

ORDINANCE NO. 25-1371

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING CITY CODE SECTION 12.12.010, ADOPTION OF INTERNATIONAL FIRE CODE, TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE, DECLARING AS PUBLIC RECORD THE LOCAL AMENDMENTS TO THE 2024 INTERNATIONAL FIRE CODE, AND ADOPTING THE LOCAL AMENDMENTS BY REFERENCE

BE IT ORDAINED, by the Mayor and City Council of Lake Havasu City, Arizona, as follows:

Section 1. That the “Lake Havasu City Amendments to the 2024 Edition of the International Fire Code” is declared a public record as shown on Exhibit A incorporated herein by reference.¹

Section 2. Section 2.12.010 of the Lake Havasu City Code is amended to adopt by reference the 2024 Edition of the International Fire Code and local amendments as follows:

12.12.010 Adoption of International Fire Code.

A. The International Fire Code, 2024 Edition, copyrighted by the International Code Council (ICC), as may be amended, is adopted by reference and made part of this chapter as though specifically set forth in full in this chapter.

B. City amendments to the International Fire Code are contained in the public record “Lake Havasu City Amendments to the 2024 Edition of the International Fire Code,” as may be amended, is adopted by reference and made a part of this chapter as though specifically set forth in full in this chapter.

Section 3.: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the City Code adopted herein by reference, are repealed.

Section 4: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or any part of the City Code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

¹ Exhibit on file at the City Clerk’s Office, 2330 McCulloch Boulevard N., Lake Havasu City, AZ, and online at www.lhcaz.gov.


PASSED AND ADOPTED by the City Council of Lake Havasu City, Arizona,
October 28, 2025.

APPROVED:



Cal Sheehy, Mayor

ATTEST:



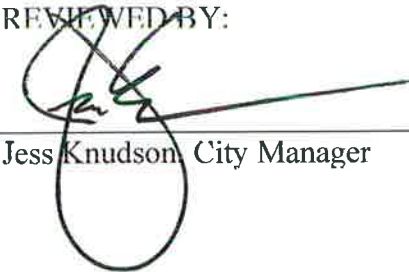
Kelly Williams, City Clerk

APPROVED AS TO FORM:



Kelly Garry, City Attorney

REVIEWED BY:



Jess Knudson, City Manager

**LAKE HAVASU CITY AMENDMENTS TO THE
2024 EDITION OF THE INTERNATIONAL FIRE CODE
Exhibit A**

October 28, 2025

Ordinance No. 25-1371

Section 101.1 Title.

Amend this Section as follows:

These regulations shall be known as the *Fire Code* of **Lake Havasu City**, hereinafter referred to as “this code.”

Section 101.2.1 Appendices.

Amend this Section as follows:

The following appendices are adopted as part of this code:

Appendix B – Fire-Flow Requirements for Buildings.

Appendix C – Fire Hydrant Locations and Distribution.

Appendix D – Fire Apparatus Access Roads.

Appendix E – Hazard Categories. (As Reference Information)

Appendix F – Hazard Ranking.

Appendix G – Cryogenic Fluids - Weights and Volume Equivalents. (As Reference Information)

Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions.

Appendix I – Fire Protection Systems – Noncompliant Conditions.

Appendix J – Building Information Sign (As Reference Information)

Appendix K – Construction Requirements for Existing Ambulatory Care Facilities.

Appendix L – Requirements for Fire Fighter Air Replenishment Systems.

Section 105.07 Competent party.

Amend Section 105 to add Subsection 105.07 as follows:

A competent party shall possess a valid certificate issued by an *approved* governmental agency, or other approved organization for the type of system and work performed, and remain on site during installation, modifications, maintenance and testing performed on *fire protection systems*, when required by the *fire code official*.

Section 106.1.01 Fire alarm design.
follows:

Amend Section 106.1 to add Subsection 106.1.01 as follows:

All fire alarm and occupant notification system plans submitted to the fire department for review and approval, when required by the *fire code official*, shall bear a qualified registrant’s seal or review certification of a minimum level NICET III in Fire Alarm Systems (National Institute for the Certification of Engineering Technologies).

Section 106.1.02 Fire sprinkler design.
follows:

Amend Section 106.1 to add Subsection 106.1.02 as follows:

All fire sprinkler plans submitted to the fire department for review and approval, when required by the *fire code official*, shall bear a qualified registrant's seal or review certification of a minimum level NICET III in Water Based Systems (National Institute for the Certification of Engineering Technologies).

Exception:

1. Fire sprinkler plans for a 13D system may be designed by a non-registrant.

Section 112.1 General.

Amend to delete entire section and replace with:

Decisions of the *Fire Code Official* shall be appealed to a hearing officer appointed by the City Manager. An application for an appeal of an order, decision or interpretation made by the *Fire Code Official* shall be filed in writing and shall be delivered to the City Clerk's Office within (30) calendar days of the date of the order, decision or interpretation. The decision of the *Fire Code Official* may be reversed or modified by the hearing officer upon his/her finding that:

1. The decision of the *Fire Code Official* is not supported by a reasonable interpretation and application of the City code to the specific facts presented, or the City code does not apply to the facts presented.
2. The reversal or modification of the *Fire Code Official's* decision will not create or manifest injustice or affect the intent of the City code.
3. The reversal of the *Fire Code Official's* decision will not be detrimental to the public health, safety and welfare.

Section 112.2 Limitations of Authority.

Amend this section as follows:

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The **hearing officer** shall not have authority to waive requirements of this code.

Section 113.4 Violation penalties.

Amend this Section as follows:

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a **misdemeanor**, punishable by a fine of not more than **2,500** dollars or by imprisonment not exceeding **6 months**, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 113.4.02 Re-inspection fee.

Amend Section 113 to add Subsection 113.4.02 as follows:

The fire code official may charge a fee when more than two re-inspections have occurred without resolution of the violation(s) noted on the original inspection.

Section 114.4 Failure to comply.

Amend this Section as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than 500 dollars or more than 2500 dollars.

Section 202 GENERAL DEFINITIONS.

Amend this Section as follows:

FIRE CODE OFFICIAL. The *fire chief* or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative. The term **fire code official** as defined in the International Fire Code has the same meaning as the term **Fire Marshal** as defined in the City Code.

Section 903.2 Where Required.

Amend this Section as follows:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and in accordance with the 2024 International Fire Code based on the occupancies and locations set forth in this section.

Exceptions: (as written.)

1. **A Occupancies – ALL**
2. **B Occupancies – ALL**
3. **E Occupancies – ALL**
4. **F Occupancies – ALL**
5. **H Occupancies – ALL**
6. **I Occupancies – ALL**
7. **M Occupancies – ALL**
8. **R Occupancies**
 - a. Single Family Dwellings - Only single-family dwellings with foundations built higher than 20 feet above street level.
 - b. Duplex – All
 - c. Multi-family – All
- *Sprinkler systems as required by this amendment in R occupancies to include garage coverage.
9. **S Occupancies – ALL**

*Sprinkler systems as required by this amendment may be omitted from:

1. Gazebos and Ramadas for residential and public use.
2. Independent restroom buildings associated with golf courses, parks and similar uses.
3. Guardhouses for residential and commercial developments, without a habitable space.
4. Detached Carports.
5. Communication equipment structures with a gross floor area of less than 1,500 square feet.
6. Barns, horse stalls and agricultural buildings for private, non-commercial use, not exceeding 1,000 square feet.
7. Detached storage sheds for private, non-commercial use, not exceeding 1,000 square feet.
8. Detached shipping container(s), not considered an "Occupiable Space", not exceeding 800 square feet aggregate.

* Awnings, non-residential patio covers, and canopies shall comply with the requirements of this section and other applicable sections of the International Building Code.

Section 903.4.1 Sprinkler system supervision and alarms.

Amend this section as follows:

Valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by an **approved fire alarm system**.

Exceptions: (#1 – 8 as written.)

#9 Waterflow switches for fire sprinkler systems NOT required by Sections 903.2.1 through 903.2.10, unless required by the fire code official.

903.3.8.1 Number of sprinklers.

Amend this Section as follows:

Limited area sprinkler systems shall not exceed six sprinklers in any single *fire area*, or as approved by the fire code official.

Section 907.5.2.1 Audible alarms.

Amend this Section to add exception #4 as follows:

Exceptions: (#1 - 3 as written)

#4 Audible alarms in single-occupant structures not otherwise required by 907.2, when approved by the fire code official.

Section 1103.5.3 Group I-2, Condition 2.

Amend this Section as follows:

In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. The *automatic sprinkler system* shall be installed as established by Section 1101.4 and no more than **6 years** from the effective date of this code adoption.

Section 5601.2.4 Financial Responsibility.

Amend this Section as follows:

Before a permit is issued, as required by Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of **\$1,000,000** or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgement results. The *fire code official* is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

Section 6104.2 Maximum capacity within established limits.

Amend this Section as follows:

For the protection of heavily populated or congested areas, storage of liquified petroleum gas shall not exceed an aggregate capacity in any one installation of 2,000 gallons (7570 L) within the limits established by law as set forth in the fire code adoption ordinance or other regulation adopted by the jurisdiction.

Exceptions:

1. In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

2. A maximum water capacity of 500 gallons shall not be exceeded per installation in an area zoned Residential, unless approved by the fire code official.

Table 6104.3 LOCATION OF LP-GAS CONTAINERS. Amend this Table footnotes by adding footnote (h.) superscript to “5e,h” and “10h” in the “Above-ground LP-gas containers (feet)” column for row “Less than 125^{c,d}” and row “125 to 250” as follows:

Footnotes: ((a.) – (g.) as written)

(h.) Above-ground LP-gas containers with a water capacity of 250 gallons or less may have their distance reduced, with fire code official approval, when a solid grout wall for the height and length of the tank is located between the container and the adjacent property line.

TABLE 6104.3 LOCATION OF LP-GAS CONTAINERS

LP-GAS CONTAINER CAPACITY (water gallons)	MINIMUM SEPARATION BETWEEN LP-GAS CONTAINERS AND BUILDINGS, PUBLIC WAYS ^a OR LOT LINES OF ADJOINING PROPERTY THAT CAN BE BUILT ON		MINIMUM SEPARATION BETWEEN LP-GAS CONTAINERS ^{b,c} (feet)
	Mounded or underground LP- gas containers ^a (feet)	Above-ground LP-gas containers ^b (feet)	
Less than 125 ^{c,d}	10	5 ^{e,h}	None
125 to 250	10	10 ^h	None
251 to 500	10	10	3
501 to 2,000	10	25 ^{e,1}	3
2,001 to 30,000	50	50	5
30,001 to 70,000	50	75	
70,001 to 90,000	50	100	(0.25 of sum of diameters of adjacent LP-gas containers)
90,001 to 120,000	50	125	

Chapter 80: Referenced Standards.

Amend the NFPA subsection as follows:

- 13-25 Standard for the Installation of Sprinkler Systems
- 13D-25 Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and
Manufactured Homes
- 13R-25 Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies
- 17-24 Standard for Dry Chemical Extinguishing Systems
- 17A-24 Standard for Wet Chemical Extinguishing Systems
- 24-25 Standard for Installation of Private Fire Service Mains and Their Appurtenances
- 58-24 Liquefied Petroleum Gas Code
- 72-25 National Fire Alarm and Signaling Code
- 2001-25 Standard on Clean Agent Fire Extinguishing Systems