

PUBLIC NOTICE

The City of Williams has been in the process of updating our local Building Codes. We are looking to adopt the 2015 International Building Codes and 2014 National Electric Code. Currently we are amending such codes to address our geographical and jurisdictional needs and requirements.

We are also updating our building fees and fee structure that has not been updated since our last adoption in 2009.

If you have any questions or comments please contact Tim Pettit, Chief Building Inspector at 928-635-4451, ext. 208 or email: tpettit@williamsaz.gov

You can access our website at www.williamsaz.gov to see the list of codes proposed for adoption and you will be able to review the amendments to those codes. The new fees will also be listed.

The adoption of the 2015 International Building Codes and the new fees will be in front of council at the October 27th, 2016 Council meeting. If passed will be in effect January 1, 2017.

**TITLE 7
BUILDING REGULATIONS
CHAPTER 7-1 – INTERNATIONAL CODES**

SECTION 1: The International Building Code; International Residential Code; International Mechanical Code; International Plumbing Code; International Fire code; International Fuel Gas Code; International Property Maintenance Code; International Existing Building Code; and National Electric Code, adopted as amended on Exhibit A as follows:

- Article 1.01 – Adoption of International Building Code, 2015 Edition
- Article 1.02 – Amendments to the International Building Code, 2015 Edition
- Article 1.11 – Adoption of the International Residential Code, 2015 Edition
- Article 1.12 – Amendments to the International Residential Code, 2015 Edition
- Article 1.21 – Adoption of the International Mechanical Code, 2015 Edition
- Article 1.22 – Amendments to the International Mechanical Code, 2015 Edition
- Article 1.31 – Adoption of the International Plumbing Code, 2015 Edition
- Article 1.32 – Amendments to the International Plumbing Code, 2015 Edition
- Article 1.41 – Adoption of the International Fire Code, 2015 Edition
- Article 1.42 – Amendment to the International Fire Code, 2015 Edition
- Article 1.51 – Adoption of the International Fuel Gas Code, 2015 Edition
- Article 1.52 – Amendments to the International Fuel Gas Code, 2015 Edition
- Article 1.61 – Adoption of the International Property Maintenance Code, 2015 Edition
- Article 1.62 – Amendments to the International Property Maintenance Code, 2015 Edition
- Article 1.71 – Adoption of the International Existing Building Code, 2015 Edition
- Article 1.72 – Amendments to the International Existing Building Code, 2015 Edition
- Article 1.81 – Adoption of the National Electric Code, 2014 Edition
- Article 1.82 – Amendments to the National Electric Code, 2014 Edition

SECTION 2: Repeal of prior inconsistent ordinances. City ordinance #706, #724, #755, #778, #866 and #912 are hereby repealed in their entirety.

**EXHIBIT A
TITLE 7
BUILDING AND FIRE REGULATIONS
CHAPTER 7-1 INTERNATIONAL CODES**

Article 7-1.01 – Adoption of the International Building Code, 2015 Edition

There is hereby adopted by reference, that certain document known as the International building Code, 2015 Edition, including *Appendices C, F, I, J* and *K*, as copyrighted by the International Code Council, be and known as the Building Code for the City of Williams, in the State of Arizona; for the control of building and structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building code are hereby referred to, adopted and made a part hereof, as though fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this Ordinance. Nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit, or proceeding impending in any court or any

rights acquired as cited in this ordinance nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Building Code and amendments shall be filed in the Office of the City Clerk to be made available for public use and inspection.

Article 7-1.02 – Amendments to the International Building Code, 2015 Edition

SECTION 101.1- TITLE, is hereby amended to read as follows: These Regulations shall be known as the Building Code of the City of Williams, hereinafter referred to as this code.

SECTION 101.4.6- ENERGY, is hereby deleted in its entirety and shall comply with the City of Williams Design Criteria.

SECTION 103.1- CREATION OF ENFORCEMENT AGENCY, is hereby amended to read as follows; The Department of Building Safety is hereby created and the official in charge thereof shall be known as the Chief Building Inspector. The Chief Building Inspector and the name Building Official as described and used in this code shall be one in the same.

SECTION 104.10.1- FLOOD HAZARD AREAS, is hereby deleted in its entirety and replaced with City Ordinance #858, Floodplain Management.

SECTION 105.2- WORK EXEMPT FROM PERMIT, is hereby amended by deleting exemption 2 & 4 and adding the following to exemption 1. All exempt structures must submit a site plan to assure zoning compliance.

SECTION 105.5- EXPIRATION, is hereby amended to read as follows: All construction permits for new, remodels, additions, and alterations shall be valid for a maximum period of 365 days. One extension shall be granted up to an additional 365 days when requested in writing and justifiable cause is demonstrated. After the one time extension has expired, the next additional extension will require the applicant to pay one-half the permit fee for an additional 180 day extension. Permits not passing final inspection over 1000 days will be expired and the applicant must submit for a new permit and pay all associated fees. All fixed fee permits for plumbing, mechanical, electrical, re-roofing and fences shall be valid for a maximum period of 180 days.

SECTION 107.1- SUBMITTAL DOCUMENTS, is hereby amended by adding: Residential, single family detached, structures are exempt from the requirements for a Design Professional under Arizona Revised Statutes (ARS 32-121 et. seq.) unless circumstances dictate the need for a professional design submittal. Duplexes and triplex units which do not exceed 3,000 square feet, two stories or a total occupant load of 20. may also be designed by a non-registrant as long as the unit (s) has only one owner.

Sub-assemblies, such as roof trusses or manufactured floor beams that indicate all imposed loading may be submitted without the “stamp” of the Arizona certified or registered design professional.

Retaining walls having any unbalanced loading that exceed four (4) feet, shall be designed by an Arizona certified or registered design professional.

Pursuant to Arizona Revised Statutes 32-121 et. seq. governing the regulation of Design Professionals (i.e. architects and engineers), all commercial occupancies for new construction, additions, alterations or repairs within the City of Williams shall be prepared by an Arizona certified or registered design professional when:

1. The total square footage of any building exceeds 3,000 square feet.
2. The total occupancy of the building exceeds 20 people.
3. Any structural member required for the project exceeds twenty (20) feet in length.
4. Electrical service entrance sections of 600 amps and greater.

The certified or registered Design Professional of Record must provide his or her “stamp” upon all working drawings. Drawings not prepared by the Design Professional of Record may be annotated as such, but the “stamp” shall be affixed to all the drawings in the construction working drawings set to indicate that coordination of the total project has been done by the Design Professional of Record.

SECTION 109.2- SCHEDULE OF PERMIT FEES, is hereby amended to say, Fee schedule as established by the City of Williams and passed by resolution of the City Council.

SECTION 109.6- REFUNDS, is hereby amended by adding: The building official may authorize refunding of a fee paid hereunder or which was erroneously paid.

- The building official may authorize refunding of not more than 80 percent of the permit fee paid if no work has been done under a permit issued in accordance with this code.
- The building official may authorize refunding of not more than 80 percent of the plan review fee, assuming that no review has been performed.
- The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permitted not later than 180 days after the date of fee payment.
- There shall be no refund of any required deposit once the application has been submitted.

SECTION 110.3.7- ENERGY EFFICIENCY INSPECTION, is hereby amended by replacing with the following: Inspections shall be made to determine compliance with the City of Williams energy design criteria.

SECTION 111.3- TEMPORARY OCCUPANCY, is hereby amended by adding SECTION 111.3.1 reads as follows: If required work is not completed on or before the expiration date of the Temporary Certificate of Occupancy, the Building Official may request the utility companies to de-energize the building and the building may not be occupied. Neither the City of Williams nor the utility companies will be held liable for any damages or delays, for de-energization of the building.

SECTION 113- BOARD OF APPEALS, is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

SECTION 114.4- VIOLATION PENALTIES, is hereby amended by addition of these two (2) paragraphs, the additions to read: (a) Any person, firm or corporation violating any of the provisions of this Code, or the herein referenced codes, or fail to comply herewith, or who

violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the Building Official, Fire Chief or Fire Marshall, or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance, respectively, be deemed guilty of a separate offense for each and everyday or portion thereof, during which any violation of any of the provision of the Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than Five Hundred (\$500.00) Dollars or by imprisonment for not more than thirty (30) days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time.

(b) Validity. If any title, chapter, article, section, subsection, sentence, clause, phrase, or portion of the Coded is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 406.3.4.1- DWELLING UNIT SEPARATION, is hereby amended by deletion of entire paragraph and replacing with the following: The garage shall be separated from the residence and its attic area by not less than 5/8” Type X gypsum board, or equivalent, applied to the garage side. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches thick or doors in compliance with Section 716.5. Doors providing protection shall be maintained self-closing and self-latching. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

CHAPTER 5- GENERAL BUILDING HEIGHTS AND AREAS, is hereby amended by changes in Tables 504.3, 504.4 & 506.2 as follows: Table 504.3, Allowable Building Height, deletion of footnote *h*. Table 504.4, Allowable Number of Stories, Occupancy Classification R-3, deletion of footnote *h*. Table 506..2, Allowable Area Factor, Occupancy Classification R-3, deletion of footnote *h* & Occupancy Classification R-2 with the addition of footnote *I* to read as follows: *New R-2 apartment buildings that exceed 4 units or 4000 square feet in fire area, are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.*

SECTION 708.1- FIRE PARTIONS-GENERAL, is hereby amended by adding wall assembly #6. Walls separating tenant space, *Except* in existing sprinklered buildings where the occupancy change does not increase hazard level.

SECTION 903.2- WHERE REQUIRED, is hereby amended by an additional paragraph prior to the EXCEPTION, to read as follows: New building and structures unable to meet the fire-flow requirements as determined by the Fire Chief, referencing Appendix B, Section B 105, an approved automatic sprinkler system shall be provided.

SECTION 903.2.4(2)- GROUP F-1, condition 2 is amended by changing to read: Where a Group F-1 fire area is located more than two stories above grade plane.

SECTION 903.2.7(2)- GROUP M, condition 2 is amended by changing to read: Where a Group M fire area is located more than two stories above grade plane.

SECTION 903.2.9(2)- GROUP S-1, condition 2 is amended by changing to read: Where a Group S-1 fire area is located more than two stories above grade plan.

SECTION 903.2.11.3- BUILDINGS 55 FEET OR MORE IN HEIGHT, is hereby amended by the deletion of this section in its entirety.

SECTION 903.3- INSTALLATION REQUIREMENTS, is hereby amended by changing to read: Automatic sprinkler systems shall be designed and installed in accordance with the 2015 International Fire Code as amended by the City of Williams Fire Department.

SECTION 1011.5.2(3)- RISER HEIGHT AND TREAD DEPTH, is hereby amended by replacing the following: the maximum riser height shall be 8 inches; the minimum tread depth shall be 9 inches;

SECTION 1101.2- ACCESSIBILITY-DESIGN, is hereby amended by adding the following paragraph: Also designed and constructed to the “Arizonans with Disabilities Act” (ARS, Title 41, Chapter 9, Article 8), and the “Arizonans with Disabilities Act Implementing Rules” (Arizona Administrative Code, Title 10, Chapter 3, Article 4), which rules incorporate the federal “2010 Americans with Disabilities Act Standards for Accessible Design,” and shall apply to new construction and alterations.

SECTION 1612.3- ESTABLISHMENT OF FLOOD HAZARD AREAS, is hereby amended by deletion of this paragraph and addition of, The Floodplain Management program for the City of Williams, Ordinance #858.

SECTION 1809.4- DEPTH AND WIDTH OF FOOTINGS, is hereby amended by replacing with the following: The minimum depth of footings below the undisturbed ground surface shall be 18 inches, where applicable, and the requirements of Section 1809.5 shall be satisfied. The minimum width of footings shall be 16 inches for foundation wall and 24 inches for isolated columns.

TABLE 1809.7, is hereby amended by replacing with the following table.

Number of Floors Supported by the Footing	Width of Footing (inches)	Thickness of Footing (inches)	Depth Below exterior Undisturbed Ground	Depth Below Interior Undisturbed Ground
1	16	8	30 (frostline)	18
2	16	8	30 (frostline)	18
3	Engineering	Engineering	engineering	engineering

SECTION 2902.2- SEPARATE FACILITIES, is hereby amended by adding an exemption #4. In existing building occupancies, on public/employee restroom is permitted where the occupant load does not exceed 50 other than M occupancies, where the occupant load does not exceed 100 provided that the one restroom for all occupancies is code compliant. Where it is technically infeasible to comply with the new construction standards, the above shall conform to the requirements the maximum extent technically feasible.

SECTION 2902.5- DRINKING FOUNTAINS, is hereby amended by adding an exception 1 that reads as follows: 1. where water is served in restaurants, drinking fountains shall not be required.

SECTION 3109- SWIMMING POOL ENCLOSURES AND SAFETY DEVICES, is hereby amended by additional requirements as follows:

1. Must comply with Arizona Revised Statutes (ARS) governing pool enclosure requirements.
2. Public and Semi Public Pools must comply with the Arizona Administrative Code, Title 18, Chapter 5.

APPENDIX J is hereby amended by adding SECTION J104.5- STORM WATER REQUIREMENTS:

1. Contractor shall submit to the Arizona Department of Environmental Quality a Notice of Intent (NOI) and a Notice of Termination (NOT) pursuant to the requirements of ARS Title 49, Chapter 2, Article 3.1. The NOI shall be submitted prior to issuance of any grading or offsite permits. The NOT shall be submitted prior to final approval of off-site improvements and the Certificate of Occupancy.
2. An Arizona certified or registered civil engineer shall prepare and submit for review and approval a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Arizona Department of Transportation (ADOT) Best Management Practices Manual. Submittal shall be made concurrent with the Civil Plan submittal and attached to the Civil Plan set.
3. Prior to the start of grading, the SWPPP shall be in place and shall be maintained until project completion and the filing of the NOT. Failure to install and maintain SWPPP may result in a Stop Work Order.
4. In accordance with the provisions of the section, the City of Williams may withhold permits, occupancy or enforce by other remedy in order to ensure compliance.

Article 7-1.11 – Adoption of the International Residential Code, 2015 Edition

There is hereby adopted by reference, that certain document known as the International Residential Code, 2015 Edition, including *Appendices A, B, C, M, N and O*, as published by the International Code Council, regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwelling and town houses in the City of Williams; providing for the issuance of permits and collection of fees therefore and each and all of the regulations, provisions, conditions, and terms of such International Residential Code, 2015 Editions, published by the International Code Council are hereby referred to, adopted and made a part hereof as though fully set out in this Ordinance, excepting such portions as are hereafter deleted, modified or amended. Nothing in this ordinance or in the International Residential Code hereby adopted shall be construed to affect any suit, or proceeding impending in any court or any rights acquired as cites in this ordinance nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Residential Code and amendments shall be filed in the Office of the City Clerk to be made available for public use and inspection.

Article 7-1.12 – Amendments to the International Residential Code, 2015 Edition

SECTION R101.1- TILTE, is hereby amended to read as follows: These provisions shall be known as the Residential Code for One- and Two-family Dwellings of The City of Williams and be cited as such and will be referred to herein as “this code.”

SECTION R103.1- CREATION OF ENFORCEMENT AGENCY, is hereby amended to read as follows; The Department of Building Safety is hereby created and the official in charge thereof shall be known as the Chief Building Inspector. The Chief Building Inspector and the name Building Official as described and used in this code shall be one in the same.

SECTION R104.10.1- FLOOD HAZARD AREAS, is hereby deleted in its entirety and replaced with City Ordinance #858, Floodplain Management.

SECTION R105.2- WORK EXEMPT FROM PERMIT, is hereby amended as follows:
Exemption 1. Shall read; One-story detached accessory structures, provided that the floor area does not exceed 120 square feet and must submit a site plan to assure zoning compliance.
Exemption 2 & 3 shall be deleted.

SECTION R105.5- EXPIRATION, is hereby amended to read as follows: All construction permits for new, remodels, additions, and alterations shall be valid for a maximum period of 365 days. One extension shall be granted up to an additional 365 days when requested in writing and justifiable cause is demonstrated. After the one time extension has expired, the next additional extension will require the applicant to pay one-half the permit fee for an additional 180 day extension. Permits not passing final inspection over 1000 days will be expired and the applicant must submit for a new permit and pay all associated fees. All fixed fee permits for plumbing, mechanical, electrical, re-roofing and fences shall be valid for a maximum period of 180 days.

SECTION R106.1.1- SUBMITTAL DOCUMENTS, is hereby amended by adding: Residential, single family detached, structures are exempt from the requirements for a Design Professional under Arizona Revised Statutes (ARS 32-121 et. seq.) unless circumstances dictate the need for a professional design submittal. Duplexes and triplex units which do not exceed 3,000 square feet, two stories or a total occupant load of 20. may also be designed by a non-registrant as long as the unit (s) has only one owner.

Sub-assemblies, such as roof trusses or manufactured floor beams that indicate all imposed loading may be submitted without the “stamp” of the Arizona certified or registered design professional.

Retaining walls having any unbalanced loading that exceed four (4) feet, shall be designed by an Arizona certified or registered design professional.

Pursuant to Arizona Revised Statutes 32-121 et. seq. governing the regulation of Design Professionals (i.e. architects and engineers), all commercial occupancies for new construction, additions, alterations or repairs within the City of Williams shall be prepared by an Arizona certified or registered design professional when:

5. The total square footage of any building exceeds 3,000 square feet.
6. The total occupancy of the building exceeds 20 people.
7. Any structural member required for the project exceeds twenty-four (24) feet in length.
8. Electrical service entrance sections of 600 amps and greater.

The certified or registered Design Professional of Record must provide his or her “stamp” upon all working drawings. Drawings not prepared by the Design Professional of Record may be annotated as such, but the “stamp” shall be affixed to all the drawings in the construction working drawings set to indicate that coordination of the total project has been done by the Design Professional of Record.

Section R108.2- SCHEDULE OF PERMIT FEES, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.2, as amended.

SECTION R108.5- REFUNDS, is hereby amended by adding: The building official may authorize refunding of a fee paid hereunder or which was erroneously paid.

- The building official may authorize refunding of not more than 80 percent of the permit fee paid if no work has been done under a permit issued in accordance with this code.
- The building official may authorize refunding of not more than 80 percent of the plan review fee, assuming that no review has been performed.
- The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permitted not later than 180 days after the date of fee payment.
- There shall be no refund of any required deposit once the application has been submitted.

SECTION R110.4- TEMPORARY OCCUPANCY, is hereby amended by adding SECTION 110.4.1 reads as follows: If required work is not completed on or before the expiration date of the Temporary Certificate of Occupancy, the Building Official may request the utility companies to de-energize the building and the building may not be occupied. Neither the City of Williams nor the utility companies will be held liable for any damages or delays, for de-energization of the building.

Section R111.1- CONNECTION OF SERVICE UTILITIES, is hereby amended by the addition of a second paragraph to read: Building service equipment that has been disconnected from a source of energy, fuel, power or water supply for a period of 1 year shall require a permit as described above prior to reconnection.

Section R112- BOARD OF APPEALS, is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

SECTION R113.4- VIOLATION PENALTIES, is hereby amended by addition of these two (2) paragraphs, the additions to read: (a) Any person, firm or corporation violating any of the provisions of this Code, or the herein referenced codes, or fail to comply herewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the Building Official, Fire Chief or Fire Marshall, or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every violation and noncompliance, respectively, be deemed guilty of a separate offense for each and every day or portion thereof, during which any violation of any of the

provision of the Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than One Thousand (\$1,000.00) Dollars or by imprisonment for not more than thirty (30) days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time.

(b) Validity. If any title, chapter, article, section, subsection, sentence, clause, phrase, or portion of the Coded is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

TABLE R301.2(1)- CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, is hereby amended by insertion of completed table.

Ground Snow Load	WIND DESIGN				Seismic Design Cat.	SUBJECT TO DAMAGE FROM			Winter Design Temp.	Ice Barrier Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic	Special Wind	Debris Zone		Weathering	Frost Line	Termite					
50 PSF	90	NO, Exposure B or C	NO	NO	C	Moderate	30"	Moderate	4 Deg (F)	YES	12/15/83; 09/03/10	1013	45.5

SECTION R301.2.4.1-FLOODPLAIN CONSTRUCTION ATERNATIVE PROVISIONS, is hereby amended to read as follows: Floodplain Hazard Areas and Floodplain Construction shall be identified and constructed in accordance with Ordinance #858 of the City of Williams, City Code.

SECTION R302.6-DWELLING-GARAGE FIRE SEPERATION, is hereby amended by deletion of entire paragraph and replacing with the following: The garage shall be separated from the residence and its attic area by not less than 5/8” Type X gypsum board, or equivalent, applied to the garage side. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches thick or doors in compliance with Section 716.5. Doors providing protection shall be maintained self-closing and self-latching. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

TABLE R302.6- DWELLING-GARAGE SEPERATION, is hereby amended by replacing 1/2” gypsum board with 5/8” Type X gypsum board, throughout the table.

SECTION R303.4- MECHANICAL VENTILATION, is hereby amended by deletion of reference N1102.401.2 within this paragraph.

SECTION R309.5- FIRE SPRINKLERS (garage and carports), is herby amended by deletion of entire section.

SECTION R311.7.5.1- RISERS, is hereby amended by deleting and replacing the first sentence with the following: The riser height shall be not more than 8 inches.

SECTION R311.7.5.2- TREADS, is hereby amended by deleting and replacing the first sentence with the following: The tread depth shall be not less than 9 inches.

SECTION R313- AUTOMATIC FIRE SPRINKLER SYSTEMS, is hereby amended by deletion of the entire section.

SECTION R322- FLOOD-RESISTANT CONSTRUCTION, is hereby amended by additional paragraph that reads: The Building Official may us flood resistant construction requirements in the section under his authority to determine structure construction requirements, however Ordinance #858 shall be used to mandate when a flood potential exists and all benchmarks and grading must be completed in compliance with City of Williams adopted standards

SECTION R403.1- FOOTINGS-GENERAL, is hereby amended by adding a paragraph as follows: All exterior footings located less the 30 inches below existing grade to be 3,500 psi concrete and pinned to rock at intervals specified for foundation wall vertical reinforcements or as specified by an Arizona design professional.

SECTION R403.1.1-MINIMUM SIZE, is hereby amended by replacing the first two sentence with the following: The minimum thickness for a concrete footing shall be 8 inches and the minimum width shall be in accordance with tables R403.1(1) through R403.1(3) and figures R403.1(1) or R403.1(3) as applicable. Footing projections shall be not less than 4 inches and shall not exceed the thickness of the footing.

SECTION R403.3- FROST-PROTECTED SHALLOW FOUNDATIONS, is hereby amended by deletion of the entire section.

SECTION N1101- ENERGY EFFICIENCY, is hereby amended by insertion of City of Williams Energy Efficiency Standards Table.

CITY OF WILLIAMS ENERGY EFFICIENCY STANDARDS									
INSULATION (R-VALUE)						HEATING SYSTEM	COOLING SYSTEM	U-FACTOR	
CEILING	FRAME WALL	BASEMENT WALL	FLOORS	DUCTS UNDER 3"	DUCTS OVER 3"	GAS OR OIL FIRED WEATHERIZED OR NON WEATHERIZED UNITS	HVAC UNITS, SPLIT SYSTEMS WITH OR WITHOUT HEAT PUMPS	WINDOWS	SKYLIGHTS
R-38	R-19	R-8	R-19	R-6	R-8	MIN 90 AFUE	MIN 14 SEER; 8 HSPF	0.35 MAX	0.55 MAX

SECTION M1307.3- ELEVATION OF IGNITION SOURCE, is hereby amended by adding an additional Exception to read as follows:

Elevation of a clothes dryers or manufactured sealed ignition (pilot) system installed in private garages, are not required.

SECTION M1507.3- WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM, is hereby amended to be optional.

SECTION G2408.3 (305.5)- PRIVATE GARAGES, is hereby amended by replacing in its entirety with the following: Appliances shall not be located in a location where subject to mechanical damage unless protected by approved barriers such as steel bollards filled with concrete, poured in place concrete curb, or installed wheel stops, or on a platform with a minimum clearance of 24 inches above the floor. Appliances not subject to mechanical damage shall be installed per Section G2408.2. The exception is deleted in its entirety.

SECTION G2415.12 (404.12)- MINIMUM BURIAL DEPTH, is hereby amended by changing minimum burial depth to 18 inches below grade.

SECTION G2417.4.1 (406.4.1)- TEST PRESSURE, is hereby amended by replacing the first sentence to read as follows: The test pressure to be used shall be not less than 1 ½ times the proposed maximum working pressure, but not less than 10 psig, irrespective of design pressure.

SECTION P2603.5.1- SEWER DEPTH, is hereby amended by inserting 12 inches into brackets.

SECTION P2904- DWELLING UNIT FIRE SPRINKLER SYSTEMS, is hereby amended by deletion of this section in its entirety.

SECTION P3103.1- ROOF EXTENTSION, is hereby amended by replacing the first sentence to read as follows: Open vent pipes that extend through a roof have a pitch of 3 inches in 12 inches or less shall be terminated not less than 16” above the roof, a roof have a steeper pitch shall be terminated not less than 12” above the roof.

SECTION E3601.6.2- SERVICE DISCONNECT LOCATION, is hereby amended by deletion of the first sentence and replacing as follows: The service disconnecting means shall be installed at a readily accessible location outside of a building near the point of entrance of the service conductors.

SECTION E3603.4 (TABLE)- GROUNDING ELECTRODE CONDUCTOR SIZE, is hereby amended by the following statement: The grounding electrode conductor shall be sized with a minimum of #4 solid bare copper or #2 aluminum, unless Table E3603.4 (250.66) denotes a larger size needed.

SECTION E3609.6- METAL WATER PIPING BONDING, is hereby amended by adding the following: The bonding jumper in no case be smaller than a #4 awg.

SECTION E3609.7- BONDING OTHER METAL PIPING, is hereby amended by adding the following: The bonding jumper in no case be smaller than a #4 awg.

SECTION E3902.2- GARAGE AND ACCESSORY BUILDING RECEPTACLES, is hereby amended by the addition of two (2) exceptions as follows:

Exceptions;

1. Receptacles on the ceiling specifically installed for garage door openers.
2. Single receptacles installed for a dedicated appliance, or equipment installed in the garage.

Article 7-1.21 – Adoption of the International Mechanical Code, 2015 Edition

There is hereby adopted by reference, that certain document known as the International Mechanical Code, 2015 Edition including *Appendix A* as published by the International Code Council. Said document is hereby adopted as the Mechanical Code providing for the regulating, installation and maintenance of heating, ventilating, cooling and refrigeration systems, and each and all such regulations, provisions, conditions and terms of the International Mechanical Code, 2015 Edition and *Appendix A*, are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereafter deleted, modified or amended.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Mechanical Code and amendments shall be filed in the Office of the City Clerk to be made available for public use and inspection.

Article 7-1.22 – Amendment to the International Mechanical Code, 2016 Edition

SECTION 101.1- TITLE, is hereby amended to read as follows: These regulations shall be known as the Mechanical Code of the City of Williams, hereinafter referred to as “this code”.

SECTION 103.1- GENERAL, is hereby amended to read as follows: Enforcement Agency. The executive official in charge thereof shall be known as the Chief Building Inspector. The Chief Building Inspector and the name “code official” as described and used in this code shall be one in the same.

SECTION 106.5.2- FEE SCHEDULE, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.2, as amended.

SECTION 106.5.3- FEE REFUNDS, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.6, as amended.

SECTION 109.2- MEMBERSHIP OF BOARD is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

SECTION 306.5.1- SLOPED ROOFS, is hereby amended by replacing the first sentence with the following: Where appliances, equipment, fan, or other components that require service are installed on a roof having a slope greater than 4 units vertical and 12 units horizontal and having an edge more than 30 inches above grade at such edge, a level platform shall be provided on each side of the appliance to which access is required by the manufacturer’s installation instructions for service, repair or maintenance.”

Article 7-1.31 – Adoption of the International Plumbing Code, 2015 Edition

There is hereby adopted by reference the International Plumbing Code, 2015 Edition Including *Appendices C, E*, that certain document as published by the International Code Council. Said document is hereby adopted as the Plumbing Code for the City of Williams for regulating the installation, maintenance and repair of plumbing, drainage systems, water systems, gas systems, and each and all such regulations, provisions, penalties, conditions and terms of the International Plumbing Code, 2015 Edition and *Appendices C, E*, are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Plumbing Code and amendments shall be filed in the Office of the City Clerk to be made available for public use and inspection.

Article 7-1.32 – Amendments to the International Plumbing Code, 2015 Edition

SECTION 101.1- TITLE, is hereby amended to read as follows: These regulations shall be known as the International Plumbing Code of the City of Williams, hereinafter referred to as “this code”.

SECTION 103.1- GENERAL, is hereby amended to read as follows: Enforcement Agency. The executive official in charge thereof shall be known as the Chief Building Inspector. The Chief Building Inspector and the name “code official” as described and used in this code shall be one in the same.

SECTION 106.6.2- FEE SCHEDULE, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.2, as amended.

SECTION 106.6.3- FEE REFUNDS, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.6, as amended.

SECTION 109.2- MEMBERSHIP OF BOARD, is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

SECTION 305.4.1- SEWER DEPTH, is hereby amended by deletion and replacing with the follows: Building sewers that connect to a private sewage disposal system shall be regulated by the “Coconino County Health Department. Building sewers connect to the public sanitary system shall be installed not less than 12 inches below grade.

SECTION 312.3- DRAINAGE AND VENT AIR TEST, is hereby amended by deletion of the first sentence.

SECTION 312.4- DRAINAGE AND VENT FINAL TEST, is hereby amended by deletion in its entirety.

SECTION 403.2- SEPARATE FACILITIES, is hereby amended by the addition of Exception#4, to read as follows: In existing building occupancies, one public/employee restroom is permitted where the occupant load does not exceed 50 other than M occupancies, where the occupant load does not exceed 100 provided that the one restroom is code compliant with ICC A117.1. Where it is technically infeasible to comply with the new construction standards, the above shall conform to the requirements to the maximum extend technically feasible.

SECTION 604.4- MAXIMUM FLOW AND WATER CONSUMPTION- TABLE 604.4, is hereby amended as follows: Urinal, maximum flow rate is 1.0 pint per flushing cycle.

SECTION 607.2.1- CIRCULATION SYSTEMS AND HEAT TRACE STYSTEM, is hereby amended by deletion in its entirety.

SECTION 701.2- SEWER REQUIRED, is hereby amended by replacing second portion of paragraph as follows: or an approved private sewage disposal system in accordance with the “Coconino County Health Department”.

SECTION 703- BUILDING SEWER, is hereby amended by the addition of Section 703.6 to read as follows: all non-metallic building sewer piping shall be installed with a plastic covered #14 AWG type UF 600V tracer wire taped to the top of the piping with a minimum 10 mil tape. The building sewer tracer wire shall be green in color.

SECTION 903.1- ROOF EXTENSION, is hereby amended deletion of this paragraph and replaced with the following: Open vent pipes that extend through a roof having a pitch of 3 inches in 12 inches or less shall terminate a minimum of 16 inches above the roof; a roof have a pitch greater than 3 inches in 12 inches shall terminate a minimum of 12” above the roof.

SECTION 1003.1- INTERCEPTORS AND SEPARATORS- WHERE REQUIRED, is hereby amended by an additional paragraph to read as follows: “In all new facilities or existing facilities not already equipped with a separator or interceptor and where the above conditions exist”.

Article 7-1.41 – Adoption of the International Fire Code, 2015 Edition

There is hereby adopted by reference that certain document known as the International Fire Code, 2015 Edition as published by the International Code Council. Said document is hereby adopted as the Fire Code for the City of Williams and such other areas as may be included by direction and agreement of the City Council providing for the regulations governing conditions hazardous to life and property from fire or explosion and each and all such regulations, provisions, penalties, conditions and terms of the International Fire Code, 2015 Edition. *Appendices B, C, D, E, F, G, H, I and J*; are hereby adopted for reference and use as acceptable alternate methods and optional considerations or requirements as determined or approved by the Fire Chief and made a part hereof as though fully set out in the Ordinance, and excepting such portions as are hereafter deleted, modified or amended. The adoption of this code in no way allows enforcement of a less stringent section of the code than the most current adopted Fire Code by the State of Arizona. Nothing in this ordinance or in the International Fire Code hereby adopted shall be construed to affect any suit, or proceeding impending in any court or any rights acquired as cites in this ordinance nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Fire Code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

PLEASE REVIEW; add delete or modify the amendments I added below. If you have any questions email me. Please try to complete by the end of February, where I can put into ordinance form. THANKS

Article 7-1.42 – Amendments to the International Fire Code, 2006 Edition

SECTION 101.1- TITLE, is hereby amended to read as follows: These regulations shall be known as the Fire Code of the City of Williams, hereinafter referred to as “this code.”

SECTION 102.6- HISTORIC BUILDINGS, is hereby amended by deletion of the entire section.

SECTION 103.1- DEPARTMENT OF FIRE PREVENTION (GENERAL) is hereby amended to read as follows: The department of fire prevention is established within the jurisdiction under the direction of the Fire Chief and Building Official. The function of the department shall be the implementation, administration and enforcement of the provisions of this code. The Fire Chief and Building Official shall be one in the same as the *fire code official*, as used throughout this code.

SECTION 103.2- APPOINTMENT, is hereby amended by deletion of the entire section.

SECTION 104.1- GENERAL AUTHORITY AND RESPONSIBILITIES, is hereby amended by replacing *fire code official* with the following: The Fire Chief or Building Official or their designee.

SECTION 108- BOARD OF APPEALS, – is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

SECTION 113.2- SCHEDULE OF PERMIT FEES, is hereby amended by an additional paragraph to read as follows: The *fire code official* is authorized to establish and collect fees for any inspections or operational services determined necessary. Fees shall be approved by resolution of the City Council.

CHAPTER 5, Fire Service Features

SECTION 503.1.2- ADDITIONAL ACCESS, is hereby amended by an additional paragraph to read as follows: Approved secondary access shall be provided to all subdivisions and developments when fire access exceeds 1000 feet in length. Secondary access shall be provided for all developments that exceed 50 units/lots.

SECTION 503.2.3- SURFACE, is hereby amended by the deletion of this paragraph and replacing with the following: Fire apparatus access roads shall be designed and maintained to support a minimum 80,000 pounds gross vehicle weight, and shall be surfaced and maintained so as to provide all-weather driving capabilities.

SECTION 503.2.7- GRADE, is hereby amended by deletion of this paragraph and replacing with the following: The gradient for a fire apparatus access road shall not exceed 10 percent on straight sections of roadway and 5 percent side slope on turnarounds and curves.

SECTION 503.4- OBSTRUCTION OF FIRE APPARATUS ACCESS ROADS, is hereby amended by the adding the following: There shall be no obstruction in a fire apparatus access road or turnaround area, snow removal area and parking (if required or desired), must have the proper design and must be approved by the *fire code official*, so to allow apparatus access and turnaround.

SECTION 503.7- MODIFICATIONS, is hereby amended by the addition of this section to read as follows: When automatic fire sprinkler systems or other approved fire protection systems or features are installed, the specifications of this section may be modified at the discretion of the Fire Chief, when in his opinion, firefighting or rescue operations will not be impaired.

FIRE DEPARTMENT REVIEW; please look at SECTION 507 see if any distance requirements need to be amended to meet our capabilities

CHAPTER 9, Fire Protection Systems

SECTION 903.2- WHERE REQUIRED, is hereby amended by deletion of this paragraph and replaced with the following: *Approved automatic sprinkler systems* in new building and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and if one of the following conditions exists:

1. If a commercial building or structure is unable to meet the fire-flow requirements as determined by the Fire Chief, Appendix B, Section B 105 may be referenced, an approved automatic sprinkler system shall be provided.
2. Any commercial building greater than two stories in height.

SECTION 903.2.3- GROUP E, is hereby amended by an additional condition 3, to read as follows: 3. Throughout all Group E fire areas that are more than one (1) story in height.

SECTION 903.4(2)- GROUP F-1, condition 2 is amended by changing to read: Where a Group F-1 fire area is located more than two stories above grade plane.

SECTION 903.2.7(2)- GROUP M, condition 2 is amended by changing to read: Where a Group M fire area is located more than two stories above grade plane.

SECTION 903.2.9(2)- GROUP S-1, condition 2 is amended by changing to read: Where a Group S-1 fire area is located more than two stories above grade plan.

SECTION 903.2.11.3- BUILDINGS 55 FEET OR MORE IN HEIGHT, is hereby amended by the deletion of this section in its entirety.

SECTION 905.3- REQUIRED INSTALLATIONS (STANDPIPE SYSTEMS), is hereby amended by an additional sentence prior to the EXCEPTION to read as follows: Standpipe system shall be installed in any commercial building greater than two stories in height.

CHAPTER 11- CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS, is hereby amended by the deletion of the entire chapter.

FYI chapter 11, per code consultants and attorneys this chapter is a legal nightmare. Sections mandate protection systems for historic buildings that now legally exist without. If adopted and a required system is not in place and a death or injury occurs the city is also liable. Mandating buildings that legally exist is another legal fight. They recommend amending chapter out and give it time to see how this chapter plays out.

We are adopting 2015 International existing building code which regulates remodel and we have other codes that exist to regulate occupancy change and they indicate when and what fire protection systems are required.

CHAPTER 61- LIQUEFIED PETROLEUM GASES, is hereby amended by the addition of the following: Liquefied petroleum gas (LP-gas) is not an allowed fuel gas source within the City of Williams with the following exceptions:

1. When natural gas service is over 1000 feet, LP-gas is allowed and shall comply with the requirements of this chapter.
2. LP-gas is allowed during construction when heat is needed, with maximum 25 gallon water capacity storage, multiple bottles allowed.
3. Exterior recreational purposes; cooking, lighting, heat, etc. max 10 gallon water capacity allowed.

Article 7-1.51 – Adoption of the International Fuel Gas Code, 2015 Edition

There is hereby adopted by reference the International Fuel Gas Code, 2015 Edition Including *Appendices A,B,C*, that certain document as published by the International Code Council. Said document is hereby adopted as the Fuel Gas Code for the City of Williams for regulating and governing fuel gas systems and gas-fired appliances and each and all such regulations, provisions, penalties, conditions and terms of the International Fuel Gas Code, 2015 Edition and *Appendices A,B,C*, are hereby referred to, adopted and made a part hereof as though fully set forth heron, excepting such portions as are hereinafter deleted, modified or amended.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Fuel Gas Code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.52 – Amendments to the International Gas Code, 2015 Edition

SECTION 101.1- TITLE, is hereby amended to read as follows: These regulations shall be known as the Fuel Gas Code of the City of Williams, hereinafter referred to as “this code”.

SECTION 103.1- GENERAL, is hereby amended to read as follows: Enforcement Agency. The executive official in charge thereof shall be known as the Chief Building Inspector. The Chief Building Inspector and the name “code official” as described and used in this code shall be one in the same.

SECTION 106.6.2- FEE SCHEDULE, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.2, as amended.

SECTION 106.6.3- FEE REFUND, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.6, as amended.

SECTION 109- MEANS OF APPEAL, is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

SECTION 306.5.1- SLOPED ROOFS, is hereby amended by replacing the first sentence with the following: Where appliances, equipment, fan, or other components that require service are installed on a roof having a slope greater than 4 units vertical and 12 units horizontal and having an edge more than 30 inches above grade at such edge, a level platform shall be provided on each side of the appliance to which access is required by the manufacturer’s installation instructions for service, repair or maintenance.”

SECTION 303.7- PIT LOCATION, is hereby amended by insertion of subsection 303.7.1 to read as follows: Liquefied petroleum gas piping shall not serve any gas-fired appliance or equipment located in a pit or basement where heavier-than-air gas might collect to form a flammable mixture.

SECTION 401.2- LIQUEFIED PETROLEUM GAS STORAGE, is hereby amended by the addition of the following: Liquefied petroleum gas (LP-gas) is not an allowed fuel gas source within the City of Williams with the following exceptions:

1. When natural gas service is over 1000 feet, LP-gas is allowed and shall comply with the requirements of this chapter.
2. LP-gas is allowed during construction when heat is needed, with maximum 25 gallon water capacity storage, multiple bottles allowed.
3. Exterior recreational purposes; cooking, lighting, heat, etc. max 10 gallon water capacity allowed.

SECTION 404.12 MINIMUM BURIAL DEPTH, is hereby amended by changing the minimum depth of 12 inches to 18 inches below grade,

SECTION 404.12.1- INDIVIDUAL OUTSIDE APPLIANCES, is hereby amended by changing not less than 8 inches below finish grade to 12 inches below finish grade.

SECTION 406.4.1- TEST PRESSURE, is hereby amended by replacing minimum test pressure of 3 psig with 15 psig.

SECTION 406.4.2- TEST DURATION, is hereby amended replacing minimum test duration of 10 minutes with 15 minutes.

Article 7-1.61 – Adoption of the International Property Maintenance Code, 2015 Edition

There is hereby adopted by reference, that certain documents known as the International Property Maintenance Code 2015 Edition as published by the International Code Council. Said document is hereby adopted as the code for the maintenance of buildings, structures, and other hazards which are dangerous to human life or the public welfare and each and all such regulations, provisions, conditions and terms of the International Property Maintenance Code 2015 Edition are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Property Maintenance Code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.62 – Amendments to the International Property Maintenance Code, 2015 Edition

SECTION 101.1- TITLE, is hereby amended to read as follows: These regulations shall be known as the International Property Maintenance Code of the City of Williams, hereinafter referred to as “this code”.

SECTION 103.1-DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION-GENERAL, is hereby amended to read as follows: Enforcement Agency. The executive official in charge thereof shall be known as the Code Enforcement Officer. The Code Enforcement Officer and the name “code official” as described and used in this code shall be one in the same.

SECTION 111.2- MEANS OF APPEAL- MEMEBERS OF BOARD, is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

SECTION 112.4- FAILURE TO COMPLY, is hereby amended by replacing the fine amount of not less than five hundred dollars (\$500) or more than one thousand dollars (\$1,000).

SECTION 302.4- WEEDS, is hereby amended by the deletion of the first paragraph and replaced with the following: All land shall be kept free of poison oak, poison ivy, any noxious or toxic weeds, uncultivated or overgrown plant; any dry or dead vegetation or grass greater than twelve (12) inches in height. Property that is zoned Rural Residential (RR) or Agricultural Residential (AR) is exempt from the weed height requirements but must maintain the vegetation or grass at a height that is consistent with the aesthetics of the adjacent parcels of land.

SECTION 602.4- OCCUPIABLE WORK SPACES, is hereby amended by deletion of this section in its entirety.

Article 7-1.71 – Adoption of the International Existing Building Code, 2015 Edition

There is hereby adopted by reference, that certain document known as the International Existing Building Code, 2015 Edition Including *Appendices B*, that certain document as published by the International Code Council. Said document is hereby adopted as the code for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings and each and all such regulations, provisions, conditions and terms of the International Existing Building Code, 2015 Edition are hereby referred to, adopted and made a part hereof as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

At least one (1) hard copy and one (1) electronic copy of the aforesaid International Property Maintenance Code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.72 – Amendments to the International Existing Building code, 2015 Edition

SECTION 101.1- TITLE, is hereby amended to read as follows: These regulations shall be known as the International Existing Building Code of the City of Williams, hereinafter referred to as “this code”.

SECTION 103.1- CREATION OF ENFORCEMENT AGENCY, is hereby amended to read as follows: Enforcement Agency. The official in charge thereof shall be known as the Chief Building Inspector. The Chief Building Inspector and the name “code official” as described and used in this code shall be one in the same.

SECTION 108.6- REFUNDS, is hereby amended to be deleted and replaced in lieu thereof with the International Building Code, 2015 Edition, Section 109.6, as amended.

SECTION 112.1- BOARD OF APPEALS-GENERAL, is hereby amended by adding “Board of Adjustments” of the Williams City Code Chapter 12-9. This term is to be substituted for “Board of Appeals” throughout this code.

Article 7-1.81 – Adoption of the National Electric Code, 2014 Edition

There is hereby adopted by reference that certain document known as the National Electric Code, NFPA 70, 2014 Edition as published by the National Fire Protection Association, NFPA 70 is hereby adopted as the Electric Code of the City of Williams

At least one (1) hard copy and one (1) electronic copy of the aforesaid National Electric Code and amendments shall be filed in the office of the City Clerk to be made available for public use and inspection.

Article 7-1.82 – Amendments to the National Electric Code, 2014 Edition

ARTICLE 110.5- CONDUCTORS, is hereby amended to read as follows: Conductors used to carry current shall be of copper only. The use of aluminum wire shall be approved for feeders and service entrance conductors only and shall not be used for branch circuit wiring.

ARTICLE 210.8(A)- DWELLING UNITS, is hereby amended by adding Exceptions to location #(2)

1. Receptacles on the ceiling specifically installed for garage door openers.
2. Single receptacles installed for a dedicated appliance, or equipment installed in the garage.

ARTICLE 210.8(D) KITCHEN DISHWASHER BRANCH CIRCUIT, is hereby amended by the deletion of this article in its entirety.

SECTION 230.22- OVERHEAD SERVICE CONDUCTORS, is hereby amended by the addition of a second paragraph to read: Service Conductors shall not be installed overhead to new or replacement building service equipment.

EXCEPTIONS:

1. Replacement equipment that has been disconnected from electric service for a period less than 1 year.
2. If a condition physically or monetarily makes it unable to go underground, as determined by the Building Official.

ARTICLE 230.70(A)(1)- READILY ACCESSIBLE LOCATION, is hereby amended deletion of this paragraph and replaced with the following: The service disconnecting means shall be installed at a readily accessible location outside of a building near the point of entrance of the service conductors.

ARTICLE 250.66- SIZE OF ALTERNATING-CURRENT GROUNDING ELECTRODE CONDUCTOR, is hereby amended by the addition of the following paragraph to read as follows: The grounding electrode conductor shall be sized with a minimum of #4 solid bare copper, unless Table 250.66 denotes a larger size needed.

ARTICLE 250.104- BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL (A) METAL WATER PIPING, is hereby amended by an additional sentence to read as follows: The bonding jumper in no case be smaller than a #4awg solid copper. (B) OTHER METAL PIPING, is hereby amended by an additional sentence to read as follows: The bonding jumper in no case be smaller than a #4awg solid copper.

Permit Fees are based on total Valuation of project. A plan check fee of 65% of the total valuation will be added to your permit fee for Res. and Com. projects

Valuation Range		Fee Calculation									
\$1	\$500	\$27	Flat fee								
\$501	\$2,000	\$27	for first \$500 then \$3 per \$100 or fraction thereof, to and including \$2000								
\$2,001	\$40,000	\$72	for first \$2000 then \$11 per \$1000 or fraction thereof, to and including \$40,000								
\$40,001	\$100,000	\$490	for first \$40,000 then \$11 per \$1000 or fraction thereof, to and including \$100,000								
\$100,001	\$500,000	\$1,150	for first \$100,000 then \$10 per \$1000 or fraction thereof, to and including \$500,000								
\$500,001	\$1,000,000	\$5,150	for first \$500,000 then \$9 per \$1000 or fraction thereof, to and including \$1 Million								
\$1,000,001	\$5,000,000	\$9,650	for first \$1M then \$5 per \$1000 or fraction thereof, to and including \$5 Million								
\$5,000,001	and over	\$29,650	for first \$5M then \$3 per \$1000 or fraction thereof.								

CITY OF WILLIAMS VALUATION DATA <i>ref Aug 2015</i> <i>to be assessed annually according to ICC Building Valuation Data</i>				PERMIT FEES <i>assessed and / or modified annually</i>							
TYPE		Average	Custom	Electrical		Mechanical		Plumbing			
Dwelling Group R-3				Base Fee	\$33.00	Base Fee	\$33.00	Base Fee	\$33.00		
Conv. Construction	\$112.65			Temporary Power	\$82.26	Furnaces & All in one HVAC		Fixtures	\$9.90		
Remodel / Add	\$44.47		\$57.90	200 Amp or less	\$30.00	100K BTU or Less	\$17.79	Water Heater	\$14.57		
Interior Remodel	\$24.13			201 Amp - 999 Amp	\$75.00	over 100K BTU	\$21.85	Back Flow Preventor	\$58.09		
				over 1000 Amp	\$108.00	Heat Pump	\$30.57	Grease Trap over 20lb	\$58.09		
Apartment Houses Group R-2				Circuits	\$4.20	HVAC under 100K	\$17.79	ANSUL System	\$27.91		
Conv. Construction	\$103.42			Power Apparatus		HVAC over 100K	\$21.85	Yard Line Replace	\$8.40		
				1 HP or Less	\$5.69	Ex. Hood Type I	\$67.88	Gas Pipe System	\$7.38		
Hotel/Motel Group R-1				1.1 HP - 10 HP	\$14.77	Ex. Hood Type II	\$12.78	Misc. Appliances	\$11.77		
TYPE IIA	\$172.55			10.1 Hp - 50 HP	\$29.55	Wood Stove	\$16.32				
TYPE VB	\$132.55			50.1 HP - 100 HP	\$59.48	Exhaust Fan	\$8.71	Admin			
				100+ HP	\$89.51	Condensor	\$12.78	Admin Fee	\$125.00		
Private Garage Group U				Misc.	\$27.98	Duct	\$8.71	Special Event Tent	\$75.00		
Masonry	\$65.52			Other		Dryer Vent	\$8.71	Fire Sprinkler	\$237.00		
Conv. Construction	\$44.63			Sign	Valuation	Repairs		Fire Alarm	\$237.00		
				Portable shed	\$69.00	Existing	\$16.45	Pavement Replacement			
Deck	\$18.12			Fence	\$37.38	HVAC <10,000 CFM	\$12.78	(2' wide x length)	\$20.06		
Porch/Carport	\$25.58			Re-Roof (Res.)	\$66.97	HVAC >10,000 CFM	\$21.43	Grading	See Chart		
Unfinished Basement	\$15.00			Re-Roof (Com.)	Valuation	Misc.	\$12.78	Elevator	See Chart		

Permit Fees		Permit Fees		Permit Fees	
Electrical		Mechanical		Plumbing	
Base Fee	\$33.00	Base Fee	\$33.00	Base Fee	\$33.00
Temporary Power	\$82.26	Furnaces & All in one HVAC		Fixtures	\$9.90
200 Amp or less	\$30.00	100K BTU or Less	\$17.79	Water Heater	\$14.57
201 Amp - 999 Amp	\$75.00	over 100K BTU	\$21.85	Back Flow Preventor	\$58.09
over 1000 Amp	\$108.00	Heat Pump	\$30.57	Grease Trap over 20lb	\$58.09
Circuits	\$4.20	HVAC under 100K	\$17.79	ANSUL System	\$27.91
Power Apparatus		HVAC over 100K	\$21.85	Yard Line Replace	\$8.40
1 HP or Less	\$5.69	Ex. Hood Type I	\$67.88	Gas Pipe System	\$7.38
1.1 HP - 10 HP	\$14.77	Ex. Hood Type II	\$12.78	Misc. Appliances	\$11.77
10.1 Hp - 50 HP	\$29.55	Wood Stove	\$16.32		
50.1 HP - 100 HP	\$59.48	Exhaust Fan	\$8.71		
100+ HP	\$89.51	Condensor	\$12.78		
Misc.	\$27.98	Duct	\$8.71		
		Dryer Vent	\$8.71		
		Repairs			
		Existing	\$16.45		
		HVAC <10,000 CFM	\$12.78		
		HVAC >10,000 CFM	\$21.43		
		Misc.	\$12.78		