

Queen Creek 2021 BUILDING CODE AMENDMENTS 10/19/2022

Black text Represent Existing Amendments
Blue Text Represents Changes

SECTION 7.1 - ADMINISTRATION

SECTION 7.1.1 - TITLE, SCOPE AND PURPOSE

7.1.1.1 Title. This section shall be known as the *Queen Creek Building and Building Regulations Administrative Code* of the Town of Queen Creek, hereinafter referred to as “the Town Building Code”. This Administrative section shall apply to all of the Technical Codes referenced in 7.1.1.2, except as otherwise noted in this Section 7.1 and Section 7.2. If there are conflicts between sections, the more restrictive requirement will apply.

7.1.1.2 Scope. The provisions of this Administration section shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes and other building regulations of the Town as to the prescribed extent of each such reference. The provisions of “the Town Building Code” shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings, structures or premises.

The technical codes shall include all of the following codes. The codes and standards referenced in “the Town Building Code” shall be considered part of the requirements of the technical codes to the prescribed extent of each such reference.

- International Building Code, 2021 edition
- International Residential Code, 2021 edition
- International Mechanical Code, 2021 edition
- National Electrical Code, 2020 edition
- International Plumbing Code, 2021 edition
- International Fuel Gas Code, 2021 edition
- International Existing Building Code, 2021 edition
- International Energy Conservation Code, 2021 edition
- International Property Maintenance Code, 2021 edition
- International Urban-Wildland Interface Code, 2021 edition
- International Pool and Spa Code, 2021 edition
- International Fire Code, 2021 edition

7.1.1.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

7.1.1.3 Intent. The purpose of “the Town Building Code” is to establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

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The purpose of the code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of “the Town Building Code”. Although the Town’s Building Official or other designated Town official is directed to obtain substantial compliance with the provisions of “the Town Building Code”, a guarantee that all buildings, structures or utilities have been constructed in accordance with all the provisions of the code or other ordinances of the Town of Queen Creek is neither intended nor implied.

7.1.1.4 Technical codes. The technical codes listed in Section 7.1.1.2 and referenced elsewhere in “the Town Building Code” shall be considered part of the requirements of “the Town Building Code” to the prescribed extent of each such reference. Any references to codes other than listed in 7.1.1.4.1 through 7.1.1.4.11 shall be deleted and the codes listed in 7.1.1.4.1 through 7.1.1.4.11 inserted in lieu thereof. (Example: ICC Electrical Code would be replaced with National Electrical Code). Any reference to the International Zoning Code shall mean the current Town of Queen Creek Zoning Ordinance.

7.1.1.4.1 Building Code. The provisions of the [2021 International Building Code](#) shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings, structures or premises.

7.1.1.4.2 Residential Code. The provisions of the [2021 International Residential Code](#) shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures. Such Dwellings and Townhouses shall be designated as R-3 occupancies.

7.1.1.4.3 Mechanical Code. The provisions of the [2021 International Mechanical Code](#) shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

7.1.1.4.4 Electrical Code. The provisions of the [2020 National Electrical Code](#) shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

7.1.1.4.5 Plumbing Code. The provisions of the [2021 International Plumbing Code](#) shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas

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system. Any references to a plumbing code or gas code within “the Town Building Code” shall mean the International Plumbing Code or International Fuel gas Code.

7.1.1.4.6 Fuel Gas Code. The provisions of the [2021 International Fuel Gas Code](#) shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in “the Town Building Code”. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

7.1.1.4.7 Existing Building Code. The provisions of the [2021 International Existing Building Code](#) shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings.

Exception:

Buildings not previously occupied. A building or portion of a building that has not been previously, legally occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *International Building Code* or *International Residential Code*, as applicable, for new construction.

7.1.1.4.8 Energy. The provisions of the [2021 International Energy Conservation Code](#) shall be applied to all matters governing the design and construction of buildings for energy efficiency.

7.1.1.4.9 Property Maintenance Code. The provisions of the [2021 International Property Maintenance Code](#) shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

7.1.1.4.10 Urban-Wildland Interface Code. The provisions of the [2021 International Urban-Wildland Interface Code](#) shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas in this jurisdiction.

7.1.1.4.11 International Pool and Spa Code, 2021 Edition. The provisions of the [2021 International Pool and Spa Code](#) shall apply to the construction, alteration, movement, repair, maintenance and use of aquatic recreation facilities, pools, and spas in this jurisdiction.

7.1.1.4.12 Fire Code. The provisions of the [2021 International Fire Code](#) shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension,

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repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

7.1.1.5 Definitions. Unless otherwise expressly stated, the following words or terms shall have the meaning as set forth in “the Town Building Code”. Definitions located in the technical codes are hereby incorporated into “the Town Building Code”.

Building Official - The officer or other designated authority charged with the administration and enforcement of “the Town Building Code” and the technical codes, or duly authorized representative. When the term or title administrative authority, Building Official, chief inspector, code enforcement officer, code official, gas official, plumbing official, mechanical official, responsible official, fire code official, or other similar designation is used in “the Town Building Code” or in any of the technical codes, it shall be construed to mean the Building Official.

Letter of Compliance - A document issued by the Building Official indicating satisfactory compliance of a building or portion of a building, structure, electrical, gas, mechanical or plumbing system. This certificate can apply to various Town ordinances and the approved plans, and does not grant authority to occupy the building, structure or portion thereof prior to the issuance of a Temporary Certificate of Occupancy or a Certificate of Occupancy.

Certificate of Occupancy - A document issued by the Building Official upon completion of all required inspections and approval of all requirements associated with the project whether onsite or offsite. It is a control device employed to ensure that a building is not used or inhabited until such time as the building official has deemed it safe to do so.

Existing Building or Structure – A building or structure erected prior to the date of adoption of the code, or one for which a legal Certificate of Occupancy, or Town final approval, if no Certificate of Occupancy is required, has been issued.

Name of Jurisdiction - Any reference to the Jurisdiction within “the Town Building Code” shall mean the Town of Queen Creek, Arizona.

Partial Certificate of Occupancy - A Certificate that is intended to acknowledge that some of the building features may not be completed even though the building is safe, or that a portion of the building can be safely occupied while work continues in another area. Partial Certificates would be issued only when incidental construction remains, such as site work that is not necessary for the safety of people, whether employees or the general public. A Partial Certificate of Occupancy shall not be issued until the building or structure contains all of the required fire protection systems, sanitary facilities, vehicle parking, and a complete, code compliant means of egress for the area to be occupied.

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Revisions - Revisions are documents or other data submitted by applicants seeking to change previously approved plans, for which a permit has been issued, and remains in force.

R-3 (IRC) Occupancies - Detached one- and two-family dwellings and townhouses not more than three stories above grade in height with a separate means of egress and their accessory structures regulated by the International Residential Code for One and Two-family Dwellings. Detached one and two-family dwellings and townhouses used as residential group homes regulated by the International Building Code with 1 to 5 clients. [Residential group homes must also be licensed by the State of Arizona or the applicable County having jurisdiction for licensing.](#)

R-3 (IBC) Occupancies - Detached one- and two-family dwellings and townhouses more than three stories above grade in height with a separate means of egress and their accessory structures regulated by the International Building Code.

R-4 Occupancies - Detached one and two-family dwellings and townhouses used as residential group homes regulated by the International Building Code with 6 to 10 clients. [Residential group homes must also be licensed by the State of Arizona or the applicable County having jurisdiction for licensing.](#)

Shell Building - A permitted building or portion of, that when completed, cannot qualify for a Certificate of Occupancy.

Stand Alone Permits - Stand Alone Permits are those that involve separate plumbing, mechanical, electrical, fire protection or other work not included in a combination permit for a building or structure. Stand Alone fees shall be as indicated in the currently adopted fee schedule.

Standard Plans - Plans that are reviewed, approved and intended to be used in construction on a repetitive basis. [Standard plans may include options allowing variations or options to the building design that may alter the interior and exterior appearance or add area to the structure.](#)

Temporary Certificate of Occupancy - A Certificate that is intended to acknowledge that some of the building elements may not be completed even though the building or structure is safe to be occupied. Temporary Certificates would be issued only when incidental construction remains to be completed, which is not necessary for the safety of people, whether employees or the general public. [A Temporary Certificate of Occupancy shall not be issued until the building or structure contains all of the required fire protection systems, sanitary facilities, vehicle parking, and complete, code compliant means of egress.](#)

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SECTION 7.1.2 - APPLICABILITY

7.1.2.1 General. Where, in any specific case, different sections of “the Town Building Code” specify different materials, methods of **construction** or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

7.1.2.2 Other laws. The provisions of “the Town Building Code” shall not be deemed to nullify any provisions of local, state, or federal law.

7.1.2.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of the specific code.

7.1.2.4 Referenced codes and standards. The codes and standards referenced in “the Town Building Code” shall be considered part of the requirements of “the Town Building Code” to the prescribed extent of each such reference. Where differences occur between provisions of “the Town Building Code” and referenced codes and standards, the more restrictive code shall apply.

7.1.2.5 Partial invalidity. In the event that any part or provision of “the Town Building Code” is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

7.1.2.6 Existing structures. The legal occupancy and any electrical, plumbing, mechanical or fire system of any structure existing on the date of adoption of “the Town Building Code” shall be permitted to continue without change, except as is specifically covered in “the Town Building Code”, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

It shall be unlawful to make any change in the occupancy of any structure that will subject the structure to any provision of “the Town Building Code” without approval of the Building Official. The Building Official shall verify that such structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

7.1.2.7 Additions, alterations or repairs. Additions, alterations, renovations or repairs to any mechanical, plumbing or electrical system shall conform to that required for a new system without requiring the existing system to comply with all the requirements of “the Town Building Code”. Additions, alterations or repairs shall not cause an existing system to become unsafe, unsanitary or overloaded.

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Minor additions, alterations, renovations and repairs to existing systems shall be permitted in the same manner and arrangement as in the existing system, provided that such repairs or replacement are not hazardous and are approved by the Building Official.

7.1.2.8 Requirements not covered by code. Any requirements necessary for the strength, stability, or proper operation of an existing or proposed building, premises, system, or for the public safety, health, and general welfare, not specifically covered by “the Town Building Code” shall be determined by the Building Official.

SECTION 7.1.3 - DUTIES AND POWERS OF BUILDING OFFICIAL

7.1.3.1 General. The Building Official is hereby authorized and directed to enforce the provisions of “the Town Building Code”. The Building Official shall have the authority to render interpretations of “the Town Building Code” and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of “the Town Building Code”. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in “the Town Building Code”.

7.1.3.2 Applications and permits. The Building Official shall receive electronic applications, review electronic construction documents and issue permits for the erection, alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued, and enforce compliance with the provisions of “the Town Building Code” and other laws and ordinances of the jurisdiction.

7.1.3.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with “the Town Building Code” and other laws and ordinances of the jurisdiction to the prescribed extent of each such reference.

7.1.3.4 Inspections. The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept electronic reports of inspection by approved agencies or individuals. Electronic reports of such inspections shall be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.

7.1.3.5 Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under “the Town Building Code”.

7.1.3.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of “the Town Building Code”, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of “the Town Building Code”, and other laws and ordinances of

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the jurisdiction to the prescribed extent of each such reference, which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by “the Town Building Code” and other laws and ordinances of the jurisdiction to the prescribed extent of each such reference, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

7.1.3.7 Records. The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

7.1.3.8 Liability. The Building Official, member of the Board of Appeals or Town employee charged with the enforcement of “the Town Building Code”, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by “the Town Building Code” or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of “the Town Building Code” shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of “the Town Building Code”.

7.1.3.9 Approved materials and equipment. Materials, equipment, and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

7.1.3.9.1 Used materials and equipment. The use of used materials which meet the requirements of “the Town Building Code” for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

7.1.3.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of “the Town Building Code” or other pertinent law or ordinance, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner’s representative and appropriate fees paid, provided the Building Official shall first find that special individual reason makes the strict letter of “the Town Building Code” or other pertinent law or ordinance impractical and the modification is in compliance with the intent and purpose of “the Town Building Code” and other pertinent law or ordinance and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action

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granting modifications shall be recorded and entered in accordance with Section 7.1.3.7.

7.1.3.11 Alternative materials, design and methods of construction and equipment. The provisions of “the Town Building Code” are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by “the Town Building Code”, provided that any such alternative has been approved and the appropriate fees have been paid. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of “the Town Building Code”, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in “the Town Building Code” in quality, strength, effectiveness, fire resistance, durability and safety.

7.1.3.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in “the Town Building Code”, shall consist of valid research reports from approved sources.

7.1.3.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of “the Town Building Code”, or evidence that a material or method does not conform to the requirements of “the Town Building Code”, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in “the Town Building Code” or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

7.1.3.12 Occupancy Violations. When a building, structure, premises or building service equipment regulated by “the Town Building Code”, the technical codes, or any other regulation within the jurisdiction is being used contrary to the provisions of “the Town Building Code”, or the technical codes, the Building Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall, after receipt of notice, discontinue the use within the time prescribed by the Building Official and make the building, structure, premises, or portion thereof, comply with the requirements of such codes.

7.1.3.13 Authority to Disconnect Utilities. In case of emergency, the Building Official or authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure, premise or building service equipment therein regulated by “the Town Building Code” or the technical codes where necessary to eliminate an immediate hazard to life or property. The Building Official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and

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shall notify such utility, owner and occupant of the building, structure, premise or building service equipment, in writing, of such disconnection immediately thereafter.

7.1.3.14 Unsafe Structures And Equipment

7.1.3.14.1 Conditions. Structures or existing equipment or systems that are or hereafter become unsafe, unsanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

7.1.3.14.2 Record. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

7.1.3.14.3 Notice. If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

7.1.3.14.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

7.1.3.14.5 Restoration. The structure, premise 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 "the Town Building Code" to the prescribed extent of each such reference.

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SECTION 7.1.4 - PERMITS

7.1.4.1 Permit Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by “the Town Building Code”, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Exception:

Entities that are, as a matter of law, immune from having to obtain a permit are exempt from the requirement to obtain permits unless agreed to in writing by both parties.

7.1.4.1.1 Annual Permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the Building Official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit. The Annual Facilities Permit fees shall be as indicated within the currently adopted Permit Fee Schedule. The Building Official may develop a process and procedures for Annual Permits. The Building Official may suspend or revoke an Annual Facilities Permit when the facility fails to comply with any of the responsibilities of any provisions of “the Town Building Code” or the processes and procedures stipulated by the Building Official.

7.1.4.1.2 Annual Permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The Building Official shall have access to such records at all times or such records shall be filed with the Building Official as designated. An Annual Permit is not transferable.

7.1.4.1.3 Compliance with Other Town Code Provisions, When Required. Building permits for construction of residences in new subdivisions shall not be issued until installation of all utilities, streets and other offsite improvements have been completed and accepted by the Town, except in those instances where the Building Official or a duly authorized representative, determines that phasing of utilities, streets and other selected offsite improvements are acceptable. When such phasing is desired, the utilities, streets, and other offsite improvements to be phased shall be approved in accordance with all Town-adopted Codes and Ordinances.

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7.1.4.2 Work exempt from permit. Exemptions from permit requirements of “the Town Building Code” shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of “the Town Building Code” or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

7.1.4.2.1 International Building Code and the International Residential Code.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Fences not over 7 feet high unless required by any other laws or ordinances of this jurisdiction.
3. Oil derricks.
4. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and which are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 Single Family Dwelling occupancies which are less than 18 inches (457 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one and two family dwellings.
12. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

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13. Movable cases, counters and partitions not over 5 feet 9 inches (1773 mm) in height.

14. Flag poles and light poles not over 35 feet (10.67 m) in height.

15. Window replacement with same style window in same opening. [Emergency escape and rescue openings, swimming pool barrier requirements, and egress requirements must be maintained.](#)

7.1.4.2.2 International Mechanical Code.

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by “the Town Building Code”.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

7.1.4.2.3 National Electrical Code.

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when the cord or cable is permitted by the adopted National Electrical Code.
2. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
3. The provisions of “the Town Building Code” shall not apply to electrical equipment used for radio and television transmissions but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
4. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

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5. Repair or replacement of fixed motors, transformers, overcurrent devices, electrodes, transformers or approved appliances of the same type and rating in the same location.
6. Listed cord and plug connected temporary decorative lighting.
7. Repair or replacement of current-carrying parts of any switch, contactor or control device.
8. Reinstallation of plug receptacles, but not the wiring or receptacle outlet boxes thereto.
9. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 27 volts and not capable of supplying more than 50 watts of energy.
10. The wiring for temporary theater, motion picture, or television stage sets.
11. Low-energy power, control and signal circuits of Class II and Class III as defined by the Electrical Code.
12. Installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.
13. Installation of temporary portable generators for special events.

7.1.4.2.4 International Plumbing Code.

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in "the Town Building Code".
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Replacement of electric water heating appliances of equal or less amperage rating and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.
4. Replacement of electric air-handling units, appliances, furnaces, and log lighters of equal or less amperage rating, and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.

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5. Replacement of electric heaters, overhead radiant heaters, freestanding heaters, overhead heaters, of equal or less amperage rating, and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance. Any appliance or appurtenances equipped with required fire detection, fire notification or fire suppression systems will require a permit and inspections.
6. Water softeners.

7.1.4.2.5 International Fuel Gas Code.

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.
4. Replacement of gas water heating appliances of equal or less BTU/CFH rating and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.
5. Replacement of gas pool and spa heating appliances of equal or less BTU/CFH rating, and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.
6. Replacement of gas air-conditioning units, direct-vented appliances, furnaces, and log lighters of equal or less BTU/CFH rating, and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.
7. Replacement of gas unit heaters, overhead radiant heaters, vented freestanding heaters, vented overhead heaters, direct gas-fired make-up air heaters, industrial air heaters, and furnaces of equal or less BTU/CFH rating, and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance.
8. Replacement of gas air-conditioning units and heat pumps of equal or less BTU/CFH rating, same toxicity and same flammability classification of refrigerants and minor modification to electrical, mechanical, and plumbing connections necessary to serve the new appliance. Any appliance or appurtenances equipped with required fire detection, fire notification or fire suppression systems will require a permit and inspections.

7.1.4.2.6 Emergency repairs.

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Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

7.1.4.2.7 Repairs.

Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, doors, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

7.1.4.2.8 Public service agencies.

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

7.1.4.3 Application for permit. To obtain a permit, the applicant shall first file an [electronic application therefore in the electronic permit issuance system furnished by the department of building safety for that purpose](#). Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 7.1.5.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the Building Official.

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8. Contractor Licensing requirement. When the Town requires the issuance of a building permit as a condition precedent to the construction, alteration, improvement, demolition or repair of a building, structure or other improvement to real property other than a single family detached dwelling and its accessory structures, as part of the application procedures, the town shall require that each applicant for a building permit file a signed statement that the contractor is currently licensed under the provisions of this chapter with the contractor's license number and the privilege license number as required pursuant to ARS section 32-1169 A. All work performed on the premises shall be by licensed contractor(s) and the building permit shall be issued to a General Contractor licensed by the State of Arizona Registrar of Contractors when a building permit other than "Stand Alone Permits" is required.

Exception:

Pursuant to ARS section 32-1121 A, permits for single family detached dwellings and their accessory structures may be issued to the owner if the structure, group of structures or appurtenances, including the improvements thereto, are intended for occupancy solely by the owner and are not intended for occupancy by members of the public as the owner's employees or business visitors and the structures or appurtenances are not intended for sale or for rent. In all actions brought under this exception, proof of the sale or rent or the offering for sale or rent of any such structure by the owner-builder within one year after final approval or issuance of a certificate of occupancy by the Town is prima facie evidence that such project was undertaken for the purpose of sale or rent.

7.1.4.3.1 Action on application. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons, therefore. If the Building Official is satisfied that the proposed work conforms to the requirements of "the Town Building Code" and laws and ordinances of the Town, the Building Official shall issue a permit therefore as soon as practicable. A separate permit shall be issued for each building or structure. A single Site Permit may be issued where the work associated with the site is relevant to the entire project. The Building Official shall determine the scope of work for the Site Permit.

7.1.4.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of acceptance, 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 extension of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated by the applicant. The Building Official shall determine justifiable cause.

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7.1.4.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of “the Town Building Code” or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of “the Town Building Code” or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure or the premise where in violation of “the Town Building Code” or of any other ordinances of this jurisdiction.

7.1.4.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced and required inspections are requested by the permittee within 180 days after its issuance, or if more than 180 days elapses between required inspections. The Building Official shall be authorized to grant one extension of time for a period not to exceed 180 days. Permits shall not be extended more than once and all requests for extensions shall be in writing. In order to renew action on a permit after expiration, a new permit fee shall be paid based on the current fee schedule adopted by the Town.

7.1.4.6 Suspension or revocation. The Building Official is authorized to suspend or revoke a permit issued under the provisions of “the Town Building Code” wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of “the Town Building Code” or any other ordinance of this jurisdiction.

7.1.4.7 Placement of permit. The building permit or a copy shall be kept on the site of the work until the completion of the project.

7.1.4.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems to comply with “the Town Building Code” or any other ordinances of this jurisdiction.

SECTION 7.1.5 - CONSTRUCTION DOCUMENTS

7.1.5.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction or the State of Arizona. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception:

The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design

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professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with “the Town Building Code”.

7.1.5.1.1 Information on Construction Documents. [Electronic construction documents shall be dimensioned and drawn to scale and saved in an approved PDF format.](#) Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of “the Town Building Code” and relevant laws, ordinances, rules, and regulations of the jurisdiction, as determined by the Building Official or duly authorized Town representative.

The construction documents shall contain, at a minimum, a [cover](#) sheet(s) indicating the name, address, and phone numbers of project owner(s), design professionals and contractors, if known. The cover sheet shall also contain information regarding the code review as performed by the design professional, including the size of the building, type of construction, [occupancy classifications](#), area and height [modification calculations](#), fire sprinklers, [special inspections required, deferred items](#), and other information as directed by the Building Official.

7.1.5.1.2 Screening. Submittal documents may be subject to screening for administrative completeness prior to being accepted for permit review. Incomplete submittals shall be returned to the applicant without being accepted, unless otherwise directed by the Building Official.

7.1.5.1.3 Standard Plans. The applicant shall submit the site drawings, application, and other documents as required for permits to construct the approved Standard Plan in accordance with “the Town Building Code”, the applicable technical codes, relevant laws, ordinances, rules, and regulations.

7.1.5.1.4 Fire protection system plans and documents. Electronic plans and documents for the design of the fire protection system(s) shall be submitted to indicate conformance with “This Code”. Fire protection plans and documents must be reviewed, approved, and a fire permit issued by the Fire Marshal prior to the start of system installation. [Plans and construction documents](#) shall contain all information as required by the referenced installation standards.

7.1.5.1.5 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress [system](#) in compliance with the provisions of “the Town Building Code”. The construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

7.1.5.1.6 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with “the Town Building Code”. The construction documents shall provide details of the exterior

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wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane, and details around openings.

7.1.5.1.7 Manufacturer's Instructions. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system, which was tested, where applicable, as well as the test procedure used.

7.1.5.2 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, design flood elevations and any additional information required by the Building Official and Town Engineer; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official, in consultation with the Town Engineer, is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

7.1.5.3 Examination of documents. The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of "the Town Building Code" and other pertinent laws or ordinances. If the construction documents are found to be delinquent, lack sufficient information to determine compliance with "the Town Building Code", or contain violations of "the Town Building Code" or applicable laws and ordinances, a written electronic report of corrections will be forwarded to the applicant along with the contact information of the plans examiners who conducted the reviews.

7.1.5.4 Approval of construction documents. When the Town issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance" or other such designation as required by the Town. [An approved electronic file of the construction documents so reviewed shall be retained by the Building Official. An approved electronic file of the construction documents shall be furnished to the applicant, and the applicant shall provide a legible, printed paper copy of the construction documents on the job site and they shall be open to inspection by the Building Official or any duly authorized Town representative.](#)

7.1.5.4.1 Previous approvals. "the Town Building Code" shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and

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the construction of which has been pursued in good faith within 180 days after the effective date of “the Town Building Code” and has not been abandoned.

7.1.5.4.2 Phased approval. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been approved, provided that adequate information and detailed statements have been filed complying with pertinent requirements of “the Town Building Code” or any other laws or ordinances of this jurisdiction. The holder of such permit for the foundation or other parts of a building, structure or premises shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted.

7.1.5.5 Design Professional in Responsible Charge. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by “the Town Building Code”, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The Building Official shall approve the individual or firm before inspections are conducted.

7.1.5.6 Deferred Submittals. For the purposes of “the Town Building Code”, deferred submittals are defined as those portions of the design that are not submitted at the time of the initial accepted application and that are to be submitted to the Building Official within a specified period thereafter.

Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and

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submittal documents have been approved by the Building Official, the appropriate fees are paid, and the permits issued.

All deferred submittals shall be subject to the same plan review and approval process as the original accepted permit application and the work associated with the deferral for the project shall not commence before approval of the deferred submittal.

Deferred submittals do not constitute the phasing of construction permits but may constitute a revision to the original permit or application if the deferred submittal involves changes in the design or work meeting the definition of a revision.

7.1.5.7 Revised Construction Documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

7.1.5.7.1 Revisions to Construction Documents. The project owner or owner's representative may submit revisions to or modifications of the application or the construction documents at any time prior to the final completion of the work. Such revision shall be subject to the same plan review and approval process as the original accepted permit application. Revisions are documents or other data submitted by applicants seeking to change the approved plans, for which a permit has been issued and remains in force, such that the scope of the original permit is not expanded. Upon approval, revised/modified documents shall supersede and shall be incorporated into the original submission or permit documents. Such approved revisions shall not constitute a new permit request.

7.1.5.8 Retention of Construction Documents. One electronic file of the approved construction documents shall be retained by the Building Official for a period of not less than 180 days, from date of final approval or issuance of a Certificate of Occupancy of the permitted work, or as required by state or local laws.

SECTION 7.1.6 - TEMPORARY STRUCTURES AND USES

7.1.6.1 General. The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

7.1.6.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of "the Town Building Code" and all other ordinances of the Town for temporary uses as necessary to ensure the public health, safety and general welfare.

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7.1.6.3 Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion or occupancy has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the Town's *Electrical Code*.

7.1.6.4 Termination of approval. The Building Official is authorized to revoke such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 7.1.7 - FEES

7.1.7.1 Payment of fees. A permit shall not be valid or issued until the fees prescribed by law have been paid in full, nor shall a revision to a permit be released until the additional fee, if any, has been paid. A fee for each permit shall be paid as required, in accordance with the currently adopted fee schedule as established by the Town. Permit fees shall be paid at the time of issuance of a permit.

7.1.7.2 Building permit valuations. The applicant for a permit shall provide an estimated construction valuation at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

For the purposes of determining final valuations for new buildings, the building valuation data as indicated in the most currently adopted fee schedule shall be used. When a foundation-only permit is authorized by the Building Official, it shall be permitted to include the foundation, interior underground utilities and any interior slab-work when so specified.

Any valuation not specifically provided for shall be classified in the use and construction it most nearly resembles.

7.1.7.3 Work commenced before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or approvals shall be subject to an "Unauthorized Construction" fee equal to, and in addition to, the required permit fees. The fee shall be in accordance with the currently adopted fee schedule as established by the Town. This "Unauthorized Construction Fee" is in addition to the permit fee and shall be assessed whether or not a permit is then or subsequently issued.

7.1.7.4 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

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7.1.7.5 Refunds. The Building Official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected. The Building Official shall be permitted to authorize refunding of the permit fee paid when no work has been done under a permit issued in accordance with “the Town Building Code”. The Building Official shall be permitted to authorize refunding 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 examination time has commenced or plan review effort has been expended. The amount of refunds shall be as indicated under the currently adopted fee schedule.

The Building Official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permit holder.

7.1.7.6 Plan review fees. Plan review fees shall be as per the currently adopted fee schedule. Any submittals that require third or subsequent reviews shall be charged an additional plan review fee in accordance with the Town’s adopted fee schedule. The estimated plan review fee shall be collected at the time of initial plan acceptance for review and any subsequent review.

Exception:

Plan review fees of \$100 or less.

After the plan review has been completed, if the permit has not been issued and expiration of the plan review time period has passed as noted in Section 7.1.4.3.2, the plan review fees shall become due and payable.

SECTION 7.1.8 – INSPECTIONS

7.1.8.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of “the Town Building Code” or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of “the Town Building Code” or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

It shall be the duty of the permit holder to provide an approved property address, including the number and street address, at all construction sites. Such temporary premises identification shall be clearly visible from the street or roadway fronting the property, shall be installed prior to the first inspection, and shall be maintained until the permanent premises identification is installed and approved.

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7.1.8.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed. Inspection fees shall be in accordance with the currently adopted fee schedule.

7.1.8.3 Required inspections. The Building Official, upon notification, shall make the inspections set forth in Sections 7.1.8.3.1 through 7.1.8.3.10.

7.1.8.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel and ufer is in place. For concrete foundations, any required forms shall be in place prior to inspection.

7.1.8.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.

7.1.8.3.3 Lowest floor elevation. The elevation certificate required in “the Town Building Code” or any other Town ordinance or requirements shall be submitted when required by the Building Official or Town Engineer.

7.1.8.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking, and bracing are in place, pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, mechanical, wires, pipes and ducts are installed and after the roof is loaded with the roof covering material or material that would equal the weight of the finished roofing material. Roof decking or sheathing may be inspected before the roof covering or material of equal weight is applied. The weather-resistive barrier must be applied to the exterior walls after the strap and shear inspection has been approved and prior to the request for a framing inspection.

7.1.8.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception:

Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

7.1.8.3.6 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

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7.1.8.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with “the Town Building Code” and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency. The Building Official is authorized to accept reports verifying the above requirements.

7.1.8.3.8 Other inspections. In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of “the Town Building Code” and other laws of the jurisdiction.

7.1.8.3.9 Special inspections. Special inspections and structural observations shall be conducted as required by “the Town Building Code” or as required by the Building Official. Special inspection approval shall be documented by the designated special inspection agency and submitted to the Town at or before the final inspection.

7.1.8.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

7.1.8.4 Special inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

7.1.8.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by “the Town Building Code”.

7.1.8.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with “the Town Building Code”. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official. There shall be a final inspection and approval of all construction authorized by the permit when the work is completed and prior to any occupancy or use.

7.1.8.7 Gas Certificate. If, upon final gas piping inspections, the installation is found to comply with the provisions of “the Town Building Code”, the technical codes and any other requirements of the jurisdiction, a certificate of inspection shall be issued by the Building Official. The serving gas supplier to the premises shall be notified of the approval. It shall be unlawful for any serving gas supplier, or person furnishing gas, to turn on, or cause to be turned on, any fuel gas or any gas meter or meters, until such certificate of final inspection has been issued. The certificate of inspection shall be of any form approved by the Building Official.

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7.1.8.8 Electrical Certificate. If, upon final electrical inspections, the installation is found to comply with the provisions of “the Town Building Code”, the technical codes and any other requirements of the jurisdiction, a certificate of inspection shall be issued by the Building Official. The serving electrical supplier to the premises shall be notified of the approval. It shall be unlawful for any serving electrical supplier, or person furnishing electric, to turn on, or cause to be turned on, any electrical system or any electrical meter or meters, until such certificate of final inspection has been issued. The certificate of inspection shall be of any form approved by the Building Official.

SECTION 7.1.9 - CERTIFICATE OF OCCUPANCY/COMPLIANCE

7.1.9.1 Use and Occupancy. No building, structure or premise shall be used, occupied or open to the public, in whole or in part, and no change in the existing occupancy classification of a building, premise, structure or portion thereof shall be made until the Building Official has issued a temporary, partial or a full Certificate of Occupancy therefore as provided herein. Issuance of a Certificate of Occupancy shall not be construed as an approval to violate or cancel the provisions of “the Town Building Code” or of other ordinances of the jurisdiction.

7.1.9.2 Certificate of Occupancy. After the Building Official inspects the building or structure and finds no violations of the provisions of “the Town Building Code”, other laws and any other requirements of the jurisdiction associated with the project whether onsite or offsite, the Building Official shall issue a Certificate of Occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. A description of that portion of the structure for which the certificate is issued.
4. A statement that the described portion of the structure has been inspected for compliance with the requirements of “the Town Building Code” for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
5. The name of the Building Official or authorized representative.
6. The edition of the code under which the permit was issued.
7. The use and occupancy.
8. The type of construction.
9. The design occupant load.
10. If an automatic sprinkler system is provided, whether the sprinkler system is required.
11. Any special stipulations and conditions of the certificate.

Exception:

A single family, detached dwelling units, designated as an R-3 occupancies, and their detached accessory dwelling units, regulated under the International Residential Code will receive a Certificate of Occupancy applied to the interior of the

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electric service at the time of final inspection approval. The Certificate of Occupancy shall be of any form approved by the Building Official.

7.1.9.3 Temporary or Partial Occupancy. The Building Official is authorized to issue a temporary or partial Certificate of Occupancy before the completion of the entire work covered by or associated with the permit, provided that such portion or portions shall be occupied or used safely. The Building Official shall set a time period during which the temporary Certificate of Occupancy is valid. The Building Official may revoke the Certificate of Occupancy for just cause.

7.1.9.4 Letter of Compliance. After the Building Official or designee inspects the building or structure and finds no violations of the provisions of “the Town Building Code” or of related land use and public health ordinances, rules and regulations, the Building Official may issue a Letter of Compliance. Such Letter of Compliance certifies that the work performed under the permit has been satisfactorily completed at the time of the inspection. The Letter of Compliance does not authorize the occupancy of the building or structure.

7.1.9.5 Revocation. The Building Official is authorized to, in writing, suspend or revoke a Certificate of Occupancy, Temporary Certificate of Occupancy or Partial Certificate of Occupancy issued under the provisions of “the Town Building Code” wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of “the Town Building Code” or ordinances of the jurisdiction.

7.1.9.6 Posting. The Certificate of Occupancy or the Temporary Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

Exception:

Single family, detached dwelling unit and its accessory dwelling structures.

SECTION 7.1.10 - SERVICE UTILITIES

7.1.10.1 Connection of Service Utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by “the Town Building Code” for which a permit is required, until authorized by the Building Official.

7.1.10.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel, or power.

7.1.10.3 Authority to Disconnect Service Utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, premise, structure

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or system regulated by “the Town Building Code” and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, premise, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 7.1.11 - BOARD OF APPEALS

7.1.11.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of “the Town Building Code”, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be appointed by the Town Council and shall hold office at its pleasure. The Board may adopt rules of procedure for conducting its business.

7.1.11.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of “the Town Building Code” or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of “the Town Building Code” do not fully apply, or an equally good or better form of construction is proposed. The Board shall have no authority to waive requirements of “the Town Building Code”.

7.1.11.3 Qualifications. The Board of Appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

7.1.11.4 Administration. The Building Official shall take action in accordance with the decision of the Board.

SECTION 7.1.12 - VIOLATIONS

7.1.12.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure, premises or equipment regulated by “the Town Building Code”, or cause same to be done, in conflict with or in violation of any of the provisions of “the Town Building Code” or any other laws or ordinances of this jurisdiction.

7.1.12.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of “the Town Building Code”, or in violation of a permit or certificate issued under the provisions of “the Town Building Code”. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

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7.1.12.3 Prosecution of violation. If the notice of violation is not complied with promptly, [the violation may be prosecuted as Civil Offence and/or a nuisance as provided in Article 7-10.](#) In addition, the Town may institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of “the Town Building Code” or of the order or direction made pursuant thereto.

7.1.12.4 Violation penalties. Any person who violates a provision of “the Town Building Code” or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of “the Town Building Code”, shall be subject to penalties as prescribed by law, [including Section 7-10.](#) Violations of “the Town Building Code” are in addition to any other violation established by law.

SECTION 7.1.13 - STOP WORK ORDER

7.1.13.1 Authority. Whenever the Building Official finds any work regulated by “the Town Building Code” is being performed in a manner either contrary to the provisions of “the Town Building Code”, or if such work is dangerous or unsafe, the Building Official is authorized to issue a stop work order.

7.1.13.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, 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 will be permitted to resume.

7.1.13.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 7.1.14 - UNSAFE STRUCTURES AND EQUIPMENT

7.1.14.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be demolished and removed or made code compliant, as the Building Official deems necessary and as provided for in “the Town Building Code” or other ordinances or regulations of this jurisdiction. A vacant structure that is not secured against entry shall be deemed unsafe.

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7.1.14.2 Notice. If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the notice.

7.1.14.2.1 Method of service. Such notice shall be deemed properly served if a copy thereof is:

1. Delivered to the owner personally, or;
2. Sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested, or;
3. Delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

7.1.14.3 Imminent Danger. When, in the opinion of the Building Official, there is imminent danger of failure or collapse of a building, equipment or system that endangers life, or when any building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Building Official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Building Official." It shall be unlawful for any person to remove such notice, to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.

7.1.14.4 Temporary Safeguards. Notwithstanding other provisions of "the Town Building Code", whenever, in the opinion of the Building Official, there is imminent danger due to an unsafe condition, the Building Official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as deemed necessary to meet such emergency.

When necessary for public safety, the Building Official shall work closely with other public safety agencies and may temporarily close structures and order the authority

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having jurisdiction to close sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being utilized.

7.1.14.5 Emergency Repairs. When a condition of imminent danger exists, the Building Official may employ the necessary labor and materials to perform the required work as expeditiously as possible. In addition to all other remedies available to the Town under the law, equity, statute or Town Code the Town may institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of costs incurred for emergency repairs.

7.1.14.6 Records. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

7.1.14.7 Restoration. The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a code compliant 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 7.1.4 and “the Town Building Code”.

7.1.14.8 Hazard Marking System. The Building Official, in conjunction with other public safety agencies, shall establish a hazard identification marking system to provide personnel responding to a fire or other emergency with a visual identification marking that the property is vacant, abandoned, or unsafe.

SECTION 7.2 AMENDMENTS

7.2.1 Amendments to the International Building Code

The following provision of the International Building Code, 2021 Edition, as published by the International Code Council, is hereby amended or modified as follows:

Chapter 1, Administration.

Chapter 1, “Administration”, is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

Chapter 2, Definitions.

Chapter 2 Definitions is hereby amended by adding the following definitions:

PERSONAL CARE SERVICE The care of persons who do not require medical care. Personal care involves responsibility for the safety of persons while inside the building. Assistance with activities of daily living that can be performed by persons without

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professional skills or professional training and includes the coordination or provision of intermittent nursing services and administration of medications or treatments.

SUPERVISORY CARE SERVICE General Supervision, including daily awareness of resident functioning and continuing needs.

DIRECTED CARE SERVICE Care of residents, including personal care services, who are incapable of recognizing danger, summoning assistance, expressing need, or making basic care decisions.

ASSISTED LIVING FACILITY A residential care institution, including adult foster care, that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis.

ASSISTED LIVING CENTER An assisted living facility that provides resident rooms or residential units to eleven or more residents.

ASSISTED LIVING HOME An assisted living facility that provides resident rooms to ten or fewer residents.

Chapter 3, Use and Occupancy Classification.

Sections 308.2.3, 308.2.4, 308.3, 308.3.2, 310.5, 310.5.1, and 310.5.2 are hereby amended to read as follows:

INSTITUTIONAL GROUP I

308.2.3 Six to 10 Persons receiving care. A facility such as above, housing not fewer than six and not more than 10 persons receiving such care, may be classified as Group R-4.

308.2.4 Five or fewer persons receiving care. A licensed care facility such as above with five or fewer persons receiving care shall be classified as a Group R-3 and shall comply with the International Residential Code.

308.3 Institutional Group I-2. This occupancy shall include buildings and structures used for *medical care* on a 24-hour basis for more than five persons who are *incapable of self-preservation*. This group shall include, but not be limited to, the following:

Foster care facilities

Detoxification facilities

Hospitals

Nursing homes

Assisted Living Centers

Psychiatric hospitals

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308.3.2 Five or fewer persons receiving care. A licensed care facility such as above with five or fewer persons receiving care shall be classified as a Group R-3 and shall comply with the International Residential Code.

310.5 Residential Group R-4. A licensed care facility for more than 5 but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive *custodial care*, within a single-family dwelling. The persons receiving care are capable of self-preservation, except as provided for *assisted living homes*. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Assisted living homes*
- Congregate care facilities
- Convalescent facilities
- Group homes*
- Halfway houses
- Residential board and *custodial care* facilities
- Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3 and Section 425.

310.5.1. Condition 1. This occupancy condition shall include facilities licensed to provide supervisory care services, in which occupants are capable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 1 facilities housing more than 10 persons shall be classified as Group I-1.

310.5.2 Condition 2. This occupancy condition shall include facilities licensed to provide personal or directed care services, in which occupants are incapable of self-preservation by responding to an emergency situation without physical assistance from staff. Condition 2 facilities housing more than 10 persons shall be classified as Group I-2.

Section 429 Residential Care/Assisted Living Homes.

Add a new Section 429 as follows:

SECTION 429 RESIDENTIAL CARE/ASSISTED LIVING HOMES

429.1 Applicability. The provisions of this section shall apply to a building or part thereof housing not more than 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment, which provides licensed care services.

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Except as specifically required by this division, R-4 occupancies shall meet all the applicable provisions of Group R-3.

429.2 General. Building or portions of buildings classified as R-4 may be constructed of any materials allowed by this code, shall not exceed two stories in height nor be located above the second story in any building and shall not exceed two thousand square feet above the first story, except as provided in Section 506.

429.3 Special Provisions. R-4 occupancies having more than 2000 square feet above the first story shall be of not less than one-hour fire-resistive construction throughout.

429.3.1 Mixed Uses. R-4 occupancies shall be separated from other occupancies as provided in Table 508.4.

429.4 Access and Means of Egress Facilities

429.4.1 Accessibility. R-4 occupancies shall be provided with at least one accessible route as provided in Section 1104.1.

429.4.2.1 Number of Exits. Every story, basement, or portion thereof shall have not less than two exits.

Exception:

Basements and stories above the first floor containing no sleeping rooms used by residents may have only one means of egress as provided in Chapter 10.

429.4.2.2 Distance to Exits. The maximum travel distance shall comply with Section 1016, except that the maximum travel distance from the center point of any sleeping room to an exit shall not exceed 75 feet.

429.4.2.3 Emergency Exit Illumination. In event of a power failure, exit illumination shall be automatically provided from an emergency system powered by storage batteries or an onsite generator set installed in accordance with the International Electric Code.

429.4.2.4 Emergency Escape and Rescue. R-4 occupancies shall comply with the requirements of Section 1029, except that Exception #1 to 1029 does not apply to R-4 occupancies.

429.4.2.5 Delayed Egress Locks. In R-4 Condition 2 occupancies, delayed egress locks shall be permitted in accordance with 1008.1.9.7, Items 1, 2, 4, 5, and 6.

429.5 Smoke Alarms and Sprinkler Systems.

429.5.1 Smoke Alarms. R-4 occupancies shall be provided with smoke alarms installed in accordance with 907.2.11.2, and such alarms shall be installed in all habitable rooms.

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429.5.2 Sprinkler Systems. R-4 occupancies shall be provided with a sprinkler system installed in accordance with 903.3.1.3. Sprinkler systems installed under this section shall be installed throughout, including attached garages, and in Condition 2 facilities, shall include concealed spaces of or containing combustible materials. Such systems may not contain unsupervised valves between the domestic water riser control valve and the sprinklers. In Condition 2 occupancies, such systems shall contain water flow switches electrically supervised by an approved supervising station, and shall sound an audible signal at a constantly attended location.

Chapter 5, General Building Heights and Area Limitations.

Section 502.1 is amended to read as follows:

Section 502.1 Address identification.

Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters or per the Town Code, whichever is the more restrictive. Numbers shall be the minimum size required by the Fire Department or other Town requirements, whichever is more restrictive.

Chapter 9, Fire Protection Systems.

Sections 903.2 through 903.2.11.3 are deleted in their entirety and amended as follows:

903.2 Where required. All new building and structures shall be provided with an automatic sprinkler throughout.

Exceptions:

1. Detached single-family dwellings, Group R-3 and their associated detached accessory structures not including Group R-4.
2. Detached telecommunication buildings not exceeding 600 square feet in floor area and not intended for occupancy other than maintenance purposes.
3. Detached accessory use structures such as gazebos, ramadas, guardhouses, restroom buildings at golf courses, parks and similar uses.
4. Detached canopies of type I or II construction not exceeding 3000 square feet in roof area located a minimum of 10 feet from buildings, structures and property lines.
5. Fire rated fabric shade canopies of type I or II framing construction not in excess of 3000 square feet in roof area located a minimum of 10 feet from buildings, structures and property lines.

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6. Portable storage containers of type I or II construction not in excess of 360 square feet located a minimum of 10 feet from buildings structures, property lines and other containers, with no hazardous materials storage.

7. Factory built buildings less than 1,500 square feet used as temporary offices for real estate leasing or construction management and not to exceed 12 months from installation date.

8. Detached U occupancies of less than 3,000 square feet and located a minimum of 10 feet from buildings, structures and property lines.

9. Covered walkways of type I or II construction with no combustible storage underneath and approved by the fire code official.

903.2.1 Additions to Existing Buildings and Structure. Added as follows:

All additions to existing buildings or structures and all buildings or structures that are expanded by an addition(s) shall be provided with an approved automatic fire sprinkler system throughout all levels complying with section 903.2

Exception:

The maximum aggregate fire area of an addition (s) is less than 1,000 square feet or 10% of the floor area of the existing building or structure, whichever is less.

903.2.2 Change of Occupancy within hazard level 1. Added as follows:

An automatic fire sprinkler system shall be installed when a building, regardless of the building area, undergoes a change of occupancy within hazard level 1 as defined by table 903.2.5

903.2.3 Change of Occupancy over 5,000 square feet. Added as follows:

An automatic fire sprinkler system shall be installed in any building 5,000 square feet or greater that undergoes any change of occupancy.

903.2.4 Change of Occupancy less than 5,000 square feet. Added as follows:

An automatic fire sprinkler system shall be installed in any building less than 5,000 square feet that undergoes a change of occupancy to a higher Level as defined by Table 903.2.5

**Table 903.2.5
Existing Building Hazard Levels**

Hazard Level	Building Occupancy Type*
1 (highest)	A, H, I, R-1, R-2, R-4
2	F-1, S-1
3	E, F-2, S-2
4 (lowest)	B, M, R-3, U

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*Occupancies as defined in the Town of Queen Creek Building Code

Chapter 11, Accessibility.

Sections 1101.1, 1102.1, and 1103.2.3.1 are amended to read as follows:

Section 1101.1 Scope.

1101.1 Scope. The provisions of this chapter and Arizona Revised statutes, ARS sections 41-1492 through 41-1492.12 shall control the design and construction of facilities for accessibility to physically disabled persons.

1102.1 Design. Buildings and facilities shall be designed and constructed to be *accessible* in accordance with this code and ICC A117.1 and in accordance with provisions State of Arizona Attorney General Administrative Rules R10-3-401 through R-10-3-404 (2010 ADA Standards for Accessible Design, referred to as "2010 Standards", adopted by the U.S. Department of Justice), whichever standard provides the greatest degree of accessibility.

Exception

2017 STANDARD: 304.3 Size. Turning spaces shall comply with Section 304.3.1 or 304.3.2.

304.3.1 Circular Space.

304.3.1.1 New buildings and facilities. In new buildings and facilities, The turning space shall be a circular space with a 67 inch (1700 mm) minimum diameter.

304.3.1.1.1 Overlap. Turning spaces shall be permitted to include knee and toe clearance complying with Section 306. Where the turning space includes knee and toe clearances under an obstruction, the overlap shall comply with all of the following:

1. The depth of the overlap shall not be more than 10 inches (255 mm), and
2. The depth shall not exceed the depth of the knee and toe clearances provided, and
3. The overlap shall be permitted only within the turning circle area shown shaded in Figure 304.3.1.

304.3.1.2 Existing buildings and facilities. In existing buildings and

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facilities, the turning space shall be a circular space with a 60 inch (1525 mm) minimum diameter.

Section 1103.2.3.1 Detached Dwellings.

Section 1103.2.3.1 is added to read as follows:

1103.2.3.1 Home Occupations. Home occupations as defined in the Town Code are not required to be accessible. For all other combinations of businesses in Group R occupancies, the business portion shall be accessible and shall include a minimum of one accessible toilet room and an accessible route from the business portion to the accessible toilet room, accessible parking space and public sidewalk.

APPENDICES.

The following appendices are adopted:

Appendix C, Group U - Agricultural Buildings
Appendix I, Patio Covers
Appendix J, Grading

7.2.2 Amendments to the International Residential Code

The following provision of the International Residential Code, 2021 Edition, published by the International Code Council, is hereby amended, or modified as follows:

Chapter 1, Administration.

Chapter 1, "Administration", is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

Chapter 3, Building Planning.

Sections Table R301.2, R302.1, R302.1.1, R302.1.2, R302.2.6, R302.5.1, R310.1, R310.4.3, R313, R319.1, and R331.1 are amended to read as follows:

Table R301.2 Climatic and Geographic Design Criteria.

Insert the following information into Table R301.2:

Ground Snow Load: Zero
Wind speed: 100 mph, Exposure C
Seismic Design Category: B
Weathering: NEGLIGIBLE

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Frost Line Depth: 12”

Termite: MODERATE TO HEAVY

Decay: NONE TO SLIGHT

Winter Design Temperature: 32 degrees F

Ice Barrier Underlayment Required: NO

Flood Hazards: (a) October 16, 2013 (Maricopa County)

(b) December 4, 2007 (Pinal County)

Air Freezing Index: NO

Mean Annual Temp: 70° F

SECTION R302 FIRE-RESISTANT CONSTRUCTION

Section R302.1 Exterior walls is amended to read as follows:

R302.1 Exterior walls. Exterior walls with a fire separation distance less than 3 feet (914mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend to a point closer than 2 feet (610 mm) from the line used to determine the fire separation distance.

Exception:

Detached garages accessory to a dwelling located within 2 feet of a lot line may have roof eave projections not exceeding 4 inches.

Section R302.1.1 is added to read as follows:

R302.1.1 Projections. Projections with a fire separation distance less than 3 feet (914mm) shall have one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Exception:

Tool and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

Add a new Section R302.1.2 to read as follows:

R302.1.2 Openings. Openings shall not be permitted in the exterior wall of a dwelling or accessory building with a fire separation distance less than 3 feet (914 mm). The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Section R302.2.6 Structural Independence.

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Add an Exception 7 to read as follows:

7. Post tensioned slabs and foundations.

Section R302.5.1 Opening Protection.

Section R302.5.1 is hereby amended to read as follows:

R302.5.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency Escape and Rescue Openings Exception 3 is hereby amended to read as follows:

3. A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way.

R310.4.3 Drainage is hereby deleted in its entirety.

Section R313 Automatic Fire Sprinklers is hereby deleted in its entirety.

Section R319 SITE ADDRESS.

Section R319.1 Address identification is hereby revised by adding the following a paragraph:

These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters or per the Town Code, whichever is the more restrictive. Numbers shall be the minimum size required by the Fire Department or other Town requirements, whichever is more restrictive.

Section R331 Model Home complex.

Add a new section 331 to read as follows:

R331.1 Model Home Complex. At least one single family dwelling as part of a model home complex as described in Town Codes and Ordinances shall have a no-step entrance.

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Residential single-family dwellings, as part of a model home complex, as described in Town Codes and Ordinances, shall have a route of travel as described herein. The route of travel shall be a continuous no-step path connecting each subdivision sales office or public way to the primary entry. The route of travel shall conform to the following requirements:

1. The running slope shall not exceed 1:12.
2. Routes of travel complying with this section are not required to have handrails.
3. The route of travel shall be a firm, stable, and slip resistant surface for a minimum width of 36 inches (914 mm) continuous and clear for a height of 7 feet above the route.
4. The entry to the model home shall have a maneuvering space of a minimum 48 inches (1219 mm) by 48 inches (1219 mm) on the exterior side of the entry door.
5. The threshold at the entry shall not exceed ½ inch (13 mm).
6. The no step entry shall be identified by a readily viewable sign.

If public restrooms are provided for residential development models, such restroom facilities shall be accessible and shall be provided by either of the following methods:

1. Converting one ground model home restroom into an ADA accessible unisex facility; or
2. Providing one ADA accessible unisex portable toilet and hand washing unit located on an accessible route. The accessible portable toilet facility shall be removed when the sales office is permanently closed.

Chapter 4, FOUNDATIONS.

Section R403.1.1 is amended to add an exception to read as follows:

Section R403.1.1 MINIMUM SIZE.

Exception:

For enclosure of existing carports and patio covers, nonbearing wood-framed exterior walls within the projection of the existing roof may be supported on an existing, uncracked concrete slab. The minimum slab thickness shall be 3½ inches and the construction shall comply with the requirements of R319 for protection against decay.

Chapter 6, WALL CONSTRUCTION.

Section R609.4.1 is hereby deleted.

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Chapter 7, WALL COVERING.

Section R703.7.2.1 Is amended to read as follows:

Section R703.7.2.1 Weep screeds Add the following exception:

Exception:

At no-step entries to a residence a weep screed may be installed over an approved drain channel. The drain channel shall drain to an approved area.

Chapter 11, ENERGY EFFICIENCY.

Sections R102.1.2, R401.2.5, Table R402.1.2, Table R402.2.3, Table R402.4.1.1, R402.4.6, R403.3.2, R403.3.5, R403.6.3, R404.1, R404.1.1, R404.2, Table R406.5, R406.3, R406.3.2, R406.4, and R408 are hereby amended as follows:

R102.1.2 RESNET Testing & Inspection Protocol is hereby amended to read as follows:

The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standard Protocol for third party testing and inspections, shall be deemed to meet the requirements of sections R402.4.1.1, R402.4.1.2 and R403.3.5 and shall meet the following conditions:

1. Third Party Testing & 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 Air Barrier Checklist
 - b. R402.4.1.2 – Testing – Air Leakage Rate
 - c. R403.3.5 – Sealing – Duct Tightness
 - d. Any other testing required under the code.
4. Alternate testing and inspection programs and protocols shall be allowed when approved by the Code Official.

R401.2.5 Additional energy efficiency is hereby deleted in its entirety.

Table R402.1.2 Maximum Assembly U-Factors and Fenestration Requirements. Climate Zone 2, Ceiling U-Factor is amended to read: 0.30.

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Table R402.1.3 Insulation Minimum R-Values and Fenestration Requirements by Components. Climate Zone 2, Ceiling R-Factor is amended to read: 38.

Table R402.4.1.1 Air Barrier, Air Sealing and Insulation Installation, Air Barrier Criteria Insulation is hereby amended by deleting the following: The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.

R402.4.6 Electrical and communication outlet boxes (air-sealed boxes) is hereby amended to read as follows:

Where air-sealed boxes are required by Table R402.4.1.1, electrical and communication boxes shall comply with all of the following:

1. Be tested in accordance with NEMA OS 4, Requirements for *Air-Sealed Boxes for Electrical and Communication Applications*.
2. Have an air leakage rate of not greater than 2.0 cubic feet per minute (0.944 L/s) at a pressure differential of 1.57 psf (75 Pa).
3. Be marked "NEMA OS 4" or "OS 4" in accordance with NEMA OS 4.
4. Be installed per the manufacturer's instructions and with any supplied components required to achieve compliance with NEMA OS 4.

R403.3.2 Ducts located in conditioned space. Item 3 is amended to read as follows:

3. Ductwork in floor cavities located over unconditioned space shall comply with all of the following:
 - 3.1 A continuous air barrier installed between conditioned space and the duct.
 - 3.2 Insulation installed in accordance with Section 402.2.7.
 - 3.3 A minimum R-19 R-10 insulation installed in the cavity width separating the duct from unconditioned space.

R403.3.5 Duct Testing. Is hereby amended to read as follows:

Ducts shall be pressure tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
2. Post construction test: Total leakage shall be measured with a pressure differential of 0.1 w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

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.

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R403.6.3 Testing is hereby deleted in its entirety.

R404.1 Lighting equipment. Is hereby amended to read as follows: Not less than 90 percent of the permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.

R404.1.1 Exterior lighting is hereby deleted in its entirety.

R404.2 Interior lighting controls is hereby deleted in its entirety.

Table R406.5 MAXIMUM ENERGY RATING INDEX Climate Zone 2, Energy Rating Index is amended to read 57.

R406.3 Building thermal envelope. Is amended to read as follows:

The proposed total building thermal envelope UA, which is sum of U-factor times assembly area, shall be less than or equal to the building thermal envelope UA using the prescriptive U-factors from Table R402.1.2 multiplied by 1.15 in accordance with Equation 4-1. The area-weighted maximum fenestration SHGC permitted in Climate Zones 0 through 3 shall be 0.30. (Equation 4-1)

R406.3.2 On-site renewables are included is hereby deleted in its entirety.

R406.4 Energy Rating Index is hereby amended to read as follows:

The Energy Rating Index (ERI) shall be determined in accordance with RESNET/ICC 301 except for buildings covered by the International Residential Code, the ERI shall be permitted to be calculated using the minimum total air exchange rate for the rated home (Q_{tot}) and for the index adjustment factor in accordance with Equation 4.2.

Ventilation rate (Q_{tot}), CFM = $(0.01 \times \text{total square foot area of house}) + [7.5 \times (\text{number of bedrooms} + 1)]$ (Equation 4-2)

Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the ERI reference design or the rated design. For compliance purposes, any reduction in energy use of the rated design associated with on-site renewable energy shall not exceed 15 percent of the total energy use.

Section R408 Additional Efficiency Options is hereby deleted in its entirety.

SECTION M1503 DOMESTIC COOKING EXHAUST EQUIPMENT

Section M1503.6 is amended as follows:

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M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between the exhaust air rate and 400 cubic feet per minute. Such make up air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.

SECTION P2905 HEATED WATER DISTRIBUTION SYSTEMS

P2905.3 Length of Hot Water Piping to Fixtures is hereby deleted in its entirety.

SECTION 3902 GROUND-FAULT AND ARC-FAULT CIRCUIT INTERRUPTER PROTECTION

Section E3902.2 Garage and accessory building receptacles is hereby amended by adding the following exceptions:

Exceptions:

1. Receptacles that are not readily accessible.
2. A single receptacle or a duplex receptacle for 2 applications located within dedicated space for each appliance that in normal use is not easily moved from one place to another, and that is cord-and- plug connected.

APPENDICES.

The following appendices are adopted:

- Appendix B:
- Appendix C:
- Appendix D:
- Appendix H:
- Appendix K: (as amended)

7.2.3 Amendments to the International Mechanical Code

The following provision of the International Mechanical Code, 2021 Edition, as published by the International Code Council, is hereby amended or modified as follows:

Chapter 1, Administration.

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Chapter 1, "Administration", is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

7.2.4 Amendments to the National Electrical Code

The following provision of the National Electrical Code, 2020 Edition, as published by the National Fire Protection Association, is hereby amended or modified as follows:

Article 90, Introduction.

Article 90.1 is amended to read as follows:

ARTICLE 90.1 PURPOSE.

Add a new subsection (D) as to read as follows:

(D) Administration. For administration of this Code, refer to Section 7.1 of the Town Code.

210.8 GROUND FAULT CIRCUIT INTERCEPTOR PROTECTION FOR PERSONNEL.

(A) Dwelling Units is amended to read as follows:

All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

Exceptions:

1. Receptacles that are not readily accessible.
2. A single receptacle or a duplex receptacle for 2 applications located within dedicated space for each appliance that in normal use is not easily moved from one place to another, and that is cord-and- plug connected.

(A)(5) Is hereby amended to read: Unfinished portions or areas of the basement not intended as habitable rooms.

(F) Outdoor Outlets is hereby deleted in its entirety.

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ARTICLE 230 SERVICES.

230.11 is added to read as follows:

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230.11 Performance Testing. All service entrance equipment and associated equipment rated 1000 amperes or more, or where otherwise required by the servicing utility company, or registered design professional shall be performance tested (high potential testing) when first installed on site. The test shall be conducted in accordance with instructions that shall be provided with the equipment. A written record of the test shall be made and shall be available to the authority having jurisdiction.

230.63 Location is amended by adding (d) to read as follows:

230.62 (d) Location. All service equipment rated at 1000 amperes or more and located inside a building shall be enclosed within a room or space separated from the rest of the building by not less than one-hour fire-resistive occupancy separation or fire barrier installed in compliance with the International Building Code.

230:67 Surge Protection is hereby deleted in its entirety.

ARTICLE 310 CONDUCTORS FOR GENERAL WIRING.

Table 310-12 is amended to read as follows:

Table 310-12. Conductor Types and Sizes for 120/240-Volt and 120/208-Volt, 3-Wire, Single-Phase Dwelling Services and Feeders. Conductor types RHH, RHW, RHW-2, THHN, THHW, THW, THW-2, THWN, THWN-2, XHHW, XHHW-2, SE, USE, and USE-2.

Conductor (AWG or kcmil)		Service or Feeder Rating (Amperes)	
Copper	Aluminum or Copper-Clad Aluminum	≤ 30°C (86°F)	> 30°C (86°F)
		4	2
3	1	110	----
2	1/0	125	100
1	2/0	150	125
1/0	3/0	175	150
2/0	4/0 or two sets of 1/0	200	175
3/0	250	225	200
4/0	300	250	225
250	350	300	250
350	500	350	300
400	600	400	350
500	750	----	400

ARTICLE 406 RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS

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406.9(C) Bathtub and Shower Space is amended to read:

Receptacles shall not be installed directly over a bathtub or shower stall.

Exception: In bathrooms with less than the required zone the receptacle(s) shall be permitted to be installed opposite the bathtub rim or shower stall threshold on the farthest wall within the room.

7.2.5 Amendments to the International Plumbing Code

The following provision of the Uniform Plumbing Code, 2021 Edition, as published by the International Code Council, is hereby amended or modified as follows:

Chapter 1, Administration.

Chapter 1, "Administration", is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

Sections 410.4, 504.6, 504.7.2, 607.2, 903.1.1, Chapter 13, and Appendix B are amended to read as follows:

SECTION 410 DRINKING FOUNTAINS

410.4 Substitution is hereby revised to read as follows:

410.4 Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where drinking fountains are required, bottled water dispensers or water coolers shall be permitted to be substituted.

SECTION 504 SAFETY DEVICES

504.6 Requirements for discharge pipe. Items number 5 and 10 are hereby revised to read as follows:

5. Discharge to an indirect waste receptor or to the outdoors.

10. Shall terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.

Section 504.7.2 An exception is hereby added to read as follows:

Exception:

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Where structural conditions do not permit extending the drain to the exterior, the drain may extend to and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent garage floor surface sloped to drain to the exterior.

SECTION 607 HOT WATER SUPPLY SYSTEM

Section 607.2 Hot or tempered water supply to fixtures is hereby deleted in its entirety.

SECTION 903 VENT TERMINALS

Section 903.1.1 Roof extension unprotected. Is hereby amended by inserting the number 6 as the number of inches and 152 as the number of mm.

Chapter 13, NONPOTABLE WATER SYSTEMS is hereby deleted in its entirety.

APPENDIX B, RATES OF RAINFALL FOR VARIOUS CITIES.

Is hereby amended to read as follows:

Arizona: Queen Creek.....6.0

APPENDICES.

The following appendices are adopted:

Appendix B: (as amended)

Appendix E:

Appendix F:

7.2.6 Amendments to the International Fuel Gas Code

The following provision of the International Fuel Gas Code, 2021 Edition, as published by the International Code Council, is hereby amended or modified as follows:

Chapter 1, Administration.

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Chapter 1, "Administration", is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

Sections 404.12, 404.12.1, 406.4, 406.4.1, 406.4.2 are amended to read as follows:

CHAPTER 4 GAS PIPING INSTALLATIONS

Section 404.12 Minimum burial depth is revised to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

404.12.1 Individual outside appliances is hereby deleted in its entirety.

Section 406.4 is hereby amended to read as follows:

406.4 Test pressure measurement. Amended to read as follows and This inspection shall be made after all piping authorized by the permit has been installed and prior to concealment. An additional inspection is required after all portions thereof which are to be covered or concealed are so concealed and before any fixtures or appliances have been attached thereto. This inspection shall include an air, Co2 or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than ten (10) pounds per square inch (68.9 kPa) gauge pressure, or at the discretion of the Administrative Authority, the piping and valves may be tested at a pressure of at least six (6) inches (152.4mm) of mercury, measured with a manometer or slope gauge. Test pressures shall be held for a length of time satisfactory to the Administrative Authority, but in no case for less than fifteen (15) minutes, with no perceptible drop in pressure. For welded piping, and piping carrying gas at pressures in excess of fourteen (14) inches (0.4m) water column pressure, the test pressure shall not be less than sixty (60) pounds per square inch (413.4 kPa) and shall be continued for a length of time satisfactory to the Administrative Authority, but in no case for less than thirty (30) minutes. These tests shall be made using air, Co2, or nitrogen pressure only and shall be made in the presence of the Administrative Authority. All necessary apparatus for conducting tests shall be furnished by the permit holder.

Sections 406.4.1 and 406.4.2 are hereby deleted in their entirety:

7.2.7 Amendments to the International Existing Building Code

The following provision of the International Existing Building Code, 2021 Edition, published by the International Code Council, is hereby amended or modified as follows:

Chapter 1, Administration.

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Chapter 1, "Administration", is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

7.2.8 Amendments to the International Energy Conservation Code

The following provision of the International Energy Conservation Code, 2021 Edition, as published by the International Code Council, is hereby amended or modified as follows:

Chapter 1, Administration.

Chapter 1, "Administration", is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

Sections R102.1.2, R401.2.5, Table R402.1.2, Table R402.2.3, Table R402.4.1.1, R402.4.6, R403.3.2, R403.3.5, R403.6.3, R404.1, R404.1.1, R404.2, Table R406.5, R406.3, R406.3.2, R406.4, and R408 are hereby amended as follows:

R102.1.2 RESNET Testing & Inspection Protocol is hereby amended to read as follows:

The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standard Protocol for third party testing and inspections, shall be deemed to meet the requirements of sections R402.4.1.1, R402.4.1.2 and R403.3.5 and shall meet the following conditions:

1. Third Party Testing & 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 Air Barrier Checklist
 - b. R402.4.1.2 – Testing – Air Leakage Rate
 - c. R403.3.5 – Sealing – Duct Tightness
 - d. Any other testing required under the code.
4. Alternate testing and inspection programs and protocols shall be allowed when approved by the Code Official.

R401.2.5 Additional energy efficiency is hereby deleted in its entirety.

Table R402.1.2 Maximum Assembly U-Factors and Fenestration Requirements. Climate Zone 2, Ceiling U-Factor is amended to read: 0.30.

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Table R402.1.3 Insulation Minimum R-Values and Fenestration Requirements by Components. Climate Zone 2, Ceiling R-Factor is amended to read: 38.

Table R402.4.1.1 Air Barrier, Air Sealing and Insulation Installation, Air Barrier Criteria Insulation is hereby amended by deleting the following: The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.

R402.4.6 Electrical and communication outlet boxes (air-sealed boxes) is hereby amended to read as follows:

Where air-sealed boxes are required by Table R402.4.1.1, electrical and communication boxes shall comply with all of the following:

1. Be tested in accordance with NEMA OS 4, Requirements for *Air-Sealed Boxes for Electrical and Communication Applications*.
2. Have an air leakage rate of not greater than 2.0 cubic feet per minute (0.944 L/s) at a pressure differential of 1.57 psf (75 Pa).
3. Be marked "NEMA OS 4" or "OS 4" in accordance with NEMA OS 4.
4. Be installed per the manufacturer's instructions and with any supplied components required to achieve compliance with NEMA OS 4.

R403.3.2 Ducts located in conditioned space. Item 3 is amended to read as follows:

3. Ductwork in floor cavities located over unconditioned space shall comply with all of the following:

- 3.1 A continuous air barrier installed between conditioned space and the duct.
- 3.2 Insulation installed in accordance with Section 402.2.7.
- 3.3 A minimum R-19 R-10 insulation installed in the cavity width separating the duct from unconditioned space.

R403.3.5 Duct Testing. Is hereby amended to read as follows:

Ducts shall be pressure tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
2. Post construction test: Total leakage shall be measured with a pressure differential of 0.1 w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.
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.

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R403.6.3 Testing is hereby deleted in its entirety.

R404.1 Lighting equipment. Is hereby amended to read as follows: Not less than 90 percent of the permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.

R404.1.1 Exterior lighting is hereby deleted in its entirety.

R404.2 Interior lighting controls is hereby deleted in its entirety.

Table R406.5 MAXIMUM ENERGY RATING INDEX Climate Zone 2, Energy Rating Index is amended to read 57.

R406.3 Building thermal envelope. Is amended to read as follows:

The proposed total building thermal envelope UA, which is sum of U-factor times assembly area, shall be less than or equal to the building thermal envelope UA using the prescriptive U-factors from Table R402.1.2 multiplied by 1.15 in accordance with Equation 4-1. The area-weighted maximum fenestration SHGC permitted in Climate Zones 0 through 3 shall be 0.30. (Equation 4-1)

R406.3.2 On-site renewables are included is hereby deleted in its entirety.

R406.4 Energy Rating Index is hereby amended to read as follows:

The Energy Rating Index (ERI) shall be determined in accordance with RESNET/ICC 301 except for buildings covered by the International Residential Code, the ERI shall be permitted to be calculated using the minimum total air exchange rate for the rated home (Q_{tot}) and for the index adjustment factor in accordance with Equation 4.2.

Ventilation rate (Q_{tot}), CFM = $(0.01 \times \text{total square foot area of house}) + [7.5 \times (\text{number of bedrooms} + 1)]$ (Equation 4-2)

Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the ERI reference design or the rated design. For compliance purposes, any reduction in energy use of the rated design associated with on-site renewable energy shall not exceed 15 percent of the total energy use.

Section R408 Additional Efficiency Options is hereby deleted in its entirety.

7.2.9 Amendments to the International Property Maintenance Code

The following provision of the International Property Maintenance Code, 2021 Edition, as published by the International Code Council, is hereby amended or modified as follows:

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CHAPTER 3, GENERAL REQUIREMENTS.

Sections 303.2 and 304.14 are amended to read as follows:

Section 303.2 Pool Enclosures.

Replace with the following language:

Swimming pool enclosures shall comply with the requirements of the [2021 International Swimming Pool and Spa Code as amended](#).

Section 304.14 Insect screens is hereby deleted in its entirety.

CHAPTER 6, MECHANICAL AND ELECTRICAL REQUIREMENTS.

Sections 602.3 and 602.4 are amended to read as follows:

Section 602.3 Heat supply is amended by inserting the following dates:

“November 1 to April 1”.

Section 602.4 Occupiable workspaces is amended by inserting the following dates: .

“November 1 to April 1”.

7.2.10 Amendments to the International Wildland-Urban Interface Code

The following provision of the International Wildland-Urban Interface Code, [2021 Edition](#), as published by the International Code Council, is hereby amended or modified as follows:

Chapter 1, Administration.

Chapter 1, “Administration”, is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

Appendices.

The following appendices are adopted:

- Appendix A, General Requirements
- Appendix B, Vegetation Management Plan
- Appendix C, Fire Hazard Severity Form

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7.2.11 Amendments to the International Swimming Pool and Spa Code

The following provision of the International Swimming Pool and Spa Code, 2021 Edition, as published by the International Code Council, is hereby amended, or modified as follows:

Chapter 1, Administration.

Chapter 1, "Administration", is hereby deleted except as follows: For administration of this Code, refer to Section 7.1 of the Town Code.

CHAPTER 2 DEFINITIONS

The definition of **Residential Swimming Pool (Residential Pool)** is hereby revised as follows:

RESIDENTIAL SWIMMING POOL (Residential Pool). A pool intended for use that is accessory to a residential setting and available only to the household and its guests. Other pools shall be considered to be public pools for purposes of this code. Any structure intended for swimming or recreational bathing that is designed to contain water 18" inches or more in depth. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, spas, and fixed in place wading pools.

Type O. A nondiving residential pool.

Type I-V. Residential pools suitable for the installation of diving equipment by type.

The definition of **PUBLIC SWIMMING POOL** is hereby revised as follows:

PUBLIC SWIMMING POOL. A pool other than a residential pool intended for swimming or recreational bathing that is designed to contain water 18" inches or more in depth and is operated by an owner, lessee, operator, licensee or concessionaire, regardless of whether a fee is charged for use. Public Pools shall be further classified as follows:

Remainder of this definition remains unchanged.

SECTION 305 BARRIER REQUIREMENTS is hereby revised to read as follows:

305.1 Application. The requirements of this appendix shall apply to the design and construction of required barriers for swimming pools, spas, and hot tubs. These design regulations are intended to provide public health and safety by providing protection against drowning and near-drowning by restricting access to

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swimming pools, spas and hot tubs. There are no exemptions for households without children.

305.1.1 All swimming pools, spas and hot tubs installed in or on the lot of a one- or two-family dwelling on or after the effective date of the ordinance adopting this appendix shall be enclosed by a permanent barrier, as set forth in this appendix.

305.1.2 It is the responsibility of the property owner and any other person in responsible charge of a swimming pool to insure that the required swimming pool barrier, including all gates, doors, locks, latches and any other portions of the barrier, are maintained in a safe and good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to maintain, repair, reconstruct or replace the barrier in compliance with the provisions of this appendix.

305.1.3 No swimming pool, spa or hot tub shall be filled in whole or in part with water unless the swimming pool barrier has been installed in accordance with this appendix and approved by the building official or authorized designee.

305.1.4 Plastic mesh or any other fence (proposed barrier) defined by the manufacturer as a temporary or removable fence, even if indicated as a swimming pool barrier, are deemed unsuitable for the purposes of this Appendix regardless of any modifications proposed to make said fence compliant.

305.2 Outdoor swimming pool. Any outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be completely surrounded by a barrier which shall comply with the following:

1. In the case where the rear yard of a detached one- or two-family dwelling or townhouses abuts the edge of a lake or body of water and where no public access is permitted or allowed along the shoreline, and where side yard fences extend to and beyond the water's edge a minimum of eighteen (18) inches, no rear yard barrier will be required between the shoreline or body of water and the swimming pool.
2. Where wood fences are permitted by the Town Code, wood fencing used as swimming pool required barriers, shall meet the requirements of this code.
3. Any fence/wall used for the required barrier shall not contain any openings or protrusions that might be used for foothold climbing purposes.
4. All fish ponds and other contained bodies of water, either above or below ground level, that are designed to contain water eighteen (18) inches or more in depth, shall conform to the location and barrier requirements for swimming pools.
5. Irrigation and storm water retention facilities and the water features in public

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parks and golf courses are exempt from the barrier requirements of this Appendix.

6. The top of the barrier shall be at least 60 inches above grade measured on the side of the required barrier which faces away from the swimming pool at the highest point of elevation within three (3) feet measured horizontally from the required barrier. The maximum vertical clearance between grade (soil) and the bottom of the required barrier shall be a maximum of 2 inches measured on the side of the required barrier which faces away from the swimming pool. The maximum vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall be a maximum of 4 inches measured on the side of the required barrier which faces away from the swimming pool.
7. The poolside of the required barrier shall not be less than (20") twenty inches from the water's edge.
8. Openings in the required barrier shall not allow passage of a 4-inch-diameter sphere.
9. Solid barriers which do not have openings, such as but not limited to a masonry, stucco or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints. Indentations of 1" deep x 1" high or protrusions of 1 inch or more shall be considered as exceeding the normal construction tolerances unless the bottom of the indentation or top of the protrusion is beveled at a 45 degree angle from the face of the indentation or protrusion back to the vertical face of the indentation or protrusion. Where solid barriers have openings such as drainage blocks or similar items, the maximum opening width or height of the opening shall be of such a configuration as not to allow a 4 inch diameter sphere to pass through. Where openings exceed the 4" diameter, a minimum of 3' measured horizontally from an adjacent opening in the barrier is permitted.
10. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches in width. Where there are decorative cut outs within vertical members, spacing within the cutouts shall not exceed 1.75 inches in width.
11. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches in width.

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12. Where chain link fences are permitted by Town ordinance, the maximum mesh opening size for chain link fences shall be a 2.25-inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches in width.
13. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 3/4 inches.
14. Every opening up to 4' in width in a required pool barrier shall be provided with a minimum five (5) foot high self-closing access gate, which is at least (5) feet high measure from the adjacent grade and all access gates shall open outwards away from the swimming pool and shall have a self-latching device or lock in good condition.
15. Pedestrian access gates shall comply with the requirements of AG105.2, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the swimming pool and shall be self-closing and have a self-latching device. Gates other than Pedestrian access gates shall have a self-latching device and shall be secured by a padlock or similar device which requires a key, electric opener or integral combination.
16. Where the release mechanism of the self-latching device is located less than 54 inches from grade, the release mechanism and openings shall comply with the following:
 - a. The release mechanism shall be located on the pool side of the gate at least 5 inches below the top of the gate
 - b. The gate and barrier shall have no opening greater than 0.5 inch within 24 inches of the release mechanism
17. Gates for openings of four (4) feet or greater leaf width must be secured with a self-latching device and be kept locked. Double gates or multiple gates shall have at least one leaf secured in place and the adjacent leaf shall be secured with the self-latching device.
18. Where a wall of a dwelling or accessory structures serves as part of the barrier one of the following conditions shall be met:
 - a. From sleeping areas/rooms, emergency escape or rescue openings with access to the swimming pool or other contained body of water which meet the definition of a swimming pool shall be equipped with a latching device not less than fifty-four (54) inches above the floor. Emergency escape and rescue openings shall be operational from the inside as required by the building codes. All other openable dwelling unit or guest room windows with similar access shall be equipped with a screwed in place wire mesh

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screen, or a keyed lock that prevents opening the window more than four (4) inches, or latching device located not less than fifty-four (54) inches above the floor. All ground level doors or other doors and openings with direct access to the swimming pool or other contained body of water, meeting the definition of a swimming pool, shall be equipped with a self-latching device located not less than fifty-four (54) inches above the floor. Sliding doors shall not form part of a required barrier unless the self-closing and self-latching mechanism is specifically approved by the Building Official for this purpose.

- b. Other openings such as dog doors or similar openings shall meet the requirements of this code when the opening has access directly to the pool.
- c. The pool shall be protected by a motorized safety pool cover which requires the operation of a key switch which meets the American society of testing and materials emergency standards 13- 89 and which does not require manual operation other than the use of the key switch.
- d. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the Building Official, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by items a, b, or c above.
- e. Above-ground pool structure barriers shall meet the requirements of this code.

305.3 Indoor swimming pool. All walls surrounding an indoor swimming pool shall comply with the pool barrier requirements of 305.2.

305.4 Prohibited locations. Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers. For the purposes of structures, equipment or similar objects, the nearest edge being a minimum of 3' or more horizontal distance away from the required barrier shall be considered adequate for the determination of not being used to climb the barrier.

305.5 Barrier exceptions. Spas or hot tubs with a safety cover which complies with ASTM F1346, shall be exempt from the provisions of this appendix.

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7.2.12 Amendments to the International Fire Code

The *International Fire Code*, 2021 Edition, as published by the National Fire Prevention Association, is hereby amended or modified as follows:

101.1 Title. This code shall be known as the Town of Queen Creek Fire Code, may be cited as such, and hereinafter referred to as “this code.”

105.2.3 Time limitation of application. An application for a permit for any proposed work or operation 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 shall have been issued; except that the fire code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days upon written request by the owner or applicant showing that circumstances beyond the control of the applicant have prevented action from being taken.

105.5.18 Flammable and combustible liquids. An operational permit is required:

1. To store, handle or use more than 10 gallons of Class I-A or more than 30 gallons of Class I-B or I-C liquids (19 L) inside or outside a building,
2. To store, handle or use Class II or Class IIIA liquids in excess of 60 gallons inside or outside a building, except for fuel oil used in connection with oil-burning equipment.
3. To remove Class I or Class II liquids from an underground or aboveground storage tank used for fueling motor vehicles by any means other than the approved, stationary on-site pumps normally used for dispensing purposes.
4. To operate equipment, tanks, plants, terminals, wells, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.
5. To change the type of contents stored in a flammable or combustible liquid tank to a material which poses a greater hazard than that for which the tank was designed and constructed.
6. To utilize a site for the dispensing of Class II or III liquid fuels from tank vehicles into the fuel tanks of motor vehicles at commercial, industrial, governmental or manufacturing establishments.
To slurry fill an underground tank.
7. To abandon an underground or aboveground tank.

105.5.29 LP-gas. An operational permit is required for:

1. LP-gas containers with an aggregate water capacity of 2,000

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- gallons or more used exclusively for vapor service.
2. Flaring off LP-gas prior to the abandonment or removal of an LP-gas container.
3. LP-gas containers used for liquid transfer service.

105.5.49 Temporary membrane structures, and tents. A permit is required to erect a temporary membrane structure, or a tent having an area in excess of 1600 square feet.

Exceptions:

1. Tents used exclusively for recreational camping.
2. Funeral tents and curtains or extensions attached thereto, when used for funeral services.

105.5.53 Aircraft refueling vehicles An operational permit is required to operate any refueling vehicle located within the Town of Queen Creek.

105.5.54 Commercial rubbish handling operation. An operational permit is required for the handling or storage of any commercial rubbish.

105.5.55 Recycling operations. An operational permit is required to operate commercial recycling operations.

105.5.56 Used or waste tires and tire byproducts. An operational permit is required to establish, conduct or maintain storage of 100 or more used or waste tires and tire byproducts that exceeds 2,500 cubic feet (71 m³) of total volume of scrap tires in an open area or portion thereof outdoors and for indoor storage of tires and tire byproducts.

105.5.57 Health care facility inspections. An operational permit for health care facilities shall be required for a fire inspection which is conducted once per year and upon change of ownership. This includes adult care, hospitals and congregate living facilities. The fee schedule is based on the number of licensed beds as determined by ADHS.

Note: The annual inspection fee includes consulting services for fire and life safety concerns and maintenance issues. The annual fee does not include permit fees for new construction, remodeling or Annual Facility Permit (AFP) projects, or hazardous materials assessment fees.

105.5.58 Assisted living facilities inspections . An operational permit for assisted living facilities shall be required for a fire inspection which is conducted upon opening and once every three years or upon change of ownership, and complies with the Arizona Department of Health Services (ADHS) requirements. This includes assisted living homes R-4, assisted living centers, supervisory care and adult foster care.

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Note: The annual inspection fee includes consulting services for fire and life safety concerns and maintenance issues. The annual fee does not include permit fees for new construction, remodeling or Annual Facility Permit (AFP) projects, or hazardous materials assessment fees.

105.5.59 Commercial Daycare Facilities inspections . An operational permit shall be required for a thorough fire inspection which is conducted once per year and upon change of ownership.

105.5.60 Behavioral or Correctional facilities inspections. An operational permit shall be required for a fire inspection which is conducted once per year and upon change of ownership.

105.6.5 Required construction permits. The fire code official is authorized to issue permits for work as set forth in Section 105.7.1 through 105.7.29

105.6.2 Battery systems:

105.6.2.1 Stationary lead-acid. A construction permit is required to install or modify a stationary lead-acid battery system having a liquid capacity of more than 100 gallons in a sprinklered building or 50 gallons in a non-sprinklered building.

105.6.2.2 Valve-regulated lead-acid (VRLA). A construction permit is required to install or modify a valve-regulated lead-acid (VRLA) battery systems.

105.6.8 Flammable and combustible liquids. A permit is required to:

1. Temporarily or permanently install a storage tank or aboveground storage tank or pressure vessel for Class I, II or III-A liquids with a nominal capacity of 125 or more gallons located outside a building.
2. Temporarily or permanently install a storage tank or aboveground storage tank or pressure vessel for Class I, II or III-A liquids inside a building regardless of size.
3. Temporarily or permanently install a storage tank or aboveground storage tank or pressure vessel for Class III-B liquids with a nominal capacity of 1,000 gallons or more whether installed inside or outside a building.
4. Install, construct or equipment, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used.
5. Alter, remove, abandon or otherwise dispose of a flammable or combustible liquid tank.
6. Construct or modify a flammable liquids room or warehouse.

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105.6.9 Hazardous materials. A permit is required to:

1. Install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a storage facility or other area regulated by Chapter 27 when the hazardous materials in use or storage exceed the amounts listed in Permit Amounts and Fees by Hazardous Materials Classification and Quantity Table.
2. Install or modify a hazardous materials storage tank.
3. Install or modify a Group H-1, H-2, H-3, H-4 or H-5 occupancy.
4. Install or modify gas cabinets, exhausted enclosures, gas rooms or chemical drainage and containment.

Exceptions:

1. Routine maintenance.
2. For repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.

105.6.11 LP-gas. A permit is required to:

1. Install, alter or modify an LP-gas system.
2. Install, alter or modify LP-gas containers with an aggregate water capacity of 125 gallons or more used exclusively for vapor service.
3. Install, alter or modify racks storing 20-pound cylinders or larger for the purpose of conducting an LP-gas exchange program at a specific site.
4. Install, alter or modify LP-gas containers used for liquid transfer service.

Exception: A permit is not required to install, alter or modify portable containers of less than 125 gallon aggregate water capacity used exclusively for vapor service.

105.6.16 Temporary membrane structures, and tents. A permit is required to erect a temporary membrane structure, or a tent having an area in excess of 1600 square feet.

Exceptions:

1. Tents used exclusively for recreational camping.
2. Funeral tents and curtains or extensions attached thereto, when used for funeral services.

105.6.17 Access gates, fire apparatus. A permit is required to install, or modify manual or automatic fire apparatus access gates and their appurtenances. This also includes gates for auxiliary access openings.

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105.6.18 Fire apparatus access roads. A permit is required to install or modify fire apparatus access roads.

105.6.19 Alternative surface access roads. A permit is required to install or modify alternative surface fire apparatus access roads.

105.6.20 Fire protection equipment. A permit is required for installation or modification, or removal from service of any fire protection system, automatic sprinkler system, automatic underground, standpipe, fire main, fire pump, fire hydrant, halon or any other extinguishing device or equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

105.6.21 Flammable finishes. A permit is required to install or modify a spray booth, spray room, spray area, or powder coating booth.

105.6.22 Kitchen hoods systems, commercial. A permit is required to install or modify fire suppression systems installed above commercial cooking equipment.

105.6.23 Refrigeration system, anhydrous ammonia. A permit is required to install, alter or modify an anhydrous ammonia refrigeration system.

105.6.24 Special extinguishing systems. A permit is required to install, alter or modify special extinguishing systems, including but not limited to, Halon, dry chemical, carbon dioxide, FM200.

112.5. Civil actions or criminal citations. Any person, firm, or corporation who causes, permits, facilitates aids or abets any violation of this Code or who fails to perform any act or duty required by this Code is subject to a civil sanction of not less than 500 dollars (\$500) nor more than 2500 dollars (\$2500) or a Class 1 criminal misdemeanor.

112.5.1 Commencement of civil action. Any civil action to enforce the provisions of this Code shall be commenced, and summons shall be issued, in accordance with the procedures set forth in Arizona Revised Statutes, City ordinance or as provided in the Local Rules of Practice and Procedure – Town Court – Town of Gilbert.

112.5.2 Admission or denial of allegation; hearing; findings of court; civil sanction.

112.5.2.1 A person served with a civil citation or complaint shall appear at the time and place stated in the citation or summons, or may appear prior to the time, and admit or deny the allegations of the complaint. Allegations not denied at the time of appearance are deemed admitted.

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112.5.2.2 If the allegations are admitted, the court shall enter judgment for the Town and impose a civil sanction.

112.5.2.3 If the person denies the allegations, the court shall set the matter for hearing. Civil hearings are informal and held without a jury, and the Town of Queen Creek is required to prove the violation charged by a preponderance of the evidence. Technical rules of evidence do not apply, except for the statutory provisions relating to privileged communications. If the person elects to be represented by counsel, the person shall also notify the court at least 10 days prior to the hearing date. Hearings may be recorded. If the court finds in favor of the person, the court shall enter an order dismissing the citation or complaint. If the court finds in favor of the Town, the court shall enter judgment for the city and impose a civil sanction.

112.5.2.4 If the person served with a civil citation or complaint fails to appear on or before the time directed to appear or at the time set for hearing by the court, the allegations shall be deemed admitted and the court shall enter judgment for the Town and impose a civil sanction.

112.5.3 Criminal penalties. Whenever in any section of this Code the doing of any act is required, prohibited or declared to be unlawful, any person, firm or corporation who shall be convicted of a violation of any such section shall be guilty of a Class I misdemeanor.

ADD NEW SECTION TO READ AS FOLLOWS

ADD OR REVISE CHAPTER 2, DEFINITIONS TO READ AS FOLLOWS:

ADDRESS DIRECTORIES. See Section 502.

ASPHALT (ROOFING) KETTLE. A vessel or container used to process, heat, hold for heating, or dispense flammable or combustible roofing materials that are in liquid form or will take that form as a result of being exposed to such vessel or container.

AUXILIARY ACCESS OPENINGS. See Section 502

COMBUSTIBLE WASTE MATERIAL. Rubbish and refuse including, but not limited to magazines, books; trimmings from lawns, trees or flower gardens, plastic, pasteboard boxes, rags, paper, straw, sawdust, packing material, shavings, and boxes that will ignite through contact with flames of ordinary temperatures and recyclables.

CONFINED SPACE is a space that is large enough and so configured that an employee can bodily enter and perform assigned work; and has limited or restricted means for entry or exit (for example tanks, vessels, silos, storage bins, hoppers, vaults and pits and spaces that may have limited means of entry; and is not designed for continuous

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employee occupancy.

EMERGENCY. An event or set of circumstances demanding immediate attention and remediation.

EMERGENCY POWER SYSTEM. An electrical system where the current supply is designed such that in the event of interruption of the normal power supply, a second source of adequate capacity and rating is available within 10 seconds of power failure.

EXCAVATION is any man-made cut, cavity, trench or depression in an earth surface, formed by earth removal.

FIRE APPARATUS ACCESS GATES. See Section 502.

FIRE OFFICER. A fire officer is a sworn member of the Queen Creek Fire Department having the rank of Captain or higher.

FIRE CODE OFFICIAL. Fire Code Official charged with the administration and enforcement of the 2021 IFC or is the Fire Chief or duly authorized representative.

IMMINENT HAZARD. Is defined as a high, real and immediate risk to life, health or property.

OUTDOOR ASSEMBLY EVENTS. Private and public events conducted outdoors, including but not limited to beer gardens and mazes, having a projected attendance of 500 or more persons, at any one time, or confines 50 or more attendees by the permanent or temporary installation of barricades or fencing.

PEDESTRIAN GATES. See Section 502.

PREEMPTION DEVICE. See Section 502.

R-4 See the International Building Code (IBC)

SPREAD NUMBERS. See Section 505.

SPREAD PLATE. A permanent sign that identifies individual dwelling units at a common entrance of a building.

STANDBY POWER SYSTEM. An electrical system where the current supply is designed such that in the event of interruption of the normal power supply, a second source of adequate capacity and rating is available within 60 seconds of power failure.

TEMPORARY. Temporary shall be for a period of less than 180 days.

TRENCH is a narrow excavation made below the surface of the ground. In general, the

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depth is greater than the width, but the width of a trench (measured at the bottom) is not greater than 15 feet. If forms or other structures are installed or constructed in an excavation so as to reduce the dimension measured from the forms or structure to the side of the excavation to 15 feet or less (measured at the bottom), the excavation is also considered to be a trench.

REVISE CHAPTER 3 TO READ AS FOLLOWS

307.1.1 Prohibited open burning. Open burning of rubbish that contains paper products is prohibited. Open burning that is offensive or objectionable because of smoke or odor emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

307.6 Warming fires.

307.6.1 General. Warming fires shall be conducted in accordance with Section 307.6 when no other form of heat is available for warming and the following is complied with:

1. All warming fires shall be under control at all times and have a responsible person in constant attendance.
2. A noncombustible container shall be used for burning wood scraps. Maximum size of the container shall be 55 gallons water capacity.
3. A spark arrester shall be installed on the top of each container. The spark arrester shall be constructed of iron, heavy wire mesh or other noncombustible material with openings not larger than ½ inch.
4. A minimum of a 10 foot radius shall be provided between the warming fire container and combustible materials.

308.1.6.3 Sky Lanterns is hereby amended to read as follows:

The lighting and release of Sky Lanterns shall be prohibited.

ADD NEW SECTION TO READ AS FOLLOWS

SECTION 316 EXCAVATIONS AND CONFINED SPACES

316.1 Scope. This section shall apply to any man-made cut, cavity, trench or depression in an earth surface formed by earth removal and procedures to protect employees from the hazards of entry into confined spaces.

316.2 Excavations and Trenches. Excavations and trenches shall be in accordance with Title 29 Code of Federal Regulations, Part 1926.

316.3 Confined Spaces. Confined spaces shall be in accordance with Title 29 Code of Federal Regulations, Part 1910.

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316.4 Unsafe Conditions. When in the opinion of the fire code official, an unsafe condition exists, excavation and confined space operations shall cease and all persons removed until such time as adequate means have been taken to provide for the safety of persons working in or around the excavation or confined space.

ADD NEW SECTION TO READ AS FOLLOWS

SECTION 408 DIGITAL / ELECTRONIC DRAWING FILE SUBMISSIONS

408.1 General. Projects requiring a construction permit from the Building Safety Division, including projects performed under annual facilities permits, shall submit a digital/electronic copy of the permit drawings in accordance with the required format. A digital/electronic copy of the drawing shall not be required for the following:

- (1) R3 occupancies.
- (2) R4 occupancies.
- (3) Single family residences.
- (4) Other buildings or structures accessory to and located on the same lot with one and two family dwellings.
- (5) Projects not required to submit drawings to obtain a permit.

The digital/electronic copy of the permit drawings shall be submitted to the Fire Department through the Building Safety Division for approval by the Fire Department's Technical Services Section prior to the issuance of the certificate of occupancy/completion by the Building Official.

408.2 Required Format. The digital/electronic files, required under this section, shall be submitted on cd/dvd-rom in one of the following formats: (dwg), (dxf), or (dgn). If submitted files are embedded with external references ("xref's"), such (xref) drawings shall be included on the submitted cd/dvd-rom. Cryptic naming for layers/files shall include a "definition key." All digital/electronic files shall be drawn in "feet" at a 1:1 scale.

408.2.1 Required Information. At a minimum, each file shall contain the following information:

Floor Plans:

One plan for each building floor.

All exterior and interior walls.

All door locations (ingress/egress) throughout the building, including roll up doors and roof hatch/doors.

Stairs and elevator locations.

Room/suite's names and/or numbers.

Utility shutoff locations (water, electric and gas).

Special hazards and high-piled stock/racks, if any.

Fire Department items shall include, but are not limited to, standpipes, fire sprinkler risers, alarm panels, fire department connections, and key boxes.

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Site Plan:

Including parking lot, building numbers, parking garages, fire lanes and hydrants.

Roof Plan:

Layout and access (ladder/hatch locations).

408.3 Not Required. The drawings are not required to contain layers listing furnishings, floor coverings, ceiling styles/grids, plumbing fixtures, electrical (lights, switches, outlets), wall coverings, or landscape information.

ADD OR REVISE 503 AS FOLLOWS

503.2.4 Turning radius. Fire apparatus access roads shall have a minimum 45-foot center line radius (35 foot inside radius, 55 foot outside radius) on curves.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus 66,000 pounds with a maximum axle load of 28,000 pounds. Vehicle load limits shall be posted at both entrances to bridges when required by the code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the code official.

503.2.7 Grade. The grade of the fire apparatus access road shall not exceed 15 percent (15 feet in 100 feet). Cross-slope of an access road shall not exceed 6%.

503.3.1 Curbs. Fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curb exists or a rolled curb is installed, a 6 inch wide red stripe applied the full length of the fire apparatus access road shall be installed. Refer to Appendix D.

503.3.2 Marking not required. Signs and red painted curbs are not required on either side of the fire apparatus access road when a fire apparatus access road is greater than 32 feet in width.

503.3.3 Signs required on both sides of a road. When a fire apparatus access road is less than 26 feet in width fire lane signs and red painted curbs are required on both sides of the access road.

Fire apparatus access roads serving only R-5 or R-3 single family detached dwelling occupancies are required to have signs and red painted curbs installed on both sides of the road when 20 feet or less in width.

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503.3.4 Signs required on one side of road. When a fire apparatus access road is 26 feet or greater and less than or equal to 32 feet in width, fire lane signs and red painted curbs are required to be installed on a minimum of one side of the access road. Fire apparatus access roads serving only R-5 Occupancies require signs and red painted curbs on a minimum of one side of the fire apparatus access road when it is greater than 20 feet and less than 26 feet in width.

503.3.5 Stenciling. The fire department is authorized to require stenciling or other permanent markings to improve the identification of fire apparatus access roads. When required, the stenciling shall state "FIRE LANE NO PARKING". Lettering shall be white on a red painted curb and shall be a minimum of 3 inches high with ½ inch brush stroke.

503.4.2 Stopping or parking in fire apparatus access roads. Motor vehicles, with or without power, including trailers, shall not be stopped or parked in any fire apparatus access road.

Any vehicle stopped or parked within an approved fire apparatus access road may be issued a "Notice of Parking Violation" by any member of the Queen Creek Fire Department, Maricopa County Sheriff, Pinal County Sheriff or any representative that the fire chief or Sheriff designates.

Any vehicle stopped or parked within the fire apparatus access road may be removed at the expense of the vehicle owner. Removal of a vehicle under such circumstances may be authorized by the person in lawful possession of the property or by the chief. The person in lawful possession of the property shall keep designated fire apparatus access roads free of vehicles and other obstructions.

503.4.3 Maintenance of fire apparatus access roads. Fire apparatus access roads shall be maintained by the owner at all times. Faded, damaged or vandalized signs shall be replaced with approved signs and posts.

503.4.4 Marking. The curb shall be painted red or approved red reflectors shall be installed to define the width of alternative surface fire apparatus access roads. The reflectors shall be imbedded into bordering curbing at intervals not exceeding 15 feet.

503.7 Fire Apparatus Access Roads During Construction.

Fire department access during construction, shall comply with this section.

503.7.1 Required access. Fire apparatus access is required within 200 feet of all points on the exterior of the building. Fire apparatus access roads shall be provided prior to introducing combustible materials on the construction site.

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503.7.2 Width. Fire apparatus access roads shall be a minimum of 20 feet in width. Fire apparatus roads on construction sites shall not be obstructed.

503.7.3 Surface. At a minimum, the surface of fire apparatus roads shall be as follows:

1. Minimum 6 inches of native soil compacted to 95% of standard proctor density (ASTM D698), and
2. Minimum 4 inches of aggregate base compacted to 100% of standard proctor density (ASTM D698).

The surface of fire apparatus access roads may differ from the above requirements if it is shown that the surface provided is sufficient to support an imposed live load of 66,000 pounds with a maximum axle load of 28,000 pounds. An engineer registered in the State of Arizona shall prepare and seal the soil compaction report. The report shall be available for review by the fire code official.

503.7.4 Stabilization. Curbs are not required for fire apparatus access roads for sites under construction.

503.7.5 Turning radius. Fire apparatus access roads shall have a minimum 45-foot center line radius (35 foot inside radius, 55 foot outside radius) on curves.

503.7.6 Dead-ends. Dead-end fire apparatus access roads in excess of 200 feet in length shall terminate in an approved turnaround.

Section 505 is revised as follows:

505.2 Premises identification for residential occupancies. Shall be in accordance with Section 505.

505.2.1 Single-family homes. The address numbers for single-family homes shall be a minimum of 4 inches high, with a minimum 3/8 inch brush stroke on a contrasting background.

505.2.2 Address Marking of Multi-Family Residential Occupancies. The address, individual building, spread, and dwelling numbers at Group R occupancies shall be in accordance with this section.

505.2.2.1 Building or Site Address. The street address numbers for Group R, other than single family occupancies shall be a minimum of 12 inches high with a minimum of 2 inch wide brush stroke on contrasting color. For buildings less than 100 feet long, a minimum of one address shall be provided. For buildings over 100 feet in length, the address is required in a minimum of two places. Each building in a complex shall

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display its own identification.

505.2.2.2 Building identification numbers. Each building shall display its specific alphabetical or numerical designation which must be clearly visible from the fire apparatus access road. The building identification numbers shall be a minimum of 18 inches high with a minimum 3-inch brush stroke on contrasting color. For buildings less than 100 feet long, a minimum of one building identification number per building shall be provided. The building identification number is required to be internally or externally illuminated.

505.2.2.3 Spread numbers. Spread numbers shall be provided adjacent to the building identification numbers to indicate the apartment or unit numbers by floors in the building. Spread numbers shall be a minimum of 7 inches high with a 1-inch brush stroke on a contrasting background. The spread numbers are required to be internally or externally illuminated.

505.2.2.4 Unit identification at entrances. When more than one dwelling or unit is accessed from an entrance, a spread plate is required.

505.2.2.5 Apartment or unit numbers. Individual apartment or unit numbers shall be a minimum 4 inch high with a minimum 3/8 inch brush stroke on a contrasting background.

505.2.2.6 Additional unit identification signs.

Where a building is not visible from the fire apparatus access road, a directional sign indicating the location of the unit is required.

505.3 Premises identification for commercial buildings. Commercial building address numbers shall be a minimum of 12 inches high with a minimum 2-inch brush stroke on contrasting background. The address shall be visible from all access directions. When buildings are more than 200 feet long or set back from the road more than 100 feet they shall be identified with building address numbers that are a minimum of 24 inches high with a 4-inch brush stroke of a contrasting color. When buildings are greater than 500 feet in length, the number and address shall be provided in a minimum of two locations. When buildings have multiple access points, numbers and addresses shall be provided at each access point.

505.3.1 Multi-tenant commercial buildings. Individual tenant spaces in multi-tenant commercial buildings shall have their address or suite number posted at the front entrance and rear access doors. This number shall be a minimum of 6" high with a 1-inch brush stroke on a contrasting background.

505.3.2 Multiple buildings at a single address. Each building shall display its specific alphabetical or numerical designation that shall be clearly distinguishable from the fire apparatus access road. See Section 505.2.1 for minimum letter

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height and brush stroke requirements.

505.4 Address directories.

505.4.1 When required. An approved address directory shall be provided at properties containing one of the following:

1. More than one principal building,
2. Buildings with unit identification numbers that are randomly numbered or sequenced.
3. When, in the opinion of the fire code official, emergency response may be delayed due to the physical layout of the complex.

505.4.2 Specifications. Address directories shall be constructed and installed in accordance with this section.

505.4.3 Dimensions. The number of buildings in the complex shall determine the minimum dimensions of the directory. Minimum directory dimensions shall be as follows:

1. Complexes containing 12 or fewer buildings require a minimum 3 feet by 3 feet (9 square feet) site directory.
2. Complexes containing 13 to 30 buildings require a minimum 4 feet by 4 feet (16 square feet) site directory.
3. Complexes containing 31 or more buildings require a minimum 5 feet by 5 feet (25 square feet) site directory. Stanchions or supports shall not be included in the required size of the directory.

505.4.4 Protection. The directory shall be protected against vandalism and disfigurement by a clear polycarbonate cover, having a minimum thickness of 1/8 inch, sealed to protect the directory from weather.

505.4.5 Illumination. Address directories shall be internally illuminated utilizing white light.

505.4.6 Installation requirements. Support posts or stanchions shall be set in concrete. Directories with dimensions of 3 feet by 3 feet (9 square feet) shall be mounted with the bottom of the directory not less than 36 inches above grade. Directories with dimensions of 4 feet by 4 feet (16 square feet) and 5 feet by 5 feet (25 square feet) shall be mounted with the bottom of the directory not less than 24 inches above grade.

505.4.7 Depictions. All depictions must be clear, easily understood, and legible at a distance of 8 feet. The directory shall depict structures, building numbers, units, apartment or space numbers, tennis courts, swimming pools, elevators, driveways, streets, laundry rooms, fire hydrants, fire apparatus access roads and other features as determined by the fire department. The depictions shall comply with the following:

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1. Directories shall be a dark print on a contrasting light background. Buildings shown on the directory shall not be the same color as other features indicated on the directory.
2. The name and address of the complex are required and shall not exceed 10% of the total size of the site directory.
3. Swimming pools, canals, and waterway areas shall be translucent blue.
4. Tennis courts shall be translucent green.
5. Fire hydrants shall be a ¼ inch diameter black circle filled in with a translucent yellow center. The abbreviation ‘HYD’ must be affixed by the location of the hydrant on the directory.
6. The directory shall be properly oriented to the viewer with a red dot, 1-inch in diameter, with the words ‘YOU ARE HERE’ affixed at the appropriate location on the directory.
7. A north arrow shall be included in the upper right quadrant of the directory. The arrow shall be a minimum of 3 inches in length and a minimum of 1-inch brush stroke.
8. Interior fire apparatus access roads, where provided, shall be marked on the directory with red crosshatching.

505.4.8 Setbacks. The directory shall be installed on the occupancy’s property, at locations approved by the fire code official. Placement of the address directory shall be as follows:

1. The directory shall be set back from the street or curbing at least 25 feet to allow emergency vehicles to clear the public right-of-way.
2. Shall not exceed a distance of 4 feet from the edge of the fire apparatus access road facing the direction of oncoming traffic.
3. Shall not conflict with traffic visibility zones as provided for by other ordinances.
4. Shall be immediately visible and free from obstructions including architectural design and landscaping.

505.4.9 Prohibitions. Information such as advertising or additional art work shall not be allowed on the address directory.

505.4.10 Maintenance. All premises identification shall be maintained clearly visible and free from obstructions, including landscaping.

505.5 Private Street or road signs. Private streets and roads shall be identified with approved signs. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

506.1.2 Height. The key box shall be mounted between 5 ½ and 6 feet above grade measured within 3’ of the box.

506.1.3 Visibility. The key box shall be illuminated so as to be immediately visible to fire personnel from the emergency apparatus. Posts, fences, vehicles,

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growth, trash, storage, and other materials shall not be placed or kept near key boxes in a manner that would prevent the key boxes from being immediately discernible.

506.1.4 Educational Occupancies. Educational Occupancies shall have a minimum number of three access keys to all buildings on site.

507.3 Fire Flow is revised to read as follows:

507.3 Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by Appendix B.

SECTION 510 EMERGENCY RESPONDER COMMUNICATION COVERAGE is amended as follows

510.1 Emergency responder radio coverage in new buildings.

New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. All buildings and structures with the following characteristics shall comply with Section 510:

1. Buildings or structures more than 3 stories above ground level;
2. Buildings or structures totaling 45,000 square feet (13 716 m²) or more on any single floor;
3. Buildings or structures that include a basement or other subterranean space totaling 250 square feet (76.2 m²) or more; or
4. Buildings or structures where 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.

Exceptions: 29

1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.
2. Where it is determined by the fire code official that the radio coverage system is not needed.
3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the

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normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

4. Groups R-3, R-4, R-5, and U occupancies

5. Buildings and structures utilizing only wood framing

6. Buildings and structures less than thirty-five (35) feet (10 668 mm) above ground level and do not utilize any metal framing or metal roofing.

510.4.1.1 Minimum signal strength into the building. Amended to read as follows: The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be sufficient to provide not less than a minimum signal strength of -95 dBm in 95% of the area on each floor when transmitting to and from a Public Safety Radio System. Applicable to the technology for either analog or digital signals.

New subsection added as follows:

510.4.1.1.1 Minimum Delivered Audio Quality (DAQ). A minimum DAQ of 3.4 for signal strength and intelligibility when utilizing the Public Safety Radio System. For public safety, the accepted objective is to provide DAQ 3.4 over the service area. DAQ 3.4 is defined as “speech understandable with repetition only rarely required, and with some noise and/or distortion” and represents a Bit Error Rate (BER) of 2%.

510.4.2.2 Technical criteria. Amended to read as follows: The fire code official shall maintain a document providing the specific technical information and requirements for the emergency responder communications coverage system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, the effective radiated power of radio sites, the maximum propagation delay in microseconds, the applications being used and other supporting technical information necessary for system design.

1. The Topaz Regional Wireless Cooperative (TRWC) will provide which donor site will be utilized for any installation of a 700/800 MHz BDA/DAS system that will be using the TRWC public safety network.

2. The TRWC Administration Manager will approve any enhancements for Simplex VHF Hazard Zone Fire network

ADD NEW SECTION TO READ AS FOLLOWS

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SECTION 511 CONTROLLED ACCESS GATES

511.1 General. The installation of controlled access gates across a fire apparatus access road shall be approved by the fire code official and meet the requirements of Section 511.

511.1.1 Permits. Permits shall be required to install or modify controlled access gates.

511.1.2 Gate installation companies. When gates are installed at any location that obstructs a fire apparatus access road, the installing company shall be licensed by the Arizona Registrar of Contractors

511.1.3 Egress. Fire apparatus access gates shall be designed and installed such that they do not obstruct the ingress and egress of emergency vehicles.

511.1.4 Maintenance. All fire apparatus access gates shall be maintained operable at all times and shall be inspected at least annually. Copies of the annual inspection report shall be maintained and be accessible for fire department review.

511.1.5 Inoperable gates. Controlled access gates that are inoperable and impede the entrance of fire apparatus shall be chained open or removed at the owner's expense.

511.1.6 Illegal gates. Controlled access gates that cross fire apparatus access roads that have been installed without a permit shall be chained open or removed at the owner's or installing contractor's expense until a permit and final approval has been obtained from the fire department.

511.2 Fire Apparatus Access Gates.

511.2.1 General. Access gates are required to be automatic where no turn-around is provided for fire apparatus.

511.2.2 Main entrance identification. Access openings shall have signs that identify the location of the property's primary entrance, and signs shall be bolted on the street side of the fire apparatus access gate.

511.2.3 Marking and signage. Manual and automatic access openings are required to be marked in accordance with Section 511.3.5. Signage shall be provided in accordance with Section 511.5.2.

511.3 Controlled access Gate Specifications. When controlled access gates are installed across a fire apparatus access road the specifications in 511.2 shall apply.

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511.3.1 Opening width. When the gate is fully opened, a minimum 20-foot clear width shall be provided for both the entrance and exit gates. Gates installed and approved prior to the effective date of this code shall be maintained in accordance with the original approval.

The Fire Code Official shall require additional width opening when existing conditions cannot meet the 45-foot fire apparatus turning radius.

511.3.2 Electrically operated gates. Electrically operated gates shall be installed in accordance with this section.

511.3.2.1 Standby power systems. Electrically operated gates shall be provided with a standby power system. Standby power is permitted to be, but not limited to, battery back-up or connection to an emergency generator. The activation of the system shall open gates and maintain them in the open position until primary power is restored to the system. Standby power systems are required to comply with the National Electrical Code Article 701.

Exception: Controlled access gates installed at occupancies other than multi-family residential properties may remain closed until the emergency gate switch is activated, and shall then remain open while the standby power system is operating the gate.

511.3.3 Opening time. Electrically operated controlled access gates shall open at a minimum rate of one foot per second.

511.3.4 Key switch. Each electrically operated controlled access gate shall be equipped with an approved key switch on both sides of the gate. When separate entry and exit gates are provided, the emergency key switch shall open the entrance and exit gates.

511.3.5 Key switch identification. An approved sign reading "F.D. ACCESS" shall be installed within 12 inches of the emergency key switch. The key switch shall be illuminated so as to be visible from fire apparatus.

511.3.6 Height. The key switch shall be mounted between 5 ½ feet and 6 feet above grade.

511.3.7 Obstruction and impairment. Posts, fences, vehicles, growth, trash, storage and other materials shall not be kept near key switches in a manner that would prevent the key switches from being visible. A three foot clear space shall be maintained around the circumference of the key switch.

511.3.8 Bypass of systems. When activated, the emergency key switch shall bypass all occupant and loop switch systems.

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511.4 Preemption devices. Preemption devices are required on all new automatic fire access gates installed after the adoption of this code, at residential properties. Gates installed without permits or proof of installation date, require preemption devices. Voluntary installations of preemption devices shall comply with the requirements of Section 511.4.2.

511.4.1 Locations. The devices shall be installed such that the gate will open for both ingress and egress of emergency vehicles.

511.4.2 Minimum installation standards. The installation of preemption devices shall comply with the following:

1. Detectors shall be mounted 8 feet to 10 feet above grade.
2. Detectors shall be located a minimum of 18 inches behind the gate on the property side.
3. Detectors shall be mounted on a separate 4 inch by 4 inch metal post and not on the guidepost. The metal post shall be cemented a minimum of 18 inches below grade.
4. Detectors shall activate at a minimum of 150 feet from the gate.
5. Detectors shall point toward both the approach and the exit path of the emergency vehicle.
6. The sight path of the detector shall be free of visual obstructions such as signs, covered parking, canopies and vegetation.
7. Individual detectors shall be mounted together with the power module in the dual detector-mounting box. Detectors shall be approved by the fire department.

ADD OR REVISE SECTIONS WITHIN 903 AS FOLLOWS.

Sections 903.2 through 903.2.11.3 are deleted in their entirety and amended as follows:

903.2 Where required. All new building and structures shall be provided with an automatic sprinkler throughout.

Exceptions:

1. Detached single family dwellings, Group R-3 and their associated detached accessory structures not including Group R-4.
2. Detached telecommunication buildings not exceeding 600 square feet in floor area and not intended for occupancy other than maintenance purposes.
3. Detached accessory use structures such as gazebos, ramadas, guardhouses, restroom buildings at golf courses, parks and similar uses.

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4. Detached canopies of type I or II construction not exceeding 3000 square feet in roof area located a minimum of 10 feet from buildings, structures and property lines.
5. Fire rated fabric shade canopies of type I or II framing construction not in excess of 3000 square feet in roof area located a minimum of 10 feet from buildings, structures and property lines.
6. Portable storage containers of type I or II construction not in excess of 360 square feet located a minimum of 10 feet from buildings structures, property lines and other containers, with no hazardous materials storage.
7. Factory built buildings less than 1,500 square feet used as temporary offices for real estate leasing or construction management and not to exceed 12 months from installation date.
8. Detached U occupancies of less than 3,000 square feet and located a minimum of 10 feet from buildings, structures and property lines.
9. Covered walkways of type I or II construction with no combustible storage underneath and approved by the fire code official.

903.2.1 Additions to Existing Buildings and Structure. Added as follows:

All additions to existing buildings or structures and all buildings or structures that are expanded by an addition(s) shall be provided with an approved automatic fire sprinkler system throughout all levels complying with section 903.2

Exception:

The maximum aggregate fire area of an addition (s) is less than 1,000 square feet or 10% of the floor area of the existing building or structure, whichever is less.

903.2.2 Change of Occupancy within hazard level 1. Added as follows:

An automatic fire sprinkler system shall be installed when a building, regardless of the building area, under goes a change of occupancy within hazard level 1 as defined by table 903.2.5

903.2.3 Change of Occupancy over 5,000 square feet. Added as follows:

An automatic fire sprinkler system shall be installed in any building 5,000 square feet or greater that under goes any change of occupancy.

903.2.4 Change of Occupancy less than 5,000 square feet. Added as follows:

An automatic fire sprinkler system shall be installed in any building less than 5,000 square feet that under goes a change of occupancy to a higher Level as defined by Table 903.2.5

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**Table 903.2.5
Existing Building Hazard Levels**

Hazard Level	Building Occupancy Type*
1 (highest)	A, H, I, R-1, R-2, R-4
2	F-1, S-1
3	E, F-2, S-2
4 (lowest)	B, M, R-3, U

*Occupancies as defined in the Town of Queen Creek Building Code

903.3.1.2.2 Attics. Where installed in buildings, Fire Sprinkler systems shall be provided within attic areas.

903.3.1.2.3 Exterior storage closets. Where installed in buildings, sprinkler protection shall be extended into attached exterior storage closets.

903.3.1.2.4 Attached garages, carports and balconies. Where installed in buildings, sprinkler protection shall be extended into attached garages, carports, open patios or balconies with living space directly above or adjacent to.

903.3.1.2.5 Residential combination services.

With Water Department approval a single combination water supply shall be permitted provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

903.5.1. Fire Sprinkler Riser Room. For the purpose of inspection, testing, or maintenance of NFPA 13 & 13R fire protection systems in new buildings, there shall be provided, at the time of construction, a dedicated interior riser room with direct exterior access door on the side of the building next to the fire sprinkler riser of adequate size to allow for valves and gauges to be accessed, repaired and viewed for testing and maintenance purposes. The dimensions of the access door will be dependent upon the design of the riser and system devices but shall, in no case, require that service personnel must enter a private dwelling or garage to reach the riser for service and/or repair.

903.3.7.1 Remote Fire Department Connections. Remote fire department connections shall be located within four (4) feet (1219.2mm) to eight (8) feet (2438.4mm) of the curb line of an access road or public street, or as otherwise specified. The fire department connection line shall be a wet line with the check valve at the hose connection above grade.

903.3.7.2. Fire department connection sizing. The size of the fire department connection and piping is dependent on the automatic sprinkler design flow. The maximum design flow for a 2-½ inch Siamese connection is 500 gpm. For design flows greater than 500 gpm install a single 2-½ inch Siamese connection and 5

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inch Storz connection fed by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. An interior alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location when off-site monitoring is required. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be active.

905.3.4 Stages. Stages greater than 1,000 square feet in area (93 m²) shall be equipped with a Class I wet standpipe system with 2.5 inch (64 mm) hose connections on each side of the stage supplied from the automatic fire sprinkler system and shall have a flow rate of not less than that required for class 1 standpipes.

905.3.4.1 Hose and cabinet is hereby deleted.

905.12. Hose connections for access challenges. Buildings exceeding 10,000 square feet (929 m²) in area per story, and not otherwise required to be equipped with a standpipe system by section 905.3 of the 2012 IFC, shall be equipped with class I manual hose connections (2-1/2" NST) for fire department use as follows:

1. The locations shall be in accordance with, NFPA13, and 2012 IFC sec. 905.4, except item 1. 905.4, item 1 locations shall be at each floor-level landing, including grade level, within enclosed stairways, rather than located at intermediate floor level landings.
2. The hose connections are required when exterior ground floor walls exceed the required distance from fire apparatus access roads.
3. Single story structures are not required to have hose connections except in those interior portions of the building that exceed 200 feet (60.96 m) of travel from an emergency access road.
4. Where the most remote portion of a floor or story is more than 200 feet of travel from a hose connection, additional hose connections are required.
5. The hose connections may be combined with the fire sprinkler system and sized to deliver 250 gallons per minute at 100 psi from the most hydraulically remote outlet, using 150 psi fire department pump-in pressure. Calculations for hose demand shall be submitted with sprinkler plans.

907.2.12.1 Automatic fire detection. Smoke detectors shall be provided in accordance with this section. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall operate the emergency voice/alarm communication system.

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907.10 Visible alarms. Visible alarm notification appliances shall be provided in accordance with Sections 907.10.1.1 through 907.10.1.45.

ADD SECTION 912.1.1 TO READ AS FOLLOWS

912.1.1 Underground pipe. All fire department connection underground piping shall be installed as a minimum DIP Class 350.

REPLACE SECTION 912.2.1 TO READ AS FOLLOWS

912.2.1 Visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. The location of fire department connections shall be approved and installed as follows:

1. Within 50 feet of an approved fire access rd., and arranged so that hose lines can be readily attached to the inlets without interference from any objects including buildings, fences, posts, plantings, or other fire department connections.
2. Within 300 feet of an approved hydrant.
3. So that the inlet height shall not be less than 18 inches nor more than 48 inches above grade.
4. Guard posts or other approved means may be required to protect fire department inlet connections from vehicular damage.

912.2.3 Wall mounted Fire Department Connections. Wall mounted fire department connections are permitted on light and ordinary Group 1 construction, when:

1. There are no glazed structural openings within 5 feet (1524mm) horizontally from inlet connection.
2. The structure is not classified as an "H" occupancy.
3. The fire department connection is within 50 feet of an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, post, plantings or other fire department connections. as approved by the fire code official.

912.2.4 Fire Department Connection (FDC) Caps. Caps for the protections of the threads and prohibit the introduction of foreign materials into the system shall be made of breakable aluminum material.

912.5 Signs. Each fire department connection shall be identified by a permanent weather resistant sign. The sign face shall be a minimum 12" x 12" and fabricated from .080 aluminum sheet or equivalent. The sign face shall have a white 3M diamond grade sheeting or equivalent applied as background. When the system supplied by the FDC

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does not supply the entire building or supplies multiple buildings, the sign shall identify the buildings or areas of the building supplied by the FDC. The fire department connection sign shall identify the building address or area, where necessary, and type of systems the FDC supplies.

ADD NEW SECTION TO READ AS FOLLOWS

SECTION 918 FIREFIGHTER BREATHING AIR REPLENISHMENT SYSTEM

918. Firefighter Breathing Air Replenishment Systems

918.1. General. A firefighter breathing air replenishment system (FBAR System) is a complete, self-contained high pressure breathing air replenishment system for emergency responders. This system consists of a fire department air connection panel, remote air fill panels and high pressure interconnected piping, permanently installed within a structure. This allows fire department personnel to replenish empty self-contained breathing apparatus (SCBA) 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.

918.2. Applicability. The requirements of this subsection shall apply to all new buildings and structures meeting the specifications set forth in paragraph 915.3.

918.3. Buildings and structures requiring FBAR System. A FBAR System shall be installed in all new buildings, existing buildings that have a change of occupancy and structures meeting any of the following criteria:

918.3.1. Buildings and structures five (5) floors or more above grade or high rise buildings as defined by the Queen Creek Code; or

918.3.2. 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.

918.4. Drawings. Submit scaled drawings of the FBAR system to the Town of Queen Creek as required in Section 105 of the Queen Creek Code.

918.5. Contractor qualifications. The FBAR system shall be installed tested and maintained by a contractor with an Arizona Registrar of Contractors license and have knowledge of high pressure and medical gas piping.

918.6. FBAR System requirements. The FBAR System installation shall allow fire department personnel to simultaneously replenish four (4), 45 cubic foot self-contained breathing apparatus cylinders at any one (1) time, with two (2) connections at three thousand (3,000) psi and two (2) connections at four thousand five hundred (4,500) psi.

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Fire department personnel shall be able to connect into the FBAR System's fire department air connection panel at grade level 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.

918.7. FBAR System components. The FBAR System shall consist of the following minimum components:

918.7.1. Exterior fire department air connection panel;

918.7.2. Interior cylinder fill panels;

918.7.3. Interconnected piping; and

918.7.4. Low pressure monitoring switches and alarm.

918.8. Exterior Fire Department Air Connection Panel.

918.8.1. Location: An exterior 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 Chief with a minimum of six (6) foot – 180 degree clear unobstructed access to the front of the panel and shall be interconnected to the building's interior remote air fill panels. Locate the fire department fill panel within 50 feet of the approved fire access.

918.8.2. Enclosure: The fill inlet and associated components of the air connection panel shall be contained in a lockable, weather tight enclosure. The enclosure shall be a weather resistant metal cabinet constructed of minimum 18-gauge carbon steel or equivalent. The enclosure shall be provided with a coating or other means to protect the enclosure from corrosion.

918.8.3. Enclosure components: 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 department's mobile air unit to quickly connect and augment the system with a constant source of breathing air. The panel shall be locked at all times, 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 Chief. The key to unlocking the cover shall be stored in the approved key box. Each fire department connection panel shall contain at least two (2) connections.

918.8.4. Pressure relief valve: Install a pressure relief valve downstream of the pressure regulator inlet. The relief valve shall meet the requirements of CGA S-1.3 Safety Relief Valves and shall not be 28 field adjustable. The relief valve shall

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have a set to open pressure not exceeding 1.1 times the design pressure of the system. Pressure relief valve discharge shall terminate so that the exhaust air stream cannot impinge upon personnel in the area. Valves, plugs or caps shall not be installed in the discharge of a pressure relief valve. Where discharge piping is used the end shall not be threaded.

918.8.5. Damage protection: The fire department air connection panel shall be installed in an area protected from physical damage.

918.9. Interior cylinder fill panels.

918.9.1. New buildings. Unless otherwise approved by the chief, the interior cylinder fill panels shall be installed in the above grade portion of applicable structures in all stairwells. Install the required interior cylinder fill panels commencing on the third floor and on every other floor above the third floor. The interior cylinder fill panels are not required on the highest floor or on the floor immediately below the highest floor. Unless otherwise approved by the chief, the interior cylinder fill panels shall be installed in the below grade portion of applicable structures at stairwells, or other areas of ingress or egress approved by the chief, commencing on the third floor below ground level and every other floor below grade level thereafter or, if there are fewer than three (3) floors below ground level, the lowest floor.

918.9.2. Existing buildings. Install the interior cylinder fill panels per Section 915.9 in existing buildings within one stairwell only. The Fire Chief shall approve that stairwell. The interior cylinder fill panels may be surfaced mounted within the stairwell and shall be at the stairwell floor landing.

918.9.3. Cabinet requirements. Each cylinder fill panel shall be installed in a metal cabinet constructed of minimum 18-gauge carbon steel or equivalent. The depth of the cabinet shall not create an exit obstruction when installed in building stairwells. With the exception of the shutoff valve, pressure gauges, fill hoses and ancillary components, no system components shall be visible and shall be contained behind a minimum 18-gauge interior panel.

918.9.3.1. Door. Hinges for the cabinet door shall be located inside of the cabinet. The door shall be arranged such that when the door is open, it does not reduce the required exit width or create an obstruction in the path of egress.

918.9.3.2. Cabinet components. The cabinet shall be of sufficient size to allow for the installation of the following components:

918.9.3.2.1. The cylinder fill panel shall contain all of the gauges, isolation valves, pressure relief valves, pressure regulating valves,

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check valves, tubing, fittings, supports, connectors, hoses, adapters and other components to refill SCBA cylinders.

918.9.3.2.2. Cylinder filling hose. The design of the cabinet shall provide a means for storing the hose to prevent kinking. When the hose is coiled, the brackets shall be installed so that the hose bend radius is maintained at 4 inches or greater. Fill hose connectors for connection to SCBA cylinders shall comply with the requirements of NFPA 1981. No other SCBA cylinder fill connections shall be permitted.

918.9.3.2.3. Security. Each panel cover shall be maintained locked by an approved means.

918.9.3.3. Clearance and access. The panel shall be a minimum of 36 inches but not more than 60 inches above the finished floor or stairway landing. Clear unobstructed access shall be provided to each panel.

918.9.4. The interior cylinder fill panel capacity. The interior cylinder 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.

918.10. Tubing, valves and fittings. Unless otherwise approved by the Fire Chief, all tubing, valves and fittings shall be compatible and support a minimum working pressure of five thousand (5,000) psi. Design the tubing, valves and fittings with a safety factor of four (4). Support the tubing not less than at five-foot intervals.

918.10.1. Tubing. Tubing shall be stainless steel complying with ASTM A269 or other approved materials that are compatible with breathing air at the system pressure. Routing of tubing and bends shall be such as to protect the tubing from mechanical damage.

918.10.2. Fittings. Fittings shall be constructed of stainless steel complying with ASTM A403/A403M or other approved materials that are compatible with breathing air at the system pressure.

918.10.3. Prohibited materials. The use of non-metallic materials, carbon steel, iron pipe, malleable iron, high strength gray iron, or alloy steel shall be prohibited for breathing air pipe and tubing materials.

918.10.4. Protection. The entire system shall be protected by a minimum of two-hour rated construction that protects the system from possible damage. When piping must pass through a fire rated or solid material, protect the piping with a

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sleeve that is at least three (3) times the pipe diameter. Fill both ends of the sleeve and wall gap with an approved fire stop. Label the piping with "Rescue Breathing Air" at internals not less than 10 feet.

918.11. Low pressure monitoring and alarm. When not being utilized by fire department personnel, the FBAR 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 FBAR System. The low-pressure alarm shall transmit a supervisory signal to the building alarm fire system and to the central alarm monitoring station when the system pressure falls below the minimum allowed pressure. A building or structure owner or designee, shall notify the fire department of any scheduled test of the system conducted by the owner of the building or structure. Unless otherwise approved by the Fire Chief, the low-pressure alarm shall be monitored by an approved fire and smoke alarm system for the building or structure.

Exception:

In lieu of the low pressure monitoring and alarm, the building owner shall test the air quality of the system every three months according to NFPA 1989.

918.12. Isolation valve. A system isolation valve shall be installed downstream of each air fill station and shall be located in the panel or within 3 feet of the station. The isolation valve shall be marked with its function in letters that are a minimum of 3/16-inches high with a 1/16-inch brush stroke.

918.13. 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 which says: "FIREFIGHTER AIR SYSTEM" in minimum letters 1½ inch high with a ¼ inch stroke and be located where plainly visible. The building or structure owner 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 and shall maintain and test the FBAR System in accordance with NFPA Standards and manufacturer specifications. Records of all maintenance and testing of the FBAR System shall be kept on-site for a minimum of three (3) years and be available to fire department personnel upon request.

918.14. Testing requirements. When fabrication, assembly and installation of the FBAR System is complete, the entire system shall be tested in accordance with the following:

918.14.1 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 to detect leaks. 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.

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918.14.2 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 (1 1/2) 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.

918.14.3 Final Proof Test. The Authority Having Jurisdiction shall witness filling of two (2) empty sixty six (66) cubic foot capacity SCBA cylinders in three (3) minutes or less using compressed air supplied by fire department equipment connected to the exterior fire department connection panel. The SCBA cylinders shall be filled at the air fill panel or station farthest from the exterior fire department connection panel. Following this, a minimum of two (2) air samples shall then be taken from separate air filling stations and submitted to an independent certified gas analyst laboratory to verify the system's cleanliness and that the air meets the requirements of NFPA 1989. The written report shall be provided to the Authority Having Jurisdiction certifying that the air analysis complies with the above requirements.

918.15 Air quality testing. Upon completion of the pressure testing, test the air quality of the systems according to NFPA 1989.

Section 1205 SOLAR PHOTOVOLTAIC POWER SYSTEMS

1205.1.2 Marking. Marking is required on interior and exterior direct-current (DC) conduit, enclosures, race- ways, cable assemblies, junction boxes, combiner boxes and disconnects.

1205.1.2.1 Materials. The materials used for marking shall be reflective, weather resistant and suitable for the environment. Marking as required in Sections 1204.1.2 through 1204.1.6 shall have all letters capitalized with a minimum height of 3/8 inch (9.5 mm) white on red background.

1205.1.2.2 Marking Content. The marking shall contain the words "WARNING: PHOTOVOLTAIC POWER SOURCE."

1205.1.2.3 Main Service Disconnect. The marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the disconnect is operated.

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1205.1.3 Location of Marking. Marking shall be placed on interior and exterior DC conduit, raceways, enclosures and cable assemblies every 10 feet (3048 mm), within 1 foot (305 mm) of turns or bends and within 1 foot (305 mm) above and below penetrations of roof/ceiling assemblies, walls or barriers.

CHAPTER 31 PLACES OF ASSEMBLY

SECTION 3101 GENERAL

3101.1 Scope. Places of assembly, including, trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings and special scaffolding structures shall comply with Chapter 37.

3101.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

3101.3 Construction documents. Construction documents shall be submitted to the fire code and building official prior to the construction or modification of special amusement buildings, special scaffolding-type structures and multi-level exhibits

3101.4 Site plans. Site plans shall be submitted to the fire code official for prior approval in accordance with the following:

- 1. Outdoor assembly events:** At least 30 work days prior to the event, site plans shall be submitted to the fire code official that include, but not be limited to the location and width of exits, location of fencing or means used to confine attendees, and locations of fire apparatus access roads.
- 2. Trade shows and exhibitions:** A minimum of 30 days prior to set-up of trade shows or exhibitions, site plans shall be submitted to the fire code official documenting all details of the trade show or exhibition including, but not limited to the location and size of exhibits and booths, aisles and exits, location of fire extinguishers, hose valves, manual pull stations, and fire alarm strobes, location of covered or multi-level exhibits or booths.
- 3. Outdoor mazes.** A minimum of 30 days prior to the event, site plans shall be submitted to the fire code official. The site plan shall document the location of mazes and any other buildings or structures on the site, location of means to confine attendees, location and width of exits, location of internal combustion engines, location of approved fire extinguishers, location of generators and location of fire hydrants.
- 4. Vehicle displays:** At least 10 work days prior to the display of liquid- or gas-fueled vehicles, boats or other motor craft in Group A occupancies. See Section 314.4.

Exception:

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Auto dealerships.

5. **Vehicle competition or demonstration.** At least 10 days prior to the competition or demonstration of gas-fueled vehicles, boats or other motor craft in Group A occupancies. See Section 314.4.

SECTION 3102 DEFINITIONS

3702.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

[B] Assembly Group A. See Section 202, General Definitions.

EXHIBITS. A space or portable structure used for the display of products or services.

MAZES. A labyrinth of paths throughout a confined area accessible by walking or mobile.

OUTDOOR ASSEMBLY EVENTS. Private and public events conducted outdoors, including but not limited to beer gardens and mazes, having a projected attendance of 500 or more persons throughout the event and confine attendees by the permanent or temporary installation of barricades or fencing.

SWEAT LODGE. A structure constructed for a religious ceremony that contains a fire.

TORCHES. The use of open flame torches for entertainment purposes before a proximate audience.

TRADE SHOWS OR EXHIBITIONS. Public or private displays, events or occurrences held in buildings or portions of buildings for gathering together of 50 or more persons for purposes of competition, demonstration, a setting or presentation of something in open view, or showing the merits of a product or service to a prospective consumer.

SECTION 3103 TRADE SHOWS AND EXHIBITIONS

3103.1 General. Trade shows and exhibitions, conducted within any occupancy shall comply with Sections 3703 and 314.

3103.2 Fixtures and displays. Fixtures and displays of goods for sale to the public shall be arranged so as to maintain free, immediate and unobstructed access to exits as required by Chapter 10.

3103.3 Vehicles. Liquid- or gas-fueled vehicles, boats or other motor-craft displayed shall comply with Section 314.

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3103.4 Means of egress. Shall comply with this code and the requirements of the International Building Code.

3103.4.1 Travel distance. The maximum travel distance from any point in an exhibit to an exit access shall not exceed 50 feet (15240mm).

3103.4.2 Aisles.

3103.4.2.1 Aisle width. Minimum aisle width in a trade show or exhibition shall comply with the following:

Square Footage of Trade Show or Exhibition	Minimum Aisle Width
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Greater than 15,000 square feet	10 feet
5,000 square feet to 15,000 square feet	8 feet
Less than 5,000 square feet	6 feet

The square footage of the trade show or exhibition shall be determined by adding all of the areas being used in the occupancy for the venue, not the individual size of each room.

3103.4.3 Obstructions. Aisles shall be kept clear of all obstructions, including but not limited to, chairs, tables, product, displays, vehicles, and trailer tongues.

3103.4.4 Exit signs. Exit signs shall be visible from all locations in the occupancy.

3103.5 Exhibit construction and materials. The materials used for an exhibit shall comply with Section 3703.6.

3103.5.1 Materials.

1. Noncombustible or limited-combustible materials.
2. Wood exceeding ¼-inch (6mm) nominal thickness
3. Wood ¼-inch (6mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, *Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials*. The product shall be marked or labeled by the manufacturer. See NFPA 703, Section 1.2.3 for labeling requirements. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified, or provide documentation acceptable to the fire code official.

3103.5.1.1 Flame retardant materials. Vertical materials shall comply with NFPA 701.

3103.5.1.2 Wall and ceiling coverings. Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes shall comply with NFPA 101, Sections 10.2.2 and 10.2.4.

3103.5.1.3 Plastics. Plastics shall be limited to those that comply with Section 803.2.1. Plastics used in trade shows and exhibitions with an occupant load of

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300 or more shall be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.

3103.6 Combustible materials storage.

3103.6.1 Quantity. Combustible materials shall be limited to a one-day supply.

3103.6.2 Location. Storage of combustible materials behind exhibits is prohibited. Combustible materials, including but not limited to wood crates, paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system.

3103.7 Fire Protection.

3103.7.1 Clearance. A minimum 3-foot (914mm) clearance shall be provided around all fire extinguishers, fire hose cabinets, fire alarm pull stations and all other fire protection equipment, and shall be visible and accessible from an aisle.

3103.7.2 Fire extinguishers. Fire extinguishers shall be in accordance with Section 906.

3103.7.3 Covered exhibits and booths.

3103.7.3.1 Automatic extinguishing systems. Approved automatic extinguishing systems shall be provided in covered exhibits and booths exceeding 300 square feet. See Section 105.7. Each level of multi-level exhibit booths shall be protected throughout, including the uppermost level where the uppermost level is covered with a ceiling.

Exception: Displays including boats, motor homes and other recreational vehicles.

3103.7.3.2 Smoke detectors. Single-station smoke detectors shall be provided in all enclosed, covered exhibits exceeding 120 square feet (111,484 cm²).

3103.8 Multi-level booths. Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least 2 remote exits.

3103.8 Hazardous Materials. Hazardous materials shall comply with Section 4703.10 and Chapter 27.

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3103.8.1 Specific prohibitions. The following hazardous materials and operations are prohibited in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.
2. Detonable, Class I and Class II organic peroxides.
3. Class I-A flammable liquids.
4. Class 4 and Class 3 oxidizers.
5. Class 4 and Class 3 (unstable) reactive materials.
6. Class 3 water-reactive materials.
7. Pyrophoric materials.
8. Highly toxic materials
9. Toxic gases.
10. Fueling or defueling of flammable or combustible liquids or compressed gases.

3103.9 Decorations. Curtains, drapes and decorations including, but is not limited to drapes, signs, banners, acoustical materials, cotton, hay, fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701, or provide documentation of flame retardancy. Materials that cannot be treated for flame retardancy shall not be used. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.

3103.10 Liquid- and Gas-fueled vehicles and equipment. Liquid- and gas-fueled vehicles used for display, competition or demonstration within a building shall be in accordance with Section 314.4.

3103.11 Demonstration Cooking and warming equipment and devices.

3103.11.1 General. Cooking and warming devices shall be in accordance with Section 4703.13. This section shall apply to the use of cooking and warming devices for demonstration purposes only.

3103.11.2 Public Isolation. The equipment and devices shall be isolated from the public by not less than 4 feet (1219mm) or by a noncombustible 3-sided barrier between the equipment and devices and the public.

3103.11.3 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (18,580mm).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

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3103.11.4 Fire extinguishers. An approved 20-B: C rated dry chemical fire extinguisher shall be provided within 30 feet (9144mm) of deep fat fryers using animal fat oil. An approved Class K rated fire extinguisher shall be provided within 30 feet (9144mm) of deep fat fryers using vegetable oils.

3103.11.5 The cooking equipment shall be separated from combustible materials by a horizontal distance of at least 2 feet (609mm).

3103.12 Electrical. See Section 605.

3103.13 Open flame devices. See Section 308.

3103.14 Lasers. Lasers shall comply with State of Arizona regulations.

SECTION 3104 OUTDOOR ASSEMBLY EVENTS

3104.1 General. Outdoor assembly events shall be in accordance with Section 4704.

3104.2 Occupant load. The fire code official shall establish an occupant load for the event site when not in conjunction with building occupant loads determined under the IBC.

3104.3 Exits. Exits as remote from each other as practical shall be provided as follows:

Occupant Load	Minimum Number of Exits
500 to 4,999	2
5,000 to 8,999	3
9,000 or more	4

3104.3.1 Width. The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.

3104.3.2 Signs. Exits shall be identified with signs that read "EXIT". The signs shall be weather-resistant with red lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.

3104.4 Access. Fire apparatus access roads shall be provided in accordance with Chapter 5.

3104.5 Fire extinguishers.

3104.5.1 General. Portable fire extinguishers shall be provided for the entire event site in accordance with Section 906.

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3104.5.2 Travel distance. Maximum travel distance to reach a portable fire extinguisher shall not exceed 75 feet (22,860mm).

3104.6 Electrical equipment. Electrical equipment and installations shall comply with the National Electrical Code.

3104.7 Concession stands and food booths.

3104.7.1 General. Concession stands and food booths shall be in accordance with Section 4704.7.

3104.7.1.1 Distances. A minimum of 10 feet (3048mm) shall be provided behind booths when placed back-to-back. A minimum of 20 feet (6096mm) shall be provided between every 150 feet (45,720mm) of concession stand and food booth space. A minimum of 30 feet (9144mm) shall be provided between food booths and the parking of automobiles, generators, or any other internal combustion engine.

3104.7.1.2 Location. Concession stands used for cooking shall have a minimum of 10 feet (3048mm) of clearance on 2 sides and shall not be located within 10 feet (3048mm) of amusement rides or devices.

Exception: hotdog carts that are licensed by the City for use in right-of-ways.

3104.7.1.3 Fire extinguishers. An approved 20-B: C rated dry chemical fire extinguisher shall be provided within 30 feet (9144mm) of deep fat fryers using animal fat oil. An approved Class K rated fire extinguisher shall be provided within 30 feet (9144mm) of deep fat fryers using vegetable oils.

3104.7.2 Cooking appliances or devices.

3104.7.2.1 Public isolation. Concession stand and food booth cooking appliances or devices shall be isolated from the public by providing the following:

1. A minimum of 4 feet (1219mm) between the cooking appliances or devices from the front of the booth, or
 2. A noncombustible 3-sided shield installed between the cooking appliance or device and the public.
- A minimum of 3 feet (914mm) shall be provided between concession stands and food booths and solid fuel-burning appliances or devices.

3104.7.3 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 38 and NFPA 58.

3104.7.3.1 Maximum number and quantity. A maximum of two LP-gas containers with a total aggregate water capacity of 25 gallons (95L) is permitted at one concession stand or food booth.

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3104.7.3.2 LP-gas cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG. Hose assemblies shall be leak tested at the time of installation at not less the operating pressure of the system in which they are installed. The hose length shall be 36-inches (914mm) or less.

3104.7.3.3 Storage of containers. Containers shall be stored in accordance with Chapter 38.

3104.8 Internal combustion engines. Internal combustion power sources, generators and similar equipment shall be in accordance with Section 4704.8.

3104.8.1 Fueling. Fueling of internal combustion power sources shall be conducted only when not in use.

3104.8.2 Protection. Internal combustion power sources shall be isolated from the public by physical guard, fence or enclosure installed at least 3 feet (914mm) away from the internal combustion power source.

3104.9 Water stations. When outdoor temperatures are expected to exceed 100°F (38°C), the event sponsor shall provide and maintain a minimum of one staffed water station for each 25,000-projected attendance. The water station shall include adequate water supply and cups, and a means for rapid replenishing of exhausted water and ice supplies. Each water stations shall be located as far apart as practicable to allow ease of access for event attendees.

SECTION 3105 SPECIAL AMUSEMENT BUILDINGS

3105.1 General. Special amusement buildings shall be in accordance with this section, Section 411 of the *International Building Code*, and this section.

Exception: Amusement buildings or portions thereof, that are without walls or a roof and constructed to prevent the accumulation of smoke.

3105.2 Use of combustible decorative materials. Use of combustible decorative materials shall be in accordance with Chapter 3.

3107.4 Combustible decorative materials. Combustible decorative materials shall be Class A in accordance with Chapter 8.

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3105.3 Assistance. Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented.

3105.4 Automatic sprinkler system. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.

3105.4.1 Temporary special amusement buildings. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously. The temporary water supply may be connected to either a domestic water line, a fire line, or temporary on-site storage, as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.

When the temporary sprinkler system is installed from a domestic water line, back flow prevention shall be provided in accordance with the requirements of the Plumbing Code.

SECTION 3106 OUTDOOR MAZES

3106.1 General. Outdoor mazes including, but not limited to corn stalk or hedge mazes, shall be in accordance with Section 3706.

3106.1.1 Smoking and open flame devices. Smoking and open flame devices shall not be permitted within 50 feet of the maze site.

3106.1.2 Safe refuge areas. Safe refuge areas shall be established outside of the maze or building and structure, and not closer than 50 feet (15240mm).

3106.1.3 Generators. When generators are installed, a permit from the Development Services Department shall be obtained. The generators shall be installed at least 10 feet (3048mm) from combustible materials.

3106.1.4 Paths. Paths throughout the maze shall be a minimum of 36 inches (914mm) clear and unobstructed width.

3106.1.5 Separation. A minimum of 20 feet (6096mm) shall be provided between mazes and buildings and structures. The 20-foot (6096mm) clearance shall be free from vegetation and obstructions.

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3106.1.6 Means of egress. Each exit shall be a minimum of 6 feet (1828mm) wide.

3106.1.6.1 Travel distance. The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860mm). The travel distance shall be determined by using the maze path.

3106.1.6.2 Number. The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall not be allowed on exits when the maze is occupied.

3106.1.6.3 Exit signs. Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305mm) high with 2-inch (51mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign's background.

3106.1.6.4 Fire extinguishers. A minimum 2: A:10-B:C portable fire extinguisher shall be provided at each exit.

3106.2 Permit application. At time of permit application, the event coordinator shall submit to the fire code official, a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.

3106.2.1 Event plans. The following plans shall be submitted to the fire code official for approval.

3106.2.1 .2 General fire safety plan. The plan shall include, but not be limited to procedures that shall be used to prevent over-drying of vegetation throughout the site, documentation of decorative materials flame-retardancy, the maximum number of attendees.

3106.2.1.3 Security plan. The plan shall document who shall provide security (e.g., off-duty Police Officers, Sheriff's posse, and employees). Each security personnel shall be provided with a 2-way radio and flashlight.

3106.2.1.4 Evacuation plans. The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.

3106.2.1.5 Maze rules. Each attendee shall be provided with maze rules.

3106.3 Employee responsibilities. Each employee shall be familiar with the evacuation plan and with fire extinguisher locations.

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3106.3.1 Guides. An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one “D” size flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance.

3106.3.2 Main entrance employee. Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.

3106.4 Watering. Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the fire code official shall issue a stop order.

3106.5 Buildings and structures. When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section 4705.

Appendices.

The following appendices are adopted:

- Appendix A
- Appendix B
- Appendix C
- Appendix D
- Appendix E
- Appendix F
- Appendix G