

**CITY OF TEMPE AMENDMENTS TO THE
2018 INTERNATIONAL BUILDING CODE
ARTICLE II, SECTION 8-200 OF THE
TEMPE CITY CODE**

Sec. 202 DEFINITIONS (Additions to existing list of definitions)

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 home. An assisted living facility that provides resident rooms to 10 or fewer residents.

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.

Dressing room. A room in which changing clothes or dressing is an intended use, including but not limited to fitting rooms, locker rooms, and shower or bathing rooms where a separate room is not provided for dressing.

Fraternity and sorority houses. Any building used in whole or in part as a dwelling consisting of five or more dwelling units or sleeping rooms with more than fifty (50%) percent of the dwelling units or sleeping rooms occupied by and maintained exclusively or primarily for college, university or professional school students who are affiliated with a social, honorary or professional organization recognized currently or in the past by a college, university or professional school.

Parking facility. Any surface parking lot, open or enclosed parking garage whether detached or integral to a building or one or more groups of carport canopies located on one lot or an adjacent lot with a parking agreement.

Personal care service. The care of persons who do not require medical care. Personal care involves responsibility for the safety of the residents while inside the building or assistance with activities of daily living that can be performed by persons without professional skills or professional training and includes the coordination or provision of intermittent nursing services and administration of medications and treatments.

Sec. 306 FACTORY GROUP F

Section 306.2 Moderate-hazard factory industrial, Group F-1. Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following: (Use list unchanged except as noted below)

Food processing and commercial kitchens not associated with restaurants, fast food take-out, cafeterias and similar dining facilities.

Woodworking (cabinet) (establishments with more than 3 woodworking appliances.)

Sec. 308 INSTITUTIONAL GROUP I

Section 308.2 Institutional Group I-1. Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive personal care and or custodial care. Buildings of Group I-1 shall be classified as one of the occupancy conditions specified in Section 308.2.1 or 308.2.2. This group shall include, but not be limited to, the following:

- Alcohol and Drug abuse treatment centers
- Assisted living facilities
- Assisted living home
- Congregate care facilities
- Group homes
- Halfway houses
- Residential board and custodial care facilities
- Social rehabilitation facilities

Section 308.2.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving personal care and or custodial care who, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

Section 308.2.2 Condition 2. This occupancy condition shall include buildings in which all persons receiving personal care and or custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

Section 308.2.3 Six to Ten persons receiving care. A facility housing not fewer than 6 and not more than 10 persons, excluding staff, shall be classified as a Group R-4 and shall comply with Section 429 of this code.

Section 308.2.4 Five or fewer persons receiving care. A facility with 5 or fewer persons, excluding staff, shall be classified as Group R-3 and shall comply with the *International Residential Code* in accordance with Tempe Building Safety Administrative Code, Section 101.4.2.

Section 308.3 Institutional Group I-2. This occupancy shall include buildings and structures used for medical, custodial or directed care on a 24-hour basis for 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 facilities (both intermediate-care facilities and skilled nursing facilities)
- Psychiatric facilities

Section 308.3.2 is hereby repealed

Section 308.5.4 Four or fewer persons receiving care in a dwelling unit. A facility such as above within a dwelling unit and having four or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

Sec. 310 RESIDENTIAL GROUP R

Section 310.2 Residential Group R-1. Residential Group R-1 occupancies containing sleeping units where the occupants are primarily transient in nature, including:

- Boarding houses (transient) with more than 5 occupants
- Congregate living facilities (transient) with more than 5 occupants
- Hotels
- Motels

Section 310.3 Residential Group R-2. Residential Group R-2 occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

- Apartment houses
- Congregate living facilities (non-transient) with more than 5 occupants
 - Boarding houses (non-transient)
 - Convents
 - Dormitories
 - Fraternities and sororities
 - Monasteries
- Live/work units
- Vacation timeshare properties

Section 310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily

permanent in nature and not classified as R-1, R-2, R-4 or I including:

Buildings that do not contain more than two dwelling units as applicable in Tempe Building Safety Administrative Code, Section 101.4.2.

Assisted living home that provides accommodation for 5 or fewer persons, of any age, receiving care.
Boarding houses (non-transient) with 5 or fewer occupants subject to the conditions in the Tempe Zoning and Development Code.

Congregate living facilities (non-transient) with 5 or fewer occupants subject to the conditions in the Tempe Zoning and Development Code

Lodging houses (transient)

Section 310.4.1 Assisted living home. Assisted living homes for 5 or fewer persons, excluding staff, receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code in accordance with Tempe Building Safety Administrative Code, Section 101.4.2.

Section 310.6 Residential Group R-4. Residential Group R-4 occupancies shall include buildings, structures or portions thereof for more than five but not more than 10 occupants, excluding staff that reside on a 24-hour basis in a supervised residential environment and receive personal care and or custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living facilities

Assisted living home

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 except as otherwise provided for in Section 429 and this code.

Section 310.5.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving personal care and or custodial care who, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

Section 310.5.2 Condition 2. This occupancy condition shall include buildings in which all persons receiving personal care and or custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

Sec. 402 COVERED MALL AND OPEN MALL BUILDINGS

Section 402.5 Automatic sprinkler system.

The Exception is hereby repealed

Sec. 403 HIGH-RISE BUILDINGS

Section 403.3 Automatic sprinkler system.

The Exceptions are hereby repealed

Sec. 404 ATRIUMS

Section 404.3 Automatic sprinkler protection.

The exceptions are changed to:

Exception: Where the ceiling of the atrium is more than 55 feet (16 764 mm) above the floor, sprinkler protection at the ceiling of the atrium is not required.

Sec. 406 MOTOR-VEHICLE-RELATED OCCUPANCIES

Section 406.3.4 Surface parking lot carport canopies. A surface parking lot carport canopy is a non-combustible structure comprised of a freestanding roof supported by columns and entirely open on all sides with no enclosures beneath the roof. The carport canopies shall be used exclusively for the solar protection of parked motor vehicles and shall not be used to shelter any other use or occupancy.

Section 406.3.4.1 Construction type and height. Carport canopies shall not exceed one-story in height, be constructed entirely of non-combustible materials and classified as a minimum Type IIB construction, except that the roof covering may have a flame-spread rating of not more than 25 when tested in accordance with ASTM E 84 or UL 723 or meets the fire propagation performance criteria of NFPA 701. Parking lot carport canopies shall be designed in accordance with the requirements of Chapter 16

Exception: Photovoltaic modules may be placed on the roof of or serve as the roof membrane for a carport canopy.

Carport canopies shall have a clear height of not less than 7 feet (2134 mm). Accessible parking spaces are required under carport canopies and the clear height and number of spaces shall meet Tempe's accessibility requirements.

Section 406.3.4.2 Occupancy, Allowable area and Location on property. Carport canopies shall be classified as a Group U occupancy. The allowable area and location on property shall comply with Sections 406.3.4.2.1 and 406.3.4.2.2.

Section 406.3.4.2.1. Carport canopies may be a maximum of 5000 square feet in area provided:

1. The length does not exceed 125 feet or the width does not exceed 40 feet.
2. No portion of the canopy may be located any closer than 5 feet (1524 mm) to any building or property line.
3. A clear separation of not less than 5 feet (1524 mm) shall be maintained between other canopies on the same property. Parking lot carport canopies that cannot maintain the required separation between other canopies on the same property shall be considered as one canopy provided the combined canopies do not exceed the allowable area, length and/or width.
4. No canopy shall cover or encroach into any required fire lane or driving access aisle.
5. Carport canopies that meet all of the requirements of this section may be located on the top tier of a parking garage. Carport canopies under this section may be located in any required yard without affecting any of the general building limitations of the Code provided the carport structure is no more than 50 feet (15240 mm) in length and a clear separation of 24 feet (7315 mm) is maintained between any other carport or property line.
6. The canopy shall comply with the Zoning and Development Code.

Section 406.3.4.2.2. Canopies where the roof membrane is comprised of photovoltaic modules may be a maximum of 30,000 square feet in area provided all of the following conditions are met:

1. The structure shall be comprised of steel or other non-combustible materials.
2. No portion of canopy shall be located closer than 30 feet (9144 mm) to any building or closer than 10 feet (3048 mm) to a property line.
3. A clear horizontal separation of not less than 20 feet (6096 mm) shall be maintained

between any other canopy roof lines on the same property.

4. Canopies that cannot maintain the required separation between other canopies on the same property shall be considered as one canopy provided the combined canopies do not exceed the allowable area and meet all of the conditions in this section.
5. A minimum clear height of 15 feet (4572 mm) above finished grade, where a vehicle may drive or park, shall be maintained to any horizontal structural frame, secondary member or diagonal bracing of the structure.
6. A minimum 8 inches (203 mm) of open space shall be provided between each row of photovoltaic modules.
7. No portion of the canopy may be located within any existing required yard used for building area increases.
8. The canopy shall comply with the Zoning and Development Code.

Section 406.3.4.3 Automatic sprinkler systems. Parking lot carport canopies constructed in accordance with all the requirements of this section shall be permitted without automatic sprinkler system protection.

Parking lot canopies which do not comply with all the provisions of this section shall be constructed in accordance with all the other provisions of this code.

Sec. 429 R-4 ASSISTED LIVING HOMES

Section 429.1 Applicability. The provisions of this section shall apply to a building or part thereof housing more than five but 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.

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

Section 429.2 General. Buildings or portions of buildings classified as R-4 occupancies shall meet all the applicable provisions of Group R-3, may be constructed of any materials allowed by this code, shall not exceed two stories in height and shall not exceed 7000 square feet per story.

Section 429.3 Mixed Uses. R-4 occupancies shall be separated from other uses as provided in Table 508.4.

Section 429.4 Accessibility. R-4 occupancies shall comply with ICC A117.1 Section 1002 as an Accessible dwelling unit.

Exception: Existing buildings shall comply with ICC A117.1 Section 1003 as a Type A dwelling unit.

Section 429.5 Number of exits. Every story, basement, or portion thereof shall have not less than two exits.

Exception: Basements below and stories above the first floor containing no sleeping rooms may have one means of egress as provided in Chapter 10.

Section 429.6 Distance to exits. Travel distance shall comply with Chapter 10, except that the maximum travel distance from the center point of any sleeping room to an exit shall not exceed 75 feet.

Section 429.7 Exit Signs/Illumination. Required exit doors shall be provided with illuminated exit signs in accordance with Sections 1008 and 1013 of this code.

Section 429.8 Emergency escape and rescue. R-4 occupancies shall comply with the egress requirements of Section 1030.

Section 429.9 Delayed egress locks. In R-4 occupancies, delayed egress locks shall be permitted in accordance with Sections 1010.1.9.8.

Section 429.10 Smoke alarms and Carbon monoxide alarms. All habitable rooms and hallways in R-4 occupancies shall be provided with smoke alarms and, when required, carbon monoxide alarms. The smoke and carbon monoxide alarms shall be installed in accordance with Section 907.10.2 and Section 915.

Section 429.11 Sprinkler systems. R-4 occupancies shall be provided with a sprinkler system installed in accordance with Section 903.3.1.3. Sprinkler systems installed under this Section shall be installed throughout, including attached garages. Such systems may not contain unsupervised valves between the domestic water riser control valve and the sprinklers.

Sec. 502 GENERAL

Section 502.1 Address identification. New buildings shall be provided with approved address identification in accordance with the Tempe Zoning and Development Code, Section 4-903 A and Tempe Building Safety Administrative Code, Section 112. Existing buildings shall be provided with approved address identification as required when originally constructed. Where original approvals do not exist, existing buildings shall be provided with numbers where each character shall be a minimum of 4 inches (102 mm) in high and a minimum stroke width of 1/2 inch (12.7 mm). They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property. Address numbers shall be maintained.

Sec. 509 INCIDENTAL USES

Section 509.4.2.1 is repealed.

Sec. 603 COMBUSTIBLE MATERIAL IN TYPE I AND II CONSTRUCTION

Section 603.1.3 Electrical. The use of electrical wiring methods with combustible insulation, tubing, raceways and related components shall be permitted when installed in accordance with the limitations of this code and the Tempe Electrical Code.

[F] Sec 903 AUTOMATIC SPRINKLER SYSTEMS

[F] Section 903.2 Where required. Approved automatic sprinkler systems in new buildings, structures, and other locations shall be provided in the locations described in Sections 903.2.1 through 903.2.13.

Exceptions: Unless the use of the facility otherwise requires automatic fire sprinkler protection, fire sprinkler systems shall not be required for the following:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 712, or both.
2. Detached non-combustible parking lot carports in accordance with Section 406.3.4.
3. In other than H occupancies, detached non-residential buildings of 1,000 square feet or less in floor area.
4. Detached non-combustible canopies less than 5,000 square feet in roof area used exclusively for vehicle fuel dispensing stations provided the fire separation distance required by Table 602 is maintained from property lines or other buildings.
5. Non-combustible (columns, beams and roof members) shade canopies less than 5,000 square feet; not closer than 5 feet to any building, property line or other shade canopy; and shading one of the following: vehicles for sale at a dealership, vehicle-washing or drying facilities, playground equipment, or outdoor eating areas without cooking.

6. Shade canopies less than 5000 square feet; not closer than 5 feet to any property line or other shade canopy; with a non-combustible frame and a roof membrane meeting the fire propagation performance criteria of NFPA 701 or has a flame spread index not greater than 25 when tested in accordance with ASTM E 84 or UL 723; shading one of the following: vehicles for sale at a dealership, vehicle-washing or drying facilities, playground equipment, outdoor eating areas without cooking or similar uses.
7. Combustible shade canopies less than 1,000 square feet; not closer than 10 feet to any building, property line or other shade canopy; and shading one of the following: vehicles for sale at a dealership, vehicle-washing or drying facilities, playground equipment, or outdoor eating areas without cooking.
8. Shipping containers used for non-hazardous storage purposes and not closer than 5 feet to any building, property line or other container.
9. Exterior roof overhangs or awnings of Type I, II or III construction with no combustible storage beneath.
10. Temporary covered walkways for the protection of pedestrians during construction, remodeling and demolition activities.
11. Factory built buildings utilized as temporary sales offices or construction offices.
12. Shade structures (attached or detached) located no closer than 5 feet to a property line, constructed of steel columns, beams and roof members where the roof shall be at least 55% open to the sky with roof members that are evenly spaced across the entire area of the structure.

[F] Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section.

[F] Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A-1 occupancies.

[F] Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A-2 occupancies.

[F] Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A-3 occupancies.

[F] Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A-4 occupancies.

[F] Section 903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Is hereby repealed

[F] Section 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as an ambulatory care facility.

[F] Section 903.2.2.1 Group B. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group B occupancies.

[F] Section 903.2.3 Group E. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group E occupancies.

[F] Section 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings and portions thereof containing a Group F-1 occupancy.

[F] Section 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations which generate finely divided combustible waste or which use finely divided combustible materials.

[F] Section 903.2.5.1 General. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group H occupancies.

[F] Section 903.2.5.2 Group H-5 occupancies. An automatic sprinkler system shall be installed throughout buildings and portions thereof containing Group H-5 occupancies. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] Section 903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided throughout buildings, and portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled.

[F] Section 903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings and portions thereof with a Group I fire area.

[F] Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings and portions thereof containing a Group M occupancy.

[F] Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings and portions thereof with a Group R fire area.

[F] Section 903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be installed in Group R-3 occupancies and their attached accessory occupancies.

Exception:

1. Group R-3 occupancies of 5,000 square feet or less and other occupancies, buildings or structures accessory to R-3 occupancies constructed using this code or the International Residential Code.
2. Individual Group R-3 townhouse units of 5,000 square feet or less and other occupancies accessory to R-3 townhouse when constructed and separated in compliance with the International Residential Code.

[F] Section 903.2.8.2 Group R-4 Condition 1. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be installed in Group R-4 Condition 1 occupancies.

[F] Section 903.2.8.3 Group R-4 Condition 2. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be installed in Group R-4 Condition 2 occupancies.

[F] Section 903.2.8.4 is hereby repealed.

[F] Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings and portions thereof containing a Group S-1 occupancy.

[F] Section 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings and portions thereof used as repair garages in accordance with Section 406.8 of this code.

[F] Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings and portions thereof containing a Group S-2 occupancy.

[F] Section 903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for the storage or parking of any motor vehicles.

[F] Section 903.2.11 Specific building areas, hazards, changes of occupancy and building additions. In all occupancies, an automatic sprinkler system shall be installed for building design, hazards, change of occupancies and building additions set forth in Sections 903.2.11.1 through 903.2.11.8

[F] Section 903.2.11.1 is hereby repealed.

[F] Section 903.2.11.1.1 is hereby repealed.

[F] Section 903.2.11.1.2 is hereby repealed.

[F] Section 903.2.11.1.3 is hereby repealed.

[F] Section 903.2.11.3 is hereby repealed.

[F] Section 903.2.11.7 Fraternities and Sororities. Any building or portion thereof built or converted for use as a fraternity or sorority house as defined in Section 202 of this code, shall have an approved automatic sprinkler system installed in accordance with Section 903.3.

[F] Section 903.2.11.8 Occupancies which permit smoking. In buildings or portions thereof where the smoking of a lit pipe, cigar, cigarette, plant, herb or other form of smoking materials has been approved shall have an automatic sprinkler system installed in accordance with Section 903.3.

[F] Section 903.2.11.9 Additions. All additions to existing buildings or structures and all buildings or structures that are expanded by an addition(s) shall be provided with an automatic fire protection system complying with Section 903.3 as applicable.

Exception:

1. An existing non-sprinklered building or structure and additions to such existing building, provided the occupancy of the existing building is not changed, the addition is the same occupancy, and the total area of all such additions to the building do not exceed 1000 square feet.
2. Additions to existing non-sprinklered Group R-3 occupancy or other buildings or structures accessory to R-3 occupancies where the addition area is 5000 square feet or less.

[F] Section 903.2.11.10 Change of occupancy. An automatic sprinkler system complying with Section 903.3 shall be provided for an existing building or portion thereof undergoing a change of occupancy as follows, based upon the relative hazard levels indicated in Table 903.2.3:

1. When a change of occupancy is made to a higher level as shown in Table 903.2.11.7, the area or building shall be provided with an automatic fire sprinkler system.
2. When a change of occupancy is made within hazard level 1 as shown in Table 903.2.11.7, the area or building shall be provided with an automatic fire sprinkler system.
3. Any change of occupancy of a building or area of more than 5000 square feet shall be retrofit with a fire sprinkler system.

TABLE 903.2.11.10 EXISTING BUILDING HAZARD LEVELS

Hazard Level	Building Occupancy Type
1 (highest)	H, I, R-1, R-2, R-4
2	A-2, A-5
3	A-1, A-3, A-4, E
4	B, F-1, M, S-1
5 (lowest)	F-2, S-2, U, R-3

Notes: Occupancies are as defined in this Code.

When a change of occupancy of 5000 square feet or less is made to a lower hazard level or within a hazard level (except hazard level 1), as shown in Table 903.2.11.10, the building is not required to be provided with an automatic fire sprinkler system.

This section is not intended to indicate all instances or circumstances where fire sprinkler systems are required; refer to this Chapter and the Tempe Fire Code for other requirements.

[F] Section 903.2.13. New buildings with unknown occupancy type or hazard classification. In new buildings constructed with an interior ceiling/deck height exceeding twenty (20) feet and the occupancy or hazard classification is unknown, the minimum fire sprinkler design criteria shall be .495/2000 sq. ft.

Section 903.3.1.1.2 Bathrooms. In group R Occupancies, sprinklers shall not be omitted in bathrooms located within individual dwelling units or sleeping units.

[F] Section 903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288mm) in height above the lowest level of fire department vehicle access shall be permitted to be installed in accordance with NFPA 13R provided there are no deletions of sprinklers in, bathrooms, closets (including those containing mechanical or electrical equipment), garages, carports, and accessible areas under interior stairs and landings used for storage or living purposes.

The number of stories of group R occupancies constructed in accordance with sections 510.2 and 510.4 of the International Building code shall be measured from the horizontal assembly creating separate buildings.

Section 903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units.

Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

[F] Section 903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings; Group R-3; R-4, Condition 1 and 2; and individual townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, provided there are no deletions of sprinklers in bathrooms, closets (including those containing mechanical or electrical equipment), foyers, garages, carports, and accessible areas under interior stairs and landings used for storage or living purposes.

Sec. 905 STANDPIPE SYSTEMS

Section 905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required stairway, a hose connection shall be provided for each floor level above or below grade Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official.

2. On each side of the wall adjacent to the exit opening of a horizontal exit.

Exception: Where floor areas adjacent to a horizontal *exit* are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30480 mm) of hose, a hose connection shall not be required at the horizontal exit.

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from exit stairway hose connections by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), a hose connection shall be located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1011.12 and on the roof where stairways do not access the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

6. Where the most remote portion of a non-sprinklered floor or story is more than 100 feet (30480 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 150 feet (45720 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.

[F] Sec. 907 FIRE ALARM AND DETECTION SYSTEMS

[F] *Section 907.2.10.6 Power source.* In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 2702.
2. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.
3. Where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, hard-wiring of smoke alarms in existing areas shall not be required unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

[F] Section 907.2.10.6.1 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

Sec. 915 CARBON MONOXIDE DETECTION

[F] *Section 915.4.1 Power source.* Carbon Monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception:

1. Carbon Monoxide alarms shall be permitted to be battery operated when installed in buildings without commercial power or where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.
2. Carbon Monoxide are not required to be equipped with battery backup where they are connected to an emergency electrical system that complies with Section 2702.
3. Where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, hard-wiring of smoke alarms in existing areas shall not be required unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

[F] Section 915.4.1.1 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with Carbon Monoxide located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

Sec. 918 EMERGENCY RESPONDER RADIO COVERAGE

[F] *Section 918.1 General.* Emergency responder radio coverage shall be provided in all new buildings in accordance with Tempe City Code Chapter 9, Article II Section 9-21 and Tempe Fire Code, Sections 510 and 1103.2.

Sec. 1003 GENERAL MEANS OF EGRESS

Section 1003.5 Elevation change. Where changes in elevation of less than 12 inches (305 mm) exist in the means of egress, sloped surfaces shall be used. Where the slope is greater than one unit vertical in 20 units horizontal (5-percent slope), ramps complying with Section 1010 shall be used. Where the difference in elevation is 6 inches (152 mm) or less, the ramp shall be equipped with either handrails or floor finish materials

that contrast with adjacent floor finish materials.

Exceptions:

1. A single step with a maximum riser height of 7 inches (178 mm) is permitted for buildings with occupancies in Groups F, H, R-2, R-3, S and U at exterior doors not required to be accessible by Chapter 11, provided the door, other than an exterior storm or screen door, does not swing over the step.
2. No Charge - N/C
3. N/C

Throughout a story in a Group I-2 occupancy, any change in elevation in portions of the exit access that serve non-ambulatory persons shall be by means of a ramp or sloped walkway.

Sec. 1004 OCCUPANT LOAD

**TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT**

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR ^a
Skating rinks, swimming pools Rink and pool Decks	50 gross ^b 15 gross

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

- a. Floor area in square feet per occupant.
- b. The occupant load of Public pools of Class B, C and Aquatic Recreation Facilities shall be in accordance with Sections 403 and 608 of the International Swimming Pool and Spa Code.

The remainder of Table 1004.5 is unchanged.

Sec. 1007 EXIT AND EXIT ACCESS DOORWAYS

Section 1007.1.2 Three or more exits or exit access doorways. Where access to three or more exits is required, at least two exit doors or exit access doorways shall be arranged in accordance with the provisions of Section 1015.2.1.

Additional required exit doors or exit access doorways shall be spaced so a minimum distance of one-fourth of the length of the maximum overall diagonal dimension of the area served is maintained between any other required exit door or exit access doorway.

Sec. 1010 DOORS, GATES AND TURNSTILES

Section 1010.1.5. Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25-unit vertical in twelve (12) units horizontal (2-percent slope).

Exceptions:

1. No Charge - N/C
 - 1.1. N/C
 - 1.2. N/C
2. Exterior doors as provided for in Section 1003.5, Exception 1 and Section 1022.2, which are not on an accessible route provided the door, other than an exterior storm or screen door, does not swing over the landing.
3. N/C
4. N/C

5. Exterior decks, patios or balconies that are part of Type B dwelling units, have impervious surfaces and that are not more than four (4) inches (102 mm) below the finished floor level of the adjacent interior space of the dwelling unit, provided the door, other than an exterior storm or screen door, does not swing over the landing.
6. N/C

Sec. 1025 LUMINOUS EGRESS PATH MARKINGS

Section 1025.1 General. Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings in accordance with this section.

Exceptions: Luminous egress path markings shall not be required on the level of exit discharge in lobbies that serve as part of the exit path in accordance with Section 1028.1, Exception 1.

Sec. 1102 COMPLIANCE

Section 1102.1. Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1, and Arizona Revised Statutes, Title 41, Chapter 9, Article 8, Public Accommodation and Services, The Arizonans with Disabilities Act, R 10-3-401 through R 10-3-404, which includes 28 CFR Part 35 and 28 CFR 36 and the ADA 2010 Standards for Accessible Design.

Where provisions may conflict between the different codes, the provision that provides the greatest degree of accessibility shall be used for any given building, facility or element.

Sec. 1107 DWELLING UNITS AND SLEEPING UNITS

Section 1107.2 Design. Dwelling units and sleeping units that are required to be Accessible units, Type A units, Type B units, Type C units or units with accessible communication features shall comply with the applicable portions of Chapter 11 of ICC A117.1. Units required to be Type A units are permitted to be designed and constructed as Accessible units. Units required to be Type B units are permitted to be designed and constructed as Accessible units or as Type A units.

Section 1107.5 Group I. Accessible units, Type B units and units with accessible communication features shall be provided in Group I occupancies in accordance with Sections 1107.5.1 through 1107.5.5.

Section 1107.5.1 Group I-1. Accessible units, Type B units and units with accessible communication features shall be provided in Group I-1 occupancies in accordance with Sections 1107.5.1.1 and 1107.5.1.2.

Section 1107.5.1.1 Accessible units. At least 4 percent, but not less than one, of the dwelling units and sleeping units shall be Accessible units. All Accessible units dwelling units and sleeping units shall be provided with accessible communication features.

Exception: The installation of communication features may be delayed until required for a specific tenant/patient provided every Accessible unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.5.1.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be provided with accessible communication features.

Exception:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

2. The installation of communication features may be delayed until required for a specific tenant/patient provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.5.2 Group I-2 nursing homes. Accessible units, Type B units and units with accessible communication features shall be provided in nursing homes of Group I-2 occupancies in accordance with Sections 1107.5.2.1 and 1107.5.2.2.

Section 1107.5.2.1 Accessible units. At least 50 percent but not less than one of each type of the dwelling units and sleeping units shall be Accessible units. All Accessible units dwelling units and sleeping units shall be provided with accessible communication features.

Exception: The installation of communication features may be delayed until required for a specific tenant/patient provided every Accessible unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.5.2.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be provided with accessible communication features.

Exception:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. The installation of communication features may be delayed until required for a specific tenant/patient provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.5.4 Group I-2 rehabilitation facilities. In hospitals and rehabilitation facilities of Group I-2 occupancies that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility, 100 percent of the dwelling units and sleeping units shall be Accessible units and 10 percent of the units shall be provided with accessible communication features.

Section 1107.6 Group R. Accessible units, Type A units and Type B units shall be provided in Group R occupancies in accordance with Sections 1107.6.1 through 1107.6.4.

Section 1107.6.1 Group R-1. Accessible units, Type B units and units with accessible communication features shall be provided in Group R-1 occupancies in accordance with Sections 1107.6.1.1 and 1107.6.1.2.

Section 1107.6.1.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. All Accessible units dwelling units and sleeping units shall be provided with accessible communication features. On a multiple-building site, where structures contain more than 50 dwelling units or sleeping units, the number Accessible units shall be determined per structure. On a multiple-building site, where structures contain 50 or fewer dwelling units or sleeping units, all dwelling units or sleeping units on site shall be considered to determine the total number of Accessible units. Accessible units shall be dispersed among the various classes of units.

Exception: The installation of communication features may be delayed until required

for a specific tenant provided every Accessible unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.1.2 Type B units. In structures with four or more dwelling units or sleeping units intended to be occupied as a residence, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be provided with accessible communication features.

Exception:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. The installation of communication features may be delayed until required for a specific tenant provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.2 Group R-2. Accessible units, Type A units, Type B units and units with accessible communication features shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 and 1107.6.2.3.

Section 1107.6.2.1 Live/Work units. In live/work units, constructed in accordance with Section 419, the non-residential portion is required to be accessible. In a structure where there are four or more live/work units, intended to be occupied as a residence, the residential portion of the live/work unit shall be a Type B unit. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be provided with accessible communication features.

Exception:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. The installation of communication features may be delayed until required for a specific tenant provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.2.2 Apartment houses, monasteries and convents. Type A units, Type B units and units with accessible communication features shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.2.1 and 1107.6.2.2.2. Bedrooms in monasteries and convents shall be counted as units for the purposes of determining the number of units. Where the bedrooms are grouped in sleeping units, only one bedroom in each sleeping unit shall be counted toward the number of required Type A units.

Section 1107.6.2.2.1 Type A units. In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit. All Type A dwelling units and sleeping units shall be provided with accessible communication features. All Group R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

Exceptions:

1. The number of Type A units is permitted to be reduced in accordance with Section 1107.7.
2. Existing structures on a site shall not contribute to the total number of units

on a site.

3. The installation of communication features may be delayed until required for a specific tenant provided every Type A unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.2.2.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be provided with accessible communication features.

Exception:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. The installation of communication features may be delayed until required for a specific tenant provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.2.3 Group R-2 other than apartment houses, monasteries and convents. In Group R-2 occupancies, other than live/work units, apartment houses, monasteries and convents falling within the scope of Sections 1107.6.2.1 and 1107.6.2.2, Accessible units, Type B units and units with accessible communication features shall be provided in accordance with Sections 1107.6.2.3.1 and 1107.6.2.3.2. Bedrooms within congregate living facilities, dormitories, sororities, fraternities and boarding houses shall be counted as sleeping units for the purposes of determining the number of units. Where the bedrooms are grouped in dwelling or sleeping units, only one bedroom in each dwelling or sleeping unit shall be counted toward the number of required Accessible units.

Section 1107.6.2.3.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1.1. All Type A dwelling units and sleeping units shall be provided with accessible communication features.

Exception: The installation of communication features may be delayed until required for a specific tenant provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.2.3.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and every sleeping unit intended to be occupied as a residence shall be a Type B unit. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be provided with accessible communication features.

Exception:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. The installation of communication features may be delayed until required for a specific tenant provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.3 Group R-3. In Group R-3 occupancies where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit, and units with accessible communication features. At least 10 percent, but not less than one, of the dwelling units and sleeping units shall be provided with accessible communication features. Bedrooms within congregate living facilities, dormitories, sororities, fraternities and boarding houses shall be counted as sleeping units for the purposes of determining the number of units.

Exception:

1. The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
2. The installation of communication features may be delayed until required for a specific tenant provided every Type B unit has all of the infrastructure of the communication systems installed so there is no removal of the building's finishes to install the required devices.

Section 1107.6.3.1 Group R-3 Type C (Vistable) units. In all Group R-3 occupancies of one- and two-family dwellings and townhouses, each dwelling unit shall meet the requirements of a Type C unit in accordance with Section 1105 of the ICC A117.1.

Sec. 1203 TEMPERATURE CONTROL

Section 1204.1 Equipment and systems. Habitable or occupiable spaces shall be provided with active or passive space-heating and space cooling systems capable of maintaining temperatures between 70°F (21°C) and 90°F (32°C) at a point 3 feet (914 mm) above the floor. The installation of portable space heaters or coolers shall not be used to achieve compliance with this section.

Exception: Space heating or cooling systems are not required for:

1. Interior spaces where the primary purpose of the space is not associated with human comfort.
2. Group F, H, S or U occupancies.

Sec. 1603 CONSTRUCTION DOCUMENTS

Section 1603.1.10 Floor design live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices. The construction documents shall show the proposed sign location and the maximum floor loads.

Section 1603.1.11 Issuance of certificate of occupancy. A certificate of occupancy required by Section 107 shall not be issued until the floor load signs, required by Section 1603.1.10, have been installed.

Section 1603.1.12 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

Sec. 1607 LIVE LOADS.

**Table 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LOADS AND MINIMUM
CONCENTRATED LIVE LOADS.**

Table 1607.1 is unchanged except for the following:

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
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25. Residential One- and two-family dwellings		-
Uninhabitable attics with limited storage ^{i, j, k}	<u>40</u>	
Habitable attics and sleeping areas	<u>40</u>	

Sec. 1612 FLOOD LOADS

Section 1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for Maricopa County, Arizona and Incorporated Areas,” dated July 19, 2001, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Sec. 1704 SPECIAL INSPECTIONS, CONTRACTOR RESPONSIBILITY AND OBSERVATIONS

Section 1704.1 General. This section provides minimum requirements for special inspections, the statement of special inspections, contractor responsibility and observations.

Section 1704.2 Special inspections and tests. Where application is made to the building official for construction as described in this section **104**, of the Tempe Building Safety Administrative Code the owner or the owner’s authorized agent, other than the contractor, shall employ one or more approved agencies to perform special inspections and tests during construction on the types of work specified in Section 1705 and identify the approved agencies to the building official. These inspections are in addition to the inspections identified in Section **110**. These special inspections are in addition to the inspections by the building official that are identified in Section **106** of the Tempe Building Safety Administrative Code.

Prior to the issuance of a permit, the registered design professional responsible for the observations shall provide a partial completed, parts A, B and C, Special Inspection Certificate (city form) to the building official.

The registered design professional responsible for the observations or the designated special inspector, shall periodically visit the site during the course of construction requiring the observations as set forth in the statement of special inspections.

Upon completion of the work requiring observations, a completed Special Inspection Certificate (city form) shall be provided to the building official under the seal and signature of the registered design professional responsible for the observations. A final inspection will not be approved or a Certificate of Occupancy will not be issued until the certificate is received by the building official.

Exceptions:

1. No Charge - N/C
2. N/C
3. N/C
4. N/C

Section 1704.5 Submittals to the building official. In addition to the submittal reports of special inspections and tests 1704.2.4, reports and certificates shall be submitted by the owner or the owner’s authorized agent to the building official for each of the following:

1. No Charge - N/C
2. N/C

3. N/C
4. N/C
5. N/C
6. N/C
7. N/C
8. Special Inspection Certificate for types of equipment or installations of electrical, mechanical or plumbing as require in Section 1705.12.6.

Section 1704.6.1 Structural observations for structures. Structural observations shall be provided for those structures where one or more of the following conditions exist:

1. No Charge - N/C
2. N/C
3. N/C
4. N/C
5. The height of the structure is greater than 75 feet (22,860 mm) above grade plane.
6. The structure is more than three stories above grade plans.
7. Post-tension concrete foundations.
8. Elevated post-tension concrete structures.
9. Prefabricated units and their connections when such units are utilized structurally in the lateral force-resisting systems of a structure.

Section 1704.7 Electrical Observations. The owner shall employ the registered design professional responsible for the electrical design, or another registered design professional designated by the registered design professional responsible for the electrical design, to perform visual observations of complex electrical equipment and systems for general conformance to the approved plans and specification, including but not limited to, placement and interconnection of equipment. Electrical observations shall be performed at significant stages of the construction and when the installation is complete and ready for inspection. Electrical observations are in addition to and not in lieu of inspections required by Section 106 of the Tempe Building Safety Administrative Code, as required by Section 1705.12.6, and shall be provided when one of the following conditions exist:

1. When such observation is specifically required by Section 1705.12.6 or the building code official.

Section 1704.8 Mechanical Observations. The owner shall employ the registered design professional responsible for the mechanical design, or another registered design professional designated by the registered design professional responsible for the mechanical design, to perform visual observations of complex mechanical equipment and systems for general conformance to the approved plans and specification, including but not limited to, placement and interconnection of equipment. Mechanical observations shall be performed at significant stages of the construction and when the installation is complete and ready for inspection. Mechanical observations are in addition to and not in lieu of inspections required by Section 106 of the Tempe Building Safety Administrative Code, as required by Section 1705.12.6, and shall be provided when one of the following conditions exist:

1. When such observation is specifically required by Section 1705.12.6 or the building code official.

Section 1704.9 Plumbing Observations. The owner shall employ the registered design professional responsible for the plumbing design, or another registered design professional designated by the registered design

professional responsible for the plumbing design, to perform visual observations of complex plumbing equipment and systems for general conformance to the approved plans and specification, including but not limited to, placement and interconnection of equipment. Plumbing observations shall be performed at significant stages of the construction and when the installation is complete and ready for inspection. Plumbing observations are in addition to and not in lieu of inspections required by Section 106 of the Tempe Building Safety Administrative Code, as required by Section 1705.12.6, and shall be provided when one of the following conditions exist:

1. When such observation is specifically required Section 1705.12.6 or by the building code official.

Section 1704.9 Fuel Gas Observations. The owner shall employ the registered design professional responsible for the fuel gas design, or another registered design professional designated by the registered design professional responsible for the fuel gas design, to perform visual observations of complex fuel gas equipment and systems for general conformance to the approved plans and specification, including but not limited to, placement and interconnection of equipment. Fuel gas observations shall be performed at significant stages of the construction and when the installation is complete and ready for inspection. Fuel gas observations are in addition to and not in lieu of inspections required by Section 106 of the Tempe Building Safety Administrative Code, as required by Section 1705.12.6, and shall be provided when one of the following conditions exist:

1. When such observation is specifically required by Section 1705.12.6 or the building code official.

Sec. 1705 REQUIRED SPECIAL INSPECTIONS AND TESTS

Section 1705.12.6 Electrical, Mechanical, Plumbing and Fuel Gas components. Periodic special inspection of electrical, mechanical, plumbing and fuel gas components shall be required for the following:

1. No Change - N/C
2. N/C
3. N/C
4. N/C
5. N/C
6. N/C including 6.1 and 6.2
7. Ground-fault protection performance tests for equipment with ground-fault protect.
8. Switch boards, panelboards, motor control centers and other equipment rated at 1,000 amperes or more or over 600 volts.
9. The installation or alteration of electrical systems over 600V.
10. Transformers rated 100 kVA or more, single phase or 300 kVA or more three phase.
11. Conductors that supply equipment rated at 1,000 amperes or more, or over 600 volts.
12. Emergency and standby power systems, including switchboards, panelboards, distribution boards, transfer equipment, power source, conductors, fire pumps, exhaust and ventilation fans.
13. Selective Coordination – This includes verification of the installation in accordance with the required selective coordination study.
14. The installation or alteration of that portion of a health care facility’s electrical system which fall under the scope of Article 517 of the National Electrical Code, including such systems installed in facilities where outpatient surgical procedures are performed.
15. The installation or alteration of electrical systems within locations classified as hazardous by provisions of the National Electrical Code, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubritorium’s.
16. Duct smoke detectors for air distribution systems as required by the International Mechanical Code,

Section 606.

17. Fire, fire/smoke, radiation and smoke damper operation for dampers required by International Mechanical Code, Section 607.
18. Installation of grease duct enclosure alternatives systems including but not limited to grease duct-wrap or double wall grease duct systems, allowed under the International Mechanical Code, Sections 506.3.11,2 and 506.3.11.3.
19. The welding of grease duct joints, seams penetrations, and duct-to-hood joints required by International Mechanical Code, Section 506.3.2 and 506.3.2.2.
20. The required grease duct leakage test required by International Mechanical Code, Section 506.3.2.5.
21. Test and Balance report for air balance of ventilation systems installed in ambulatory care and I-2 occupancies designed and installed in accordance with ASHRAE 170 as required by International Mechanical Code, Section 407.1.
22. Hazardous exhaust systems install in accordance with International Mechanical Code,Section 510.
23. Smoke control systems in accordance with International Mechanical Code,Section 513
24. Alternative engineered design plumbing systems as allowed by the International Plumbing Code, Section 316.
25. Medical gas and Vacuum systems as allowed by the International Plumbing Code, Section 1202.
26. Oxygen systems as allowed by the International Plumbing Code, Section 1203.
27. Non-potable water systems as allowed by the International Plumbing Code, Chapters 13 and 14.
28. Computer drainage and Vacuum drainage systems as allowed by the International Plumbing Code, Sections 713 and 715.
29. Liquefied petroleum gas motor vehicle fuel-dispensing facilities as allowed by the International Fuel Gas Code, Section 412.
30. Compressed natural gas motor vehicle fuel-dispensing facilities as allowed by the International Fuel Gas Code, Section 413.
31. Gaseous hydrogen systems as allowed by the International Fuel Gas Code, Chapter 7.
32. Special cases – Work which, in the opinion of the building official, involves unusual hazards or conditions.

Sec. 1907 MINIMUM SLAB PROVISIONS

Section 1907.2 Post-tension slabs on ground. All post-tension slabs on ground shall be permanently stamped, marked or otherwise identified in a conspicuous location indicating the slab is a post-tension slab. Conspicuous locations include, but are not limited to, entrance porches, slabs at garage doors or patio slabs.

Sec. 2902 MINIMUM PLUMBING FACILITIES

TABLE 2902.1
MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES ^a
(See Sections 2902.2 and 2902.3)

Table is unchanged except as noted below

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (SEE SECTION 419.2 OF THE INTERNATIONAL	LAVATORIES	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS ^{f, g, h} (SEE SECTION 410.1 OF THE INTERNATIONAL	OTHER ^{e, j}
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			PLUMBING CODE FOR URINALS)				PLUMBING CODE)	
			MALE	FEMALE				
1	Assembly ^{d, i}	N/C - All	N/C - All	N/C - All	N/C - All	—	N/C - All	1 service sink
2	Business (see Sections 2902.2, 2902.4, 2902.4.1 and 2902.6)	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	—	Where Separate Facilities are required by Section 2902.2 1 per 100	1 service sink	
6	Mercantile (see Section 2902.2, 2902.5 and 2902.6)	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750	—	Where Separate Facilities are required by Section 2902.2 1 per 1,000	1 service sink	

- a. No Change - N/C
- b. N/C
- c. N/C
- d. N/C
- e. For business and mercantile occupancies with an occupant load of 30 or fewer, service sinks shall not be required.
- f. N/C
- g. In other than I-1 Residential care, I-3 Reformatories, detention centers and correctional centers, I-4 Adult day care and child care, R-2 Dormitories, fraternities, sororities and boarding houses, R-3 Congregate living facilities with 16 or fewer persons, and R-4 Residential care/assisted living facilities, drinking fountains are not required for an occupant load of 30 or fewer.
- h. Drinking fountains will not be required in individual tenant spaces or single tenant buildings of Group B, F-1, F-2, S-1 or S-2 occupancies where an accessible break room sink is provided within the tenant space or building.
- i. Occupancies that provide food and/or beverage service to patrons do not need to provide drinking fountains.
- j. Where each tenant space has full access to a centrally located service sink on the floor it occupies, individual tenant service sinks will not be required.

Section 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exception:

- 1. No Charge - N/C
- 2. In other than I-1, I-3, I-4, R-2, R-3 and R-4 occupancies, separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 30 or fewer.
- 3. N/C
- 4. Is hereby repealed.

Section 2902.3.2 Location of toilet facilities in occupancies other than mall buildings. In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet (152 400 mm). The required public and employee toilet facilities may not be located in a building under different ownership or in a tenant space under different tenant control.

Exception: The location and maximum travel distance to required employee facilities in factory and industrial occupancies are permitted to exceed that required by this section, provided that the location

and maximum travel distance are approved.

Sec. 3102 MEMBRANE STRUCTURES

Section 3102.6 Mixed construction. Membrane structures shall be permitted to be utilized as specified in this section as a portion of buildings of other types of construction. Height and area limits shall be as specified for the type of construction and occupancy of the building.

Exception: A membrane structure attached or detached at the exterior of a building may be considered as a portion of buildings of other types of construction provided the construction type as classified in Section 3102.3 is either non-combustible (IIB) or Heavy timber (IV) and the height and area limits shall be as specified for the type of construction and occupancy of the building.

Sec. 3103 TEMPORARY STRUCTURES

Section 3103.1.2 Permit required. Temporary structures that cover an area greater than 400 square feet (18.58 m²), including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 50 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.

Sec. 3107. SIGNS.

Section 3107.1 General. Signs shall be permitted, designed, constructed and maintained in accordance with the City of Tempe Zoning and Development Code.