

**Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173
PLANNING AND ZONING COMMITTEE
Thursday, February 6, 2020 6:00 P.M.**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Superior Planning and Zoning Commission and to the public that the Superior Planning and Zoning Commission will hold a Regular Meeting open to the public set forth above.

AGENDA

A: CALL TO ORDER

B: PLEDGE OF ALLEGIANCE

C. INVOCATION

D: ROLL CALL

Chairperson	Matt Mashaw
Vice Chairperson	Joy Eveland
Commissioner	Henry Munoz
Commissioner	Hank Gutierrez
Commissioner	Sherry Figdore
Commissioner	David Gunn
Commissioner	Jesse Garcia

E. CONSENT AGENDA:

1. Approval of October 3, 2019 Regular Agenda Minutes.

F. NEW BUSINESS:

1. Public Hearing – The Planning and Zoning Commission of the Town of Superior, will hold a Public Hearing to consider the Adoption of the 2018 International Building Codes with Local Amendments, to be applied with the Town of Superior, AZ.
2. Approval of Resolution No. 2020-01, A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING TO ADOPT THE 2018 INTERNATIONAL CODES AND THE 2017 NATIONAL ELECTRICAL CODE BY ICC (INTERNATIONAL CODE COUNCIL) WITH LOCAL AMENDMENTS.

G. CALL TO THE PUBLIC

H. ADJOURNMENT

Posted By: _____
Date: _____ Time _____

THE TOWN COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION WHEN NEEDED FOR LEGAL CONSULTATION OF THE ABOVE SHOWN ITEMS A.R.S. SEC. 38-431-03 (A)(3) AND (A)(4).
HANDICAPPED INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT THE TOWN OF SUPERIOR AT 520-689-5752 AT LEAST 72 HOURS IN ADVANCE.

**PLANNING AND ZONING COMMITTEE
MINUTES**

**Thursday, October 3, 2019 6:00 P.M.
Superior Town Hall Auditorium
199 N. Lobb, Avenue, Superior, AZ 85173**

A: CALL TO ORDER

Chairperson Matt Mashaw called the meeting to order at 6:00 PM.

B: PLEDGE OF ALLEGIANCE

Chairperson Mashaw led everyone in the Pledge of Allegiance.

C. INVOCATION

Chairperson Mashaw gave the Invocation.

D: ROLL CALL

PRESENT:

Chairperson	Matt Mashaw
Vice Chairperson	Joy Eveland
Commissioner	Henry Munoz
Commissioner	Sherry Figdore
Commissioner	David Gunn
Commissioner	Jesse Garcia

ABSENT:

Commissioner	Hank Gutierrez
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STAFF PRESENT:

Todd Pryor – Town Manager
Ruby Cervantes – Town Clerk
Lana Clark – Engineer Tech

PUBLIC PRESENT:

Rea Rowels
Greg Rowels
Evy Oatis
Louie Rabago
Donnie Cox
Rosalie Padilla
Pam Rabago

E. CONSENT AGENDA:

1. Approval of September 5, 2019 Regular Agenda Minutes.

Motion to approve the Minutes of September 5, 2019 made by Commissioner Munoz, second by Commissioner Gunn, Motion Carries.

AYES - 6 Chairperson Mashaw, Commissioners: Eveland, Munoz, Figdore, Gunn,

Garcia.
NOES - 0
ABSENT – 1 Commissioner Gutierrez

F. NEW BUSINESS:

1. Public Hearing/Discussion/Possible Approval of Resolution 2019-08. A Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council re-zone property from the Urban Residential (R1-8) Zone District to the Multiple Family Residential (R-3) Zone District.

Todd Pryor stated to Chairperson that there were representatives from Northern Restorations present.

Rea Rowells, representing Northern Restorations in regards to the 17 acres of vacant land. She wanted to highlight some of the benefits and concerns and answer any additional questions or concerns. She discussed the following and provided hand-outs for everyone.

Superior Rezone Overview:

17 acres of vacant land
Current zoning : R1-8 Residential
Proposed Zone: R-3 Multi-Family

Benefits of Rezone:

Provides possibility for future development.
Boost Town of Superior's economy and provides jobs
Increased population to schools and residents tax dollars go to Superior's Education System.
Parcel is easily accessible and close to other attractions/sites in Superior- mine, schools, Main Street, major roads.
Future development provide aesthetic views to surrounding properties.
Town benefits with 2% tax on every house sold.
Fosters a healthy social environment for Superior.

Addressing Questions & Concerns:

Concerns of losing your views:
Current zoning has same max. building height as new zoning.
Both 2 stories; Density in this case means units – not height.

Increase in traffic concerns:
Traffic study conducted.
Panther Drive under utilized and under capacity.
Surround roads and streets can and will support growth in terms of traffic.

Resident input with design plans.
Current goal: support with rezone only to allow for density.
Once approved, we then begin formal design review process.
Includes working closely with town and residents.
Your input will be heard 100%.
Focus now is approval of rezoning.

Todd Pryor announced that this is a Public Hearing and everyone has the right to question

the Planning & Zoning Commission and if you do have questions for owners, you're welcome to do that as well.

Rosalie Padilla -- resides on Christopher Ave., Superior -- the rezoning is going to affect the values on our homes. Her concerns are the zone change, water issues, safety and health concerns and additional traffic

Mr. Pryor stated the entrance would be off Richard or Panther.

Louie Rabago -- Christopher St. Superior -- asked where they were going to tie in the sewer.

Mr. Pryor stated when we get into full design that would be addressed.

Louie Rabago asked the Commission to deny the rezoning. Rosalie Padilla stated she wants them to deny rezoning also.

Tim Cook -- Terrace Dr Superior -- supports the development. He's familiar with the quality of work this outfit does. The future is coming to Superior and there is going to be a need for housing. We might as well have it here and have it done on a quality basis with people who are responsive to the community. On terms of the design, I doubt if there is even a preliminary design or layout available right now. Those things come as the plans get developed. And they said they would welcome community input. I've seen work they have done in the past and I think we're lucky to have them come in.

Mr. Munoz -- I'm not against any growth in the community as long as it's done in the right manner. As long as it doesn't affect the health and safety of those involved. People have purchased their homes in a single-family zone area. My concern is the development being so close to a gravel operation; these people will be back complaining about the dust problem. Another concern is it being so close to the flood plain area. What happens, what could happen. Bad area for this type of development. I recommend we just leave it the way it is and take it from there.

Mr. Pryor -- stated the Flood Plan is administered by Pinal County. And anything they do they would have to meet their flood plain ordinance. They wouldn't get a permit to build anything in the flood plain without getting a properly engineered design that says it is safe and they can do it. The other issue is there is going to be a push of new employees if the mine opens. We are landlocked so no matter what someone does in the future, someone is going to be affected.

Commissioner Garcia stated this is a positive change. We have to approve the zoning change. We can't be afraid of change

Motion to approve Resolution 2019-08, A Resolution of the The Planning and Zoning Commission of the Town of Superior recommending that the Town Council re-zone property from the Urban Residential (R1-8) Zone District to the Multiple Family Residential (R-3) Zone District made by Commissioner Gunn, second by Commissioner Eveland, motion carries.

AYES -- 5 Chairperson Mashaw, Commissioners: Eveland, Figdore, Gunn, Garcia

NOES -- 1 Commissioner Munoz

ABSENT -- 1 Commissioner Gutierrez

2. Discussion on proposed Superior Waters and Trails Action Plan and Queen Creek Greenway Concept Plan.

Per Todd Pryor this was put on the Agenda to have the Planning and Zoning Committee be aware of these projects. Maps and the Plans were given to Committee in their packets.

The Superior Waters & Trails Action Plan will identify a practical road map for enhancing the recreational and natural values of the Town of Superior.

The Queen Creek Greenway Concept Plan includes several related elements; release of water to increase flow frequency; restoration of riparian, creek-side vegetation to enhance flora and fauna; and a reconnection of Main Street Superior to the creek via the Legends of the Lost Trail and a series of shaded, welcoming mini-parks.

G. CALL TO THE PUBLIC -NONE

H. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Figdore, second by Commissioner Eveland, motion carries. Meeting adjourns at 7:17 PM.

AYES - 6 Chairperson Mashaw, Commissioners: Eveland, Munoz, Figdore, Gunn, Garcia.

NOES - 0

ABSENT - 1 Commissioner Gutierrez

ATTEST:

Matt Mashaw, Planning & Zoning Chairperson

Ruby Cervantes, Town Clerk

**TOWN OF SUPERIOR NOTICE OF PUBLIC HEARING OF THE
PLANNING AND ZONING COMMISSION AND THE TOWN COUNCIL**

Notice is hereby given that on February 06, 2020, the Planning and Zoning Commission of the Town of Superior, will hold a public hearing to consider the Adoption of the 2018 International Building Codes with Local Amendments, to be applied within the Town of Superior, Arizona:

Further notice is hereby given that on March 12, 2020, the Town Council will hold a public hearing to consider the Planning and Zoning Commission's recommendation concerning the Adoption of the 2018 International Building Codes with Local Amendments, to be applied within the Town of Superior, Arizona:

The Planning and Zoning Commission will meet at 6:00 p.m., on February 06, 2020, and the Town Council will meet at 7:00 p.m., on March 12, 2020, in the Town Auditorium located at 199 N. Lobb Avenue, Superior, Arizona to act upon these items.

PUBLIC HEARING/ACTION: Adoption of the **2020 Building Code Ordinance**, an Ordinance of the Town Council of The Town of Superior, Arizona that amends Chapter 5 and Chapter 12 of the Town of Superior 2018 Town Code, to adopt specific 2018 Building Codes with amendments and appendices; and the 2017 National Electrical Code with amendments and appendices for application within the Town of Superior. This Ordinance repeals the 2006 International Building Code Ordinance, (**Resolution No. 506 and Ordinance No. 109**)

Said public hearings are open to the public, all persons are invited to attend and will be given full opportunity to be heard. Any person wishing to be heard, or wishing to present evidence for or against these items, is hereby notified and directed to either appear at the time and place aforesaid, or send written comments to the Town Manager/Town Clerk. All comments must be received by the Town Clerk on or before February 06, 2020, for the Planning and Zoning Commission public hearing, and all comments must be received by the Town Clerk on or before March 12, 2020, for the Town Council public hearing.

Respectfully



Lana Clark
Zoning Administrator for the Town of Superior

cc: Todd Pryor, Town Manager
cc: Ruby Cervantes, Town Clerk

Published January 22, 2020 in the Superior Sun

Date: February 06, 2020
To: Planning and Zoning Commission
From: Zoning Administrator
Subject: Resolution No. 2020-01

Recommendation:

Pass and adopt Resolution No. 2020-01; a Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council Adopt the 2018 International Codes and the 2017 National Electrical Code by ICC (International Code Council) with Local Amendments, to be applied within the Town of Superior, Arizona.

Project Analysis:

The management of the Town of Superior has determined the adoption of 2018 ICC code will be beneficial to the health, safety and general welfare of the people of the Town.

We propose adoption of the following 2018 International Codes and the 2017 National Electrical Code:

- International Building Code (IBC)
 - International Residential Code (IRC)
 - International Plumbing Code (IPC)
 - International Mechanical Code (IMC)
 - International Fuel Gas Code (IFGC)
 - International Fire Code (IFC)
 - International Property and Maintenance Code (IPMC)
 - International Energy Conservation Code (IECC)
 - International Pool Spa Code (IPSC)
 - National Electrical Code (NEC, 2017 edition)
-
- Updated codes not only save lives but save money:
 - a. Codes enhance *economic development* thru the utilization of state- of-the art technology in materials research, design and construction practices, and risks/hazards to the public in buildings and structures.
 - b. Codes *streamline the building regulatory system* through a single family of codes that brings consistency and compatibility to multiple layers of requirements existing at the international, federal, state and local levels.
 - c. Building codes *minimize long term costs*, meaning that when disaster strikes, building sustain less damage and the costs associated with rebuilding, lost productivity, human life - are minimized.
 - d. Energy efficiency represents *cost savings that pay for themselves* several times over - and updating codes means achieving the latest standards in energy efficiency.
 - e. Building and fire safety codes are a small price to pay when it comes to *protecting the lives of loved ones*.
 - f. Water is becoming an increasingly scarce commodity, especially in rural and developing areas. Plumbing and green codes *ensure water isn't wasted*, saving on water bills and sparing needed infrastructure.
 - g. Structures built to code are *built right the first time*. No costs for endless renovations or repairs, which often disrupt productivity in the home or

workplace.

- h. Building to energy efficient and green codes can qualify both contractors and building owners for *special tax incentives*, often offsetting costs for improvements that are already money-saving long-term.

Attachment:
Resolution No. 2020-01
Local Amendments

Exhibit
“A”
“B”

RESOLUTION NO. 2020-01

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING TO ADOPT THE 2018 INTERNATIONAL CODES AND THE 2017 NATIONAL ELECTRICAL CODE BY ICC (INTERNATIONAL CODE COUNCIL) WITH LOCAL AMENDMENTS

WHEREAS, the Planning and Zoning Commission has, at its regular meeting held on February 06, 2020, studied and considered Resolution No. 2020-01, a resolution recommending that the Town Council Pass and adopt Resolution No. 2020-01; a Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council approve an ordinance to Pass and Adopt the 2018 International Codes and 2017 National Electrical Code by ICC (International Code Council) with Local Amendments, to be applied within the Town of Superior, Arizona; and

WHEREAS, the Planning and Zoning Commission has determined that it is in the best interest of the Town to enact the 2018 International Codes with amendments in order to enhance the quality of life and to protect the health, safety and welfare of its citizens; and

WHEREAS, a timely and properly noticed public hearing upon Resolution No. 2020-01 was held by the Planning and Zoning Commission during its public hearing on February 06, 2020, at which hearing evidence, oral and documentary, was admitted on behalf of said amendment.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Zoning Commission of the Town of Superior, in a session assembled on the 6th day of February, 2020, resolved to approve Resolution No. 2020-01; a Resolution of the Planning and Zoning Commission of the Town of Superior recommending that the Town Council approve an ordinance to Pass and Adopt the 2018 International Codes and 2017 National Electrical Code by ICC (International Code Council) with Local Amendments, to be applied within the Town of Superior, Arizona, as well as attached Exhibits "A" and "B" attached to this Resolution as though fully set forth herein.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the Planning and Zoning Commission Secretary to the Town Council of the Town of Superior.

PASSED AND ADOPTED THIS 6th DAY OF FEBRUARY, 2020.

Matthew Mashaw, Chairman

CERTIFICATION

I, Ruby Cervantes, hereby certify that the foregoing Resolution No. 2020-01 was passed and adopted by the Planning and Zoning Commission of the Town of Superior at a scheduled meeting held on the 6th day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Ruby Cervantes, Town Clerk

EXHIBIT A

2018 INTERNATIONAL BUILDING CODE AMENDMENTS

Chapter 1, ADMINISTRATION

Amend section 101 general. By replacing [name of jurisdiction] with “Town of Superior”

Amend section 101.2 scope. By adding the word “installation” after the word “alterations,” and adding a comma after the word “connected”. Also delete the word “or” and add “or detached” after the word “attached”.

Amend **Section 105.2 Work Exempt from permit**, as follows:

Building: Item 1 amend by deleting “one-story” and replace it with “one single- story” at the beginning of the sentence. Also adding the word “gross” before floor area. Delete “120 square feet” and replace it with “200 square feet”, add the words “wall heights shall not exceed 10 feet above finished grade maximum wall height of ten feet above finished grade” at the end of the sentence.

Building, Item 9 delete “24” inches and change it to “18” inches.

Amend **Section 112 Service Utilities** by adding a new section as follows:

112.4 Utility Company Agreement. Inspection of service equipment and related apparatus will be required prior to re-connection of electric power or gas service for all buildings that have been vacant more than six months.

Chapter 3, USE, OCCUPANCY AND CLASSIFICATION

Amend **Section 308.2 Group I-1** by placing an asterisk * after the words “Assisted living facilities” and the words “group homes”, and at the end of the section adding the following:

*Assisted living and similar facilities shall comply with the provisions of A.A.C., Arizona Department of Health Services, Title 9, Chapter 10, Article 7.

Amend **Section 308.2.4** “Five or fewer persons receiving custodial care.” by placing a period after *International Residential Code* and deleting the remainder of the section.

Amend **Section 308.3.2** “Five or fewer persons receiving medical care.” by placing a period after *International Residential Code* and deleting the remainder of the section.

Amend **Section 310.5 Residential Group R-4** by placing an asterisk * after the words “Assisted living facilities” and at the end of the section add the following:

*Assisted living and similar facilities shall comply with the provisions of A.A.C., Arizona

Department of Health Services, Title 9, Chapter 10, Article 7.

Amend **Section 310.5.1 and 310.5.2** condition 1 and condition 2 by adding a new exemption at the end of each condition. “**Exemption:** fire sprinklers shall not be required in existing single family dwellings when the occupant load is ten or fewer, excluding staff.”

Chapter 9 – FIRE PROTECTION SYSTEMS

Amend **903.2.8.1 Group R-3** by adding “when installed” at the beginning of the sentence.

Amend **903.2.8.2 Group R-4**, condition 1 by adding an exemption at the end of the sentence. “**Exemption:** Fire sprinklers shall not be required in existing single family dwellings when the occupant load is ten or fewer, excluding staff.”

Amend **903.2.8.3 Group R-4**, condition 2 by adding an exemption at the end of the sentence. “**Exemption:** fire sprinklers shall not be required in existing single family dwellings when the occupant load is ten or fewer, excluding staff.”

Chapter 23. WOOD

Amend **Section 2304.12.4 Termite Protection**, by adding the following new paragraphs after the last sentence:

Within the perimeter of the foundation of any building which requires a building permit, the base course of all fill which is used to support a concrete slab shall be treated against termite infestation. The soil treatment shall be applied by a duly licensed applicator in accordance with the rules and regulations of the Arizona Structural Pest Control Commission.

Termite retardant chemicals shall be applied prior to placing the concrete. If the soil has been treated and the fill is disturbed prior to pouring the slab, or if the concrete is not poured within the time limit specified for the chemical used, the soil must be retreated according to the same standards. If a concrete slab has been poured prior to pre-treatment, the site must be treated in accordance with the rules and regulations referenced herein above.

EXCEPTION: Buildings accessory to Group R, Division 3 and buildings with floors and walls built of metal, masonry, concrete or other non-wood product.

Certification of such soil treatment shall be furnished to the Building Official when requested, and shall include the name of the applicator, state license number, chemicals used, time and location of application, and length of warranty.

Chapter 30. ELEVATORS AND CONVEYING SYSTEMS

Amend **Section 3001.1 Scope** by adding the following sentence at the end of the paragraph:
Title 12, Chapter 2, Article 12, Arizona Revised Statutes for additional requirements.

EXHIBIT B

2018 INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

Chapter 1, ADMINISTRATION

Amend **Section 101 General** by replacing name of jurisdiction with “Town of Superior”

Amend **Section R101.2 Scope**. By adding word “installation” after the word “alteration.”

Amend “**R101.2 Scope, Exception:**” by placing a period after the word “code” and deleting the remainder of sentence.

Amend **Section R105.2 Work Exempt from permit** as follows:

Amend Item 1. By deleting “One story”, and replace with the words “One single-story” at the beginning of the sentence. Also adding the word “gross” before floor area. Delete the words “120 square feet” and replace it with “200 square feet”, add “wall heights shall not exceed 10 feet above finished grade” at the end of the sentence.

Add a new item 11 as follows:

11. Attached Patio and Porch covers not exceeding 120 square feet of projected roof area with a maximum depth of 8 feet. Provided such cover:

- Is constructed as an addition, and
- Uses minimum of 2" x 6" rafter material, 4" x 4" posts and 4"x6" beams securely fastened, and
- Attached end of rafter is supported by existing bearing wall and not from the fascia, and
- The proposed roof does not encroach on the required yard setbacks.

Amend **Section R111 Service Utilities** by adding a new subsection as follows:

R111.4 Utility Company Agreement. Inspection of service equipment and related apparatus will be required prior to re-connection of electric power or gas service for all buildings that have been vacant more than six months.

Chapter 3, BUILDING PLANNING

Amend **Table R301.2 (1)** by inserting the following text:

Ground Snow Load	0 at 3500'
Wind Design (Speed)	115mph

Wind Design (Topographic Effects)	No
Seismic Design Category	B
Weathering	Negligible
Climate Zone	2B
Frost Line Depth	0
Termite	Moderate to heavy
Winter Design Temperature	34
Ice Barrier Underlayment require	No
Flood Hazards	FEMA
Air Freezing Index	50
Mean Annual Temperature	67

Amend **Table R302.1 (1) Exterior Walls** in the column for Fire Resistance Rating, first row, after the words “both sides” add “or designed per the prescriptive requirements of Section 721 of the International Building Code.

Delete Table R302.1 (2) Exterior Walls-Dwellings with Fire Sprinklers

Amend R302.2 Townhouses, Exception as follows:

1) At the first sentence delete 1 hour and change to 2 hours.

At the end of first sentence, add the following “or as designed per Section 721 of the 2018 International Building Code.

After the last sentence add, “The common wall may be reduced to 1 hour when provided with a fire sprinkler system per P2904.

Amend **Section 302.3 Two Family Dwellings** by adding after the word “UL263” in the first sentence, “or designed per Section 721 of the International Building Code.”

Delete **Section R303.4** in its entirety.

Amend **Section R303.10 Required Heating** by revising the title to read “**Required Heating and Cooling**” and by adding the following sentence to the end of the subsection:

“Every dwelling unit and guest room shall be provided with cooling facilities capable of maintaining a room temperature of not more than 80E F. (62EC.) at a point 3 feet above the floor in all habitable rooms under the average local climate conditions.”

Delete **Section R309.5 Fire Sprinklers** in its entirety.

Amend **Section 310.1 Emergency Escape and Rescue Required**. Delete Exception 2, 2.1, and 2.2

Amend **Section R311.2 Egress Door** at the end of the second sentence after “90 degrees (1.57 rad)” by adding “and in no case shall the egress door be less than 36 inches wide”.

Amend **Section R313.1 Automatic Fire Sprinkler Systems** as follows:

At the first sentence by deleting the word “shall” and replacing it with “may”.

Delete the exception in its entirety.

Amend **Section R313.1.1 Design and Installation** by adding “When provided” at the beginning of the sentence.

Amend **Section R313.2 One and Two Family Dwellings Automatic Fire Systems** as follows:

At the first sentence, delete the word “shall” and replace it with the word “may”.

Delete the exception in its entirety.

Amend **Section R313.2.1 Design and Installation** by adding “When provided” at the beginning of the sentence.

Amend **Section R318.2 Chemical termiticide treatment** by adding the following paragraphs after the last sentence:

Within the perimeter of the foundation of any building which requires a building permit, the base course of all fill which is used to support a concrete slab shall be treated against termite infestation. The soil treatment shall be applied by a duly licensed applicator in accordance with the rules and regulations of the Arizona Structural Pest Control Commission.

Termite retardant chemicals shall be applied prior to placing the concrete. If the soil has been treated and the fill is disturbed prior to pouring the slab, or if the concrete is not poured within the time limit specified for the chemical used, the soil must be retreated according to the same standards. If a concrete slab has been poured prior to pre-treatment, the site must be treated in accordance with the rules and regulations referenced herein above.

EXCEPTION: Buildings accessory to group R, Division 3 and buildings with floors and walls built of metal, masonry, concrete or other non-wood products.

Certification of such soil treatment shall be furnished to the building official when requested, and shall include the name of the applicator, state license number, chemicals used, time and location of application, and length of warranty.

Chapter 4 FOUNDATIONS

Amend **Section R403.1 General**, at the end of the last sentence and add the following:

“and be provided with reinforcement as required in **Sections R403.1.3.1 and R403.1.3.2 Foundations with stem walls and R403.1.3.3 Slabs-on-ground with turned-down footings.**”

Chapter 11 ENERGY EFFICIENCY

Add new **Section N1101.4.1 RESNET Testing and Inspection Protocol**. The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards Protocol for third party testing and inspections, shall be deemed to meet the requirements of sections R402.4.1.1, R402.4.1.2 and R402.2.2 and meet the following conditions:

1. Third Party Testing and Inspections shall be completed by RESNET certified Raters or Rated Field Inspectors and shall be subject to RESNET Quality Assurance Field Review Procedures.
2. Sampling in accordance with Chapter 6 of the RESNET Standards shall be performed by Raters or Rating Field Inspectors working under RESNET Accredited Sampling Provider.
3. Third Party Testing is required for the following items:
 - a. N1102.4.1.1 – Building Envelope – Thermal and Air Barrier Checklist.
 - b. N1102.4.1.2 – Testing – Air Leakage Rate.
 - c. N1103.3.2 – Sealing – Duct Tightness.
4. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building Official

Amend **Section N1103.3.1 Insulation** (prescriptive), in the first sentence, replace the word “R-8” with the word “R-6”

Chapter 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS

Amend **Section 1307 Appliance Installation** by adding a new section as follows:

Section M1307.7 Liquefied Petroleum Appliances. LPG appliance shall not be installed in a pit or other location that would cause a ponding or retention of gas.

Chapter 24, FUEL GAS

Amend **Section G2406 (303), Appliance Location** by adding a new section as follows:

“Section G2406.4 Liquefied Petroleum Appliances. LPG appliances shall not be installed in a pit or other location that would cause ponding or retention of gas.”

Amend **Section G2415.12 (404.12) Minimum Burial Depth** by adding the word “metallic” after Underground, and after the word grade, add “plastic piping shall be installed at a minimum depth of 18 inches below grade”. Delete “except as provided for in Section G2415.12.1.”

Delete **Section G2415.12.1 Individual Outside Appliances** in its entirety.

Chapter 26, GENERAL PLUMBING REQUIREMENTS

Amend **Section P2603.5.1 Sewer Depth** insert 12” inside both bracket locations.

Chapter 29, WATER SUPPLY AND DISTRIBUTION

Amend **Section P2904 Title**, by adding the word “Optional” in the beginning of the title

Amend **Section P2904.1 General** by adding “When installed” at the beginning of the first sentence.

Amend **P2904.1.1 Required Sprinkler Locations** by adding “When installed” at the beginning of the sentence.

Chapter 38, WIRING METHODS

Add **Section E3802.8 Earthen Material Wiring Method** as follows:

For use in mortar joints of burnt and stabilized adobe construction in occupancies where the use of Nonmetallic-Sheathed Cable is permitted by this code. *Code does not permit use in “Rammed Earth” type construction.*

EXHIBIT C

2018 INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS

Chapter 1, ADMINISTRATION

Amend **Section 101.1 Title** by adding the following in the insert: “Town of Superior”

Amend **Section 103. 5 Fees** by placing the following in the insert at the end: “The Town of Superior Building Permit Fee Schedule”

Amend **Section 108.1.4 Unlawful structure** at the first sentence by deleting the following: “occupied by more persons than permitted under this code.”

Add the word “installed,” after the words “or was.”

Amend **Section 112.4 Failure to comply** by deleting everything after “shall be” in the first sentence and replacing with the following: “subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees as prescribed by the current adopted fee schedule.”

Chapter 3, GENERAL REQUIREMENTS

Delete **Section 302.3 Sidewalks and driveways** in its entirety.

Delete **Section 302.4 Weeds** in its entirety.

Delete **section 302.5 Rodent Harborage** in its entirety.

Delete **section 302.6 Exhaust Vents** in its entirety.

Delete **Section 302.8 Motor vehicles** in its entirety.

Delete **Section 302.9 Defacement of property** in its entirety.

Delete **Section 303 Swimming Pools, Spas and Hot Tubs** in its entirety.

Delete **Section 304.2 Protective treatment** in its entirety.

Delete **Section 304.14 Insect screen** in its entirety.

Delete **Section 304.19 Gates** in its entirety.

Amend **Section 305.3 Interior surfaces** in its entirety.

Amend **Section 308 Rubbish And Garbage**, by deleting Sections 308.2 Through 308.3.2

Delete **Section 309 Pest Elimination** in its entirety.

Chapter 4. LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

Delete **Section 404.1 Privacy** in its entirety.

Delete **Section 404.4.2 Access From Bedrooms**.

Delete **Section 404.4.3 Water Closet Accessibility**.

Delete **Section 404.5 Overcrowding** in its entirety.

Chapter 5. PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

Delete **Section 502.5 Public toilet facilities** in its entirety.

Delete **Section 506.3 Grease interceptors** in its entirety.

Delete **Section 507 Storm Drainage** in its entirety.

Chapter 6. MECHANICAL AND ELECTRICAL REQUIREMENTS

Amend the Title to **Section 602** by adding the words “**and COOLING**”, after “**HEATING**”.

Amend **Section 602.1 Facilities required** by adding the words “and Cooling” after the word Heating.

Add a new **Section 602.2.1 Cooling** to read as follows:

Section 602.2.1 Cooling. In addition to the requirements of Section 602.2, cooling facilities shall be supplied capable of maintaining a temperature of not greater than 80 degrees.

Amend **Section 602.3 Heat supply** by adding the following in the inserts [DATE]:
“September” to “May”

Add a new **Section 602.3.1** to read as follows:

Section 602.3.1 Cooling. In addition to the requirements of Section 602.3, cooling facilities shall be supplied capable of maintaining a temperature of not greater than 80 degrees.

Amend **Section 602.4** by adding the following in the insert [DATE]: “September” to “May”

Chapter 7. FIRE SAFETY REQUIREMENTS

Delete **Section 703 - Fire Resistance Ratings** in its entirety.

Delete **Section 704 – Fire Protection Systems** in its entirety.

Delete **Section 705 – Carbon Monoxide Alarms and Detection** in its entirety.

APPENDIX A: BOARDING STANDARD

Amend **Section A101.1 General** to read: “All unsecured openings shall be boarded in an approved manner to prevent entry.”

EXHIBIT D

2018 INTERNATIONAL MECHANICAL CODE AMENDMENTS

Chapter 3. GENERAL REGULATIONS

Amend **Section 304.11 Guards** by adding an exception at the end of the subsection as follows:

Exception: The requirements of this subsection shall not apply to one and two-family dwellings.

Amend **Section 306.5.1 Sloped roofs** by adding an exception at the end of the subsection as follows:

Exception: The requirements of this subsection shall not apply to one and two-family dwellings.

Amend **Section 309.1 Space Heating Systems** by adding the words “**and Cooling**” after

Heating so the title reads **Section 309.1 Heating and Cooling Systems.**

Add the following sentence to the end of the subsection: "Such spaces shall also be provided with a cooling system capable of maintaining a maximum indoor temperature of 80F. (26C.) at a point 3' above the floor."

Amend **Section 401.2 Ventilation Required** by deleting the 2nd sentence.

EXHIBIT E

2018 INTERNATIONAL PLUMBING CODE AMENDMENTS

Chapter 3. GENERAL REGULATIONS

Delete **Section 304 Rodent proofing** in its entirety.

Amend **Section 305.4.1 sewer depth.** Replace [number] with 12" in both locations

Delete **Section 309 Flood proofing** in its entirety.

Section 312.1 Required Tests. Revise section by deleting the last two sentences of the first paragraph

Amend **section 410.2 small occupancies,** by replacing 15 with 30, to read "drinking fountains shall not be required for an occupant load of 30 or fewer."

Chapter 6. WATER SUPPLY AND DISTRIBUTION

Amend **Section 607.2 Hot or tempered water supply to fixtures** at the first sentence by deleting 50 (15 240 mm) and replacing with 100 feet (30 480 mm).

EXHIBIT F

2017 NATIONAL ELECTRICAL CODE AMENDMENTS

Article 210– BRANCH CIRCUITS

Amend **Section 210.5 Identification For Branch Circuits.** B y d eleting Section (C) (1) and replacing it

with The Following:

(C)(1) Ungrounded Conductors. Branch circuits shall conform to the following color code.

volts	phase	System	Phase a	Phase b	Phase c	Grounded conductor
120/208	3	Wye	Black	Red	Blue	White
277/480	3	Wye	Brown	Orange	Yellow	Grey
120/240	3	Delta	Black	Orange	Red	White

Exception no. 1: the above color-coding is not required in residential occupancies.

Exception no. 2: industrial occupancies holding a registered plant permit may use their own coding system.

Exception no. 3: additions to an existing electrical system, where an acceptable color-coding system exists,

The existing color coding system shall be continued.

Amend **Section 210.11 (C) Dwelling Units.** By adding an item (5) to read:

210.11(C) (5) Dishwasher and Garbage Disposer Branch Circuit. In residential occupancies a dishwasher and a garbage disposer may be supplied by the same 20 ampere 120V Branch Circuit.

Article 230 – SERVICES

SECTION 230.70 (B). Revise section by adding the following to the end the Sentence:

“the markings shall be of sufficient durability to withstand the environment involved. Identifying labels required for disconnecting means shall have engraved or raised letters and be secured by screws or rivets”

Article 340 – Underground Feeder and Branch-Circuit cable: Type UF

Amend **Section 340.10** by adding an item 8, as follows:

(8) For use in mortar joints of burnt and stabilized adobe construction in occupancies where the use of Nonmetallic-Sheathed Cable is permitted by this code. *Code does not permit use in “Rammed Earth” type construction.*

Article 725 – Class 1, Class 2, and Class 3 Remote-Control, Signaling, and Power-Limited

Circuits.

Add a new **Section 725.32** as follows:

725.32. Location of Power Supplies and Transformers

(A) Accessibility. Class 1, Class 2, and Class 3 power supplies and transformers shall be accessible.

(B) Prohibited locations.

1). Attics or other spaces subject to high ambient temperatures.

Annex H Administration and Enforcement

Delete **Section 80.15 Electrical Board** in its entirety

EXHIBIT G 2018 INTERNATIONAL FUEL GAS CODE AMENDMENTS

Delete **Section 404.12.1 Individual outside appliances** in its entirety.

EXHIBIT H 2018 INTERNATIONAL FIRE CODE

Amend **Section 101 General** by replacing [name of jurisdiction] with “Town of Superior”

Amend **Section 903.2.8.2 Care facilities** by removing the word “shall” and replace with “may”.

Amend **Section 5607.3 Blasting in congested areas**, by deleting the last sentence and adding the following subsections:

Section 5607.3.1 Testing. Seismic and air blasting testing shall be conducted by an independent testing agency and the results recorded in the blasting log for each blast. Tests may be waived for distances greater than 500 feet if the code official determines there is little probability of damage to adjoining property from the blasts.

Section 5607.3.2 Blasting Mats. When blasting within 500 feet of a structure,

Blasting mats shall be used to prevent fragments from being thrown. Mats may be required at distances exceeding 500 feet if the code official determines that further precautions are necessary to protect adjoining properties.

Section 5607.3.3 Notification. When blasting within 1000 feet of an occupied structure occupants shall be notified in writing no less than 48 hours and no more than 5 days prior to the blast. A copy of the notification shall be submitted to the code official at the same time as the occupants.

Amend **Section 5607.4 Restricted hours**, by adding the following after the last Sentence: “No blasting shall be conducted on weekends or holidays.”

Add a new **Section 5607.16** as follows:

Section 5607.16 Blasting Logs. For all blasts within 1000 feet of a structure a detailed blasting log shall be maintained. The log shall be submitted to the code official within five days after the last blast authorized by the permit or upon expiration of the permit. For blasting within 500 feet of a structure, a copy of the log shall be submitted to the code official prior to the next blast. The code official shall review the log to determine that all blasting operations have been in compliance with this code. Subsequent blasting shall not be performed without permission from the code official. The log shall contain the following information:

- A copy of the approved permit and blasting plan
- The location of the blasting operation
- The date and time of each blasting occurrence
- If blasting mats or other cover was used
- A copy of the seismic readings and information on who conducted the tests
- Any and all known damage or injury that occurred as a result of the blast. If there was none, then that shall be stated
- Any other information the code official may require to demonstrate compliance with this ordinance

Failure to comply with the provisions of this section may result in revocation of the blasting permit.

EXHIBIT I

2018 INTERNATIONAL ENERGY CONSERVATION CODE

Amend **Section C101.1 Tittle** by replacing [name of jurisdiction] with “Town of Superior”

Amend code by deleting the entire Residential Section [Re] and reference Chapter 11 Energy Efficiency of the 2018 IRC

EXHIBIT J
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE

Chapter 1, SCOPE AND ADMINISTRATION

Amend **Section 101.1 General** by replacing [name of jurisdiction] with “Town of Superior”

Chapter 3, DEFINITIONS

Amend “spa.” By adding the words “not over 8' in any dimension and in which the depth of the water is 18" or more” after the word “product” in the 1st sentence.

Chapter 3, GENERAL COMPLIANCE

Amend **Section 305.1 General**. By deleting the words “and swimming pools are equipped with a powered safety cover that complies with ASTM F1346” after the word ASTM F1346 in the 2nd sentence. And delete the words “or pools” after hot tubs in the 3rd sentence.

Amend **Section 305.2.1 Item 1**, by deleting “48” and replacing with “60”

Amend **Section 305.2.10 Poolside Barrier Setbacks**. By deleting “20” and replacing it with “30” before the word “inches” in the 1st sentence. And add a new sentence to read: “The water’s edge shall not be less than 4’ from any property line or less than 3’ from a structure without Engineered design.”

Amend **Section 305.4 Structure Wall As Barrier, Item 1** by deleting the word “sill” and replacing with the word “latch”, also delete the number “48” and replace it with the number “54” in the same sentence.

Amend **Section 305.4** by adding a new Item 4, to read as follows:

4. A barrier separating the dwelling or structure from pool or spa shall be installed around the pool meeting the requirements of section 305.2.1 except that the barrier shall be constructed of materials that will not obstruct the line of vision between pool and residence, and the height may be reduced to not less than 48”

Amend **Section 306.3 Step Risers And Treads**. Delete the first 2 sentences of the section.

Delete **Section 306.4. Deck Steps Handrail Required**. In its entirety

Amend **Section 315.2 Required**. Delete the first sentence of the section.

Amend **Section 315.2 Required**. Delete entire exception 1, and replace it with exception 2.

Delete **Section 315.3 Skimmer Sizing**. In its entirety

Table 315.3 Skimmer Sizing Table. Amend by deleting the 1st row “public pool and 500 sqft”

Delete **Section 316.4.2 Access Prohibited**. In its entirety

Amend **Section 321.1 General**. By deleting the 1st sentence.

Delete **Section 321.2 Artificial Lighting Required**. In its entirety

Delete **Section 321.3 Emergency Illumination**. In its entirety.

Amend **Section 322.1 General**. Delete the number “4” and replace with “7” after the word “chapters”

Delete **Chapter 4 Public Swimming Pools**. In its entirety

Delete **Chapter 5 Public Spas And Public Exercise Spas**. In its Entirety.

Delete **Chapter 6 Aquatic Recreation Facilities**. In its entirety.

2018 ICC BUILDING CODE ADOPTION April 20, 2020

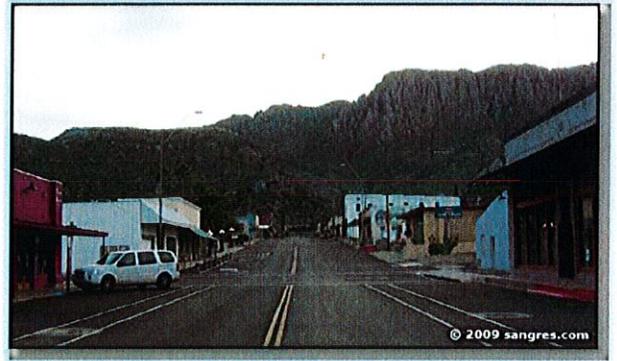
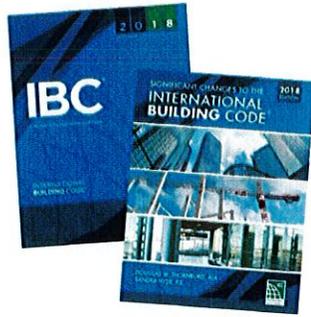
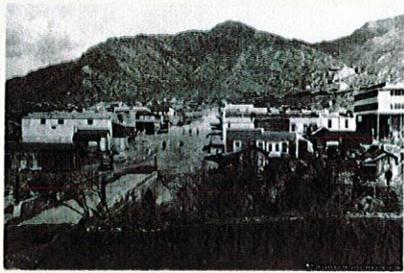


<http://superioraz.gov>



@Town of Superior

Town of Superior Community Development - Building Safety



Mission Statement

Town of Superior mission is to assure the residents and general public of their health, safety, and general welfare within the built environment.

Department Objective

Last adoption of a Building Code IBC 2006.

The Building Code is published every 3 years.

We propose adoption of the following 2018 International Codes and the 2017 National Electrical Code :

- International Building Code (IBC)
- International Residential Code (IRC)
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- International Fuel Gas Code (IFGC)
- International Fire Code (IFC)
- International Property and Maintenance Code (IPMC)
- International Energy Conservation Code (IECC)
- International Pool Spa Code (IPSC)
- National Electrical Code (NEC, 2017 edition)

Pinal County adopted the IBC 2018 International Code and the 2017 National Electrical Code that became effective on January 21, 2020. It is in Town of Superior best interest to keep the IBC codes in union with Pinal County for all construction developments in Town to keep the same code structure.

Adoption Process

PUBLIC HEARINGS:

- February 06, 2020 – Planning and Zoning Commission Public Hearing
- March 12, 2020 – Town Council Public Hearing
- April 20, 2020 – Effective date of the 2020 Building Safety Ordinance (2018 Codes)

STAKE HOLDERS:

- Developers / Builders
- Arizona Building Officials (AZBO)
- Central AZ Homebuilders Association
- State Fire Marshall
- Fire Districts
- IGA Partners
- Building Code Advisory Board

Existing

- 2006 ICC Building Codes, 2006 NEC Electrical Codes, 2006 ICC Energy Code with amendments.

Proposed

- 2018 ICC Building Codes, 2017 NEC Electrical Codes, 2018 ICC Energy Code with amendments.

Key Changes and Amendments

For the most part, the 2018 code requirements have remained the same as in the last 2015 code edition.

- Section 105.2 Work Exempt from Permits. One single-story detached accessory structure provided that the floor area does not exceed 200 sqft. We are adding the words "wall heights shall not exceed 10' above finished grade to define "one-story". By making the finished grade the benchmark, we would avoid an exempt structure to be elevated high in the air.
- Chapter 11 Energy Efficiency IRC. We will allow 3rd party testing for compliance of the requirements. The burden for homeowners to comply with the strict word of the Energy Code is hard and expensive and was the major reason we had remained on the 2006 IECC. Homeowners can use RESNET a free online program to design the correct construction materials to comply, and most licensed contractors are certified to perform the 3rd party duties.
- Adopting the 2018 IECC (See above)
- Adopting the 2018 International Swimming Pool Code. Removal for most of the pool barrier requirements from the IRC

History of Codes

Translation of the First Building Code Hammurabi (2000 BC)



Law 228. If a builder builds a house for someone and completes it, he shall give him a fee of two shekels in money for each sar of surface.

Law 229. If a builder builds a house for someone and does not construct it properly and the house which he built falls in and kills its owner, then that builder shall be put to death.

Law 230. If it kills the son of the owner, the son of that builder shall be put to death.

Law 231. If it kills a slave of the owner than he shall pay slave for slave to the owner of the house.

Law 232. If it ruins goods, he shall make compensation for all that has been ruined and is as much as he did not construct properly this house which he built, and it fell, he shall re-erect the house from his own means.

Law 233. If a builder builds a house for someone, even though he has not yet completed it; if then the walls seem toppling, the builder must make the walls solid from his own means.

Questions and Discussion



- Town of Superior
- 199 N Lobb Ave
- PO Box 218
- Superior, AZ 85173
- (520) 689-5752