

PROPOSED 2024 LOCAL BUILDING CODE AMENDMENTS

Lake Havasu City currently operates under the 2018 International Building Code (IBC) with local amendments. To remain aligned with evolving industry standards, enhance construction safety, and support the integration of modern technologies, the City is proposing to adopt the 2024 IBC with updated local amendments.

These proposed amendments are tailored to reflect Lake Havasu City's unique environmental and structural conditions, address recurring construction challenges identified by City staff, and ensure consistency between Building and Fire Code requirements. The goal is to streamline local regulations while maintaining alignment with the published 2024 Building Codes.

Lake Havasu City is committed to transparency and collaboration throughout this process. Community input is vital to shaping a code that serves the needs of residents, builders, and stakeholders alike.

We welcome your feedback. To share comments or ask questions, please contact us by email at builderinfo@lhcaz.gov or by mail:

LHC Development Services Department
c/o Building Official
2330 McCulloch Blvd. N
Lake Havasu City, AZ 86403

The following is a list of the proposed 2024 local building code amendments that are included in this document:

- Lake Havasu City Amendments to the 2024 Edition of the International Building Code
- Lake Havasu City Amendments to the 2024 Edition of the International Residential Code
- Lake Havasu City Amendments to the 2024 Edition of the International Mechanical Code
- Lake Havasu City Amendments to the 2024 Edition of the International Fuel Gas Code
- Lake Havasu City Amendments to the 2024 Edition of the International Plumbing Code
- Lake Havasu City Amendments to the 2023 Edition of the National Electrical Code
- Lake Havasu City Amendments to the 2024 Edition of the International Property Maintenance Code
- Lake Havasu City Amendments to the 2024 Edition of the International Existing Building Code

Exhibit A

Lake Havasu City Amendments to the 2024 Edition of the
International Building Code

Ordinance No. **XX-XXXX**

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL BUILDING CODE

Section 101.1 Amend to insert into brackets:
Lake Havasu City

Section 101.4.6 Amend to delete entire section

Section 103.1 Amend to insert into brackets:
Lake Havasu City Building Department

Section 105.2 Building(9) Amend entire section to read:
A swimming pool, spa, or other contained body of water, whether below ground, above ground, permanent or portable accessory to a Group R-3 occupancy, as applicable in section 101.2, that is less than 18 inches in depth.

Section 105.2 Building(12) Amend entire section to read:
Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and Group U occupancies or do not project more than 30 inches from the exterior wall and do not require additional support for all other occupancies.

Section 105.3.2 Amend first sentence to read:
An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.

Section 105.5 Amend first sentence to read:
Every permit issued shall become invalid unless the work authorized by such permit is commenced and a required inspection as outlined in section 110 is scheduled within 180 days from the permit issuance date.

Section 109.4 Amend entire section to read:
Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee equal to the amount of the permit fee required by the applicable governing authority.

Section 109.6 Amend entire section to read:
The building official may authorize refunding of any fee paid

hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of fee payment.

Section 110.3.6 Amend to delete exception

Section 110.3.9 Amend to delete entire section

Section 113 Amend to delete entire section and replace with:

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

- a. The decision of the Building 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.
- b. The reversal or modification of the Building Official's decision will not create or manifest injustice or affect the intent of the city code.
- c. The reversal of the Building Official's decision will not be detrimental to the public health, safety and welfare.

113.2 Limitations of Authority. The hearing officer shall have no authority relative to interpretation of the administrative provisions of the codes, nor shall the hearing officer be empowered to waive the requirements of the codes.

Section 406.3.4 Amend to add section 406.3.3.2:

406.3.3.2 Carports for other than single family residential use which are open on all sides and constructed entirely of noncombustible materials, except for an approved fascia, shall not exceed three thousand (3,000) square feet and shall be

located no closer than three (3) feet to an adjacent property line nor closer than six (6) feet to the furthest projecting element of a building or structure. The edge of the carport roof shall be used to measure the distance to property lines, buildings, and projecting elements of buildings or structures.

- Section 1102.1 Amend entire section to read:
Buildings and facilities shall be designed and constructed to the most restrictive requirements of this code, ICC A117.1-2017, and the "Arizonans with Disabilities Act" (Arizona Revised Statutes, Title 41, Chapter 9, Article 8), and the "Arizonans with Disabilities Act Implementing Rules" (Arizona Administrative Code, Title 10, Chapter 3, Article 4), which rules incorporate the federal "2010 Americans with Disabilities Act Standards for Accessible Design." and shall apply to new construction.
- Section 1104.4 Amend first sentence in exception 1 to read:
1. A vertical accessible route is not required in facilities that are less than three stories or that have less than 3000 square feet per story.
- Section 1108.6.2.2.1 Amend to add exception 3 to read:
3. Condominium units intended for private individual ownership shall comply with Type B units per section 1108.6.2.2.2. The applicant must submit a letter of intent establishing ownership requirements for the project.
- Section 1202.1 Amend to delete second paragraph
- Chapter 13 Amend to delete entire chapter
- Section 1705.18 Amend entire section to read:
In 3-story or more buildings or in buildings assigned to Risk Category III or IV or Group R occupancies with an occupant load greater than 250, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.
- Section 1803.2 Amend entire exception to read:
Exception: Grading involving less than 5,000 cubic yards shall not require a geotechnical investigation unless site is intended for an essential facility per IBC Table 1604.5.
- Section 2309 Amend to delete entire section
- Table 2902.1 Amend to replace footnote f at bottom of table with:
Drinking fountains are required on each floor of all Group A occupancies and Group E occupancies used for elementary and secondary schools. Where drinking or dining establishments provide

drinking water in a container free of charge, drinking fountains shall not be required. Requirements for drinking fountains in other occupancies listed in Table 2902.1 are optional.

Table 2902.1 Amend to replace Drinking Fountains tile with:
Drinking Fountains^f

Section 3105.1 Amend section to read:
Awnings, non-residential patio covers, and canopies shall comply with the requirements of this section and other applicable sections of the code.

Section 3105.1.1 Amend to add section:
3105.1.1 Definition. The following term for the purposes of this section and as used elsewhere in this Code, shall have the meanings shown herein.

NON-RESIDENTIAL PATIO COVER. A non-residential patio cover is an awning, canopy or roof structure which provides solar protection for outdoor seating, dining, walkway or pedestrian entry areas accessory to a building of any occupancy, and includes the following:

1. A roof structure with not less than 50 percent of its perimeter wall area unenclosed; or
2. A slatted, lattice or louvered roof structure with not less than 25 percent of the roof area open to the sky; or
3. An open structural framework covered with shade cloth fabric as specified in Section 3105.3. Non-residential patio covers shall not apply to canopies or roof structures over vehicle drive-through lanes or porte-cocheres used by motor vehicles.

Section 3105.2 Amend first sentence to read:
Awnings, Non-Residential Patio Covers, and canopies shall be designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressures or loads.

Section 3105.3 Amend section to read:
Awnings, Non-Residential Patio Covers, and Canopy materials.

Section 3105.3 Amend first sentence to read:
Awnings, non-residential patio covers, and canopies shall be provided with an approved covering that complies with one of the following:

Section 3105.4 Amend to add section to read:
3105.4 Non-Residential Patio Covers. Non-Residential Patio Covers shall comply with the provisions of Chapter 3 for their designated occupancy, except as specifically modified below.

Section 3105.4.1 Amend to add section to read:
3105.4.1 Construction and Height. Non-Residential Patio Covers shall be limited to one story in height and shall be entirely of type I or type II non-combustible construction. Tables 601 and 602 shall not apply for these structures.
Exception: Shade membrane fabric compliant with Section 3105.3. Non-Residential Patio Covers including the supporting framework for membrane fabric shall meet the design requirements of Chapter 16.

Section 3105.4.2 Amend to add section to read:
3105.4.2 Location on property. Non-residential patio covers shall be located not less than 5 feet from the property line. Non-Residential patio covers attached to unlimited area buildings shall not encroach within the required 60 foot open yard.

Section 3105.4.3 Amend to add section to read:
3105.4.3 Allowable area. Non-Residential patio covers may be attached to any non-residential building when the total combined area of the building and the non-residential patio cover does not exceed the area limits specified in sections 504 and 506 for the occupancy and type of construction of the building. Non-residential patio covers with a roof covering of shade membrane fabric shall not exceed 5,000 square feet in area.

Section 3105.4.4 Amend to add section to read:
3105.4.4 Sprinkler system. Non-residential patio covers shall be protected by an automatic sprinkler system as specified in this code and the International Fire Code.

Section 3109 Amend to delete entire section

Appendix section J101.1 Amend first sentence to read:
The provisions of this chapter apply to grading, excavation and earthwork construction, including fills and embankments on sites intended for construction of buildings or structures complying with the International Residential Code and/or International Building Code.

Appendix section J102.1 Amend to insert after Key:
Site: Is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

Appendix section J103.2 Amend exception 1 to read:
1. An excavation that is less than 2 feet in depth or a fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal or less than 3 feet in depth, located in an area where structures are not allowed, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

Appendix section J104.3 Amend entire exception to read:

Exception: Grading involving less than 5,000 cubic yards shall not require a soils report unless site is intended for an essential facility per IBC Table 1604.5.

Appendix section J108.1 Amend to add an exception to read:

Exception: One and two family dwelling are not required to comply with Figure J108.1 pursuant to the following conditions:

1. The top of cut slopes may be made at the site boundary line. Drainage must be directed away from on-site structures.
2. The toe of a fill slope may be made at a site boundary line. A minimum six inch high by sixteen inch wide compacted berm shall be provided at the top of the slope to divert drainage from adjacent properties.

Appendix section J108.2 Amend to add an exception to read:

Exception: One and two family dwellings.

Appendix section J110.1 Amend entire exception to read:

On one and two family dwelling lots, cut and fill slopes no steeper than 2 horizontal to 1 vertical and not subject to site drainage shall not require erosion control.

Section J112 Amend to add new appendix section J112 – Grading Fees - to read:

J112.1 General. Fees shall be assessed in accordance with the schedule as established by the applicable governing authority.

J112.2 Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be set forth in the schedule as established by the applicable governing authority. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill whichever is greater.

J112.3 Grading Permit Fees. A fee for each grading permit shall be paid to the building official as set forth in the schedule as established by the applicable governing authority. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

Exhibit B

Lake Havasu City Amendments to the 2024 Edition of the
International Residential Code

Ordinance No. XX-XXX

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

Section R101.1 Amend to insert into brackets:

Lake Havasu City

Section R103.1 Amend to insert into brackets:

Lake Havasu City Building Department

Section R105.2 Building(1) Amend to read:

(1) one-story detached accessory structure, provided the floor area does not exceed 200 square feet.

Section R105.2 Building(2) Amend to read:

Fences not over 6 feet in height.

Section R105.2 Building(7) Amend to read:

A swimming pool, spa or other contained body of water, whether below ground, above ground, permanent or portable, that is less than 18 inches in depth.

Section R105.2 Building(11) Amend to add:

In-kind reroofing provided the roof sheathing removed and replaced does not exceed 25 percent of the roof area.

Section R105.2 Mechanical(9) Amend to add:

Replacement of existing HVAC unit that does not increase unit size, capacity, location, or ampacity.

Section R105.2 Plumbing(3) Amend to add:

Replacement of existing water heaters that does not change location, increase ampacity, or converting to fuel gas.

Section R105.5 Amend first sentence to read:

Every permit issued shall become invalid unless the work authorized by such permit is commenced and a required inspection as outlined in section R109 is scheduled within 180 days from the permit issuance date.

Section R108.5 Amend entire section to read:

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 109.1

Amend to add second paragraph to read:

A building placement survey shall be required by the building official to verify that new residential single family structure(s) is located in accordance with the approved plans or the required setbacks for the lot.

Section R110.1

Amend to remove exceptions 1 and 2 and replace with:

Exception: Certificates of occupancy are not required for Group U occupancies, work exempt from permits under section R105.2, accessory buildings or structure(s) and additions or conversions to Group R-3 occupancies.

Section R112

Amend to delete entire section and replace with:

R112.1 General. Decisions of the Building Official shall be appealed to a hearing officer appointed by the City Manager. An application for an appeal of any order, decision or interpretation made by the Building Official shall be filed in writing and shall be delivered to the City Clerk's Office within thirty (30) calendar days of the date of the order, decisions or interpretation. The decision of the Building Official may be reversed or modified by the hearing officer upon his/ her finding that:

a. The decision of the Building 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.

b. The reversal or modification of the Building Official's decision will not create or manifest injustice or affect the intent of the city code.

c. The reversal of the Building Official's decision will not

be detrimental to the public health, safety and welfare.

R112.2 Limitations of Authority. The hearing officer shall have no authority relative to interpretation of the administrative provisions of the codes, nor shall the hearing officer be empowered to waive the requirements of the codes.

Section R202 Amend to add the following definition after Flood-Level Rim:
FLOOR AREA. The area within the inside perimeter of exterior walls of the building. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Section R301.1.3 Amend to delete second sentence

Section R301.2.1.1.1 Amend entire section to read:
Outdoor Seasonal Rooms shall comply with Lake Havasu City's outdoor seasonal room policy.

Table R301.2 Amend to replace table with the following:

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic Effects ^k		Weathering ^a	Front Line Depth ^b	Termite ^c					
N/A	99 mph (ultimate) 78 mph (ASD)	None	B	Negligible	N/A	Negligible	39° F	No	FEMA	N/A	72.7° F

Section R301.3 Amend last sentence of the last paragraph to read:
Where the story height limits of this section are exceeded, the design of the building to resist wind and seismic loads shall be in accordance with the International Building Code.

Table R302.1(1) Amend to add projection requirement:
Allow stucco in lieu of 1 hour on the underside.

Table R302.1(2) Amend to add projection requirement:
Allow stucco in lieu of 1 hour on the underside.

Section R302.2 Amend first sentence to read:

Each townhouse unit shall be considered a separate building and walls separating townhouse units shall be constructed in accordance with Section R302.2.1 and R302.2.2.

Section R309 Amend to delete entire section

Section R310.5 Amend to add second paragraph to read:
For the purpose of determining emergency escape or rescue, existing bedrooms may be added to without requiring additional escape/rescue openings from existing bedrooms provided all of the following conditions are met:
1. The new addition is added directly to the bedroom.
2. The new addition is used solely for bedroom purposes.
3. The new addition provides direct access to the exterior of the building, meeting the minimum escape/rescue requirement of all applicable code sections.
4. One half the area of the common wall between the existing bedroom and new bedroom addition is open and unobstructed without doors with a minimum opening of 25 square feet. The required open area shall extend from the floor to a minimum 6 feet 8 inches above the floor.

Section R317.1 Amend to delete second paragraph

Section R317.5 Amend to delete entire section

Section R318.3.2 Amend first paragraph to read:
Landings or finished floors at exterior doors other than the required egress door shall not be more than 7 3/4" inches lower than the top of the threshold provided that the door does not swing over the landing or floor.

Section R318.7.6 Amend exception 3 to read:

At exterior doors, other than the required egress door, a top landing is not required for an exterior stairway of not more than two risers, provided that the door does not swing over the stairway.

Section R325.3 Amend to delete entire section

Section R328 Amend to delete entire section

Section R403.1.7 Amend section to read:
The placement of buildings, pools and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.5.

- Section R403.1.7.1 Amend to add exception to read:
Exception: One and two family dwellings, townhouses and accessory structures shall be placed no closer than three feet from the toe of an ascending slope or inside face of retaining wall.
- Section R403.1.7.2 Amend to add exception to read:
Exception: One and two family dwellings, townhouses and accessory structures shall be placed no closer than three feet from the top of a descending slope or inside face of retaining wall.
- Section R403.1.7.5 Amend to add section R403.1.7.5 and to read:
The setback between pools regulated by this code and slopes shall be equal to one-half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet from the top of the slope shall be capable of supporting the water in the pool without soil support.
- Section R506.1 Amend to add second paragraph to read:
Slabs using plain concrete shall be constructed with control joints, having a depth of at least $\frac{1}{4}$ inch. Joints shall be spaced at intervals not more than 30 feet in each direction and slabs not rectangular in shape shall have control joints across the slab at points of offset, if offset exceeds 10 feet.
- Section R602.10. Amend section to read:
Buildings shall be braced in accordance with Lake Havasu City's Brace wall policy. Where a building, or portion thereof, does not comply with one or more of the bracing requirements of LHC Brace wall policy, the entire structure shall be designed and constructed in accordance with accepted engineering practice. Section R602.10 may be used in accordance with R104.2.2.
- Section 602.11 Amend to delete entire section
- Section 602.12 Amend to delete entire section
- Chapter 11 Amend to delete entire chapter
- Section M1401.3 Amend to delete entire section

- Section G2415.14 Amend to add third sentence to read:
The term “building” shall include structures such as porches and steps, whether covered or uncovered, breezeways, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways, gazebos, and similar structures or appurtenances.
- Section G2415.17.1 Amend exception 3 to read:
Plastic pipe shall be permitted under outdoor uncovered patio, walkway and driveway slabs provided that the burial depth complies with Section G2415.12.
- Section P2602.1 Amend to delete exception
- Section P2603.5.1 Amend to insert into brackets:
12, 12
- Section 2904.1 Amend entire section to read:
The design and installation of residential fire sprinklers shall be in accordance with NFPA 13D or NFPA 13R.
- Section P3008.2 Amend to delete entire section
- Section P3008.3 Amend to delete entire section and relace with:
Backwater valves shall be the flapper type and comply with ASME A112.14.1, CSA B181.1 or CSA B181.2
- Section E3601.6.2 Amend first sentence to read:
The service disconnecting means shall be installed at a readily accessible location outside of a building nearest the point of entrance of the service conductors.
- Section E3601.8 Amend to delete entire section
- Section E3608.1 Amend first sentence and new second sentence to read:
In new construction the electrode specified in section E3608.1.2 shall be required for the grounding electrode system. Electrodes specified in sections E3608.1.1, E3608.1.2, and E3608.1.3 and any made electrodes specified in section E3608.2 shall be bonded together to form the grounding electrode system.
- Section E4204.2 Item 2 Amend to add to the end of the first paragraph:
Structural reinforcing steel shall be provided at 24” o.c. each way and connected to the pool, spa or hot tub shell at four equal points along the perimeter. Structural reinforcing steel shall be bonded in accordance with E4204.2 Item 1.1.
- Section E4204.2 Item 2 Exception 2.2.1 Amend to add second sentence:
Such conductor shall be connected to the pool, spa or hot tub conductive shell at four equal points along the perimeter.

Exhibit C

Lake Havasu City Amendments to the 2024 Edition of the International Mechanical Code

Ordinance No. XX-XXXX

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL MECHANICAL CODE

Section 101.1 Amend to insert into brackets:
Lake Havasu City

Section 103.1 Amend to insert into brackets:
Lake Havasu City Building Department

Section 105.4.4 Amend to delete last sentence

Section 108.6 Amend to delete entire section and replace with:

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of fee payment.

Section 112 Amend to delete entire section and replace with:

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

a. The decision of the Building 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.

b. The reversal or modification of the Building Official's decision will not create or manifest injustice or affect the intent of the city code.

c. The reversal of the Building Official's decision will not be detrimental to the public health, safety and welfare.

112.2 Limitations of Authority. The hearing officer shall have no authority relative to interpretation of the administrative provisions of the codes, nor shall the hearing officer be empowered to waive the requirements of the codes.

Section 113 Amend to delete entire section

Section 114.4 Amend first sentence to read:
Persons who shall violate a provision of this code or shall fail to comply with any requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Section 312 Amend to delete entire section

Section 401.2 Amend to delete second sentence

Section 403.1 Amend to delete R-3 from first sentence

Section 403.3 Amend to delete R-3 from first sentence

Exhibit D

Lake Havasu City Amendments to the 2024 Edition of the International Fuel Gas Code

Ordinance No. XX-XXXX

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL FUEL GAS CODE

Section 101.1 Amend to insert into brackets:
Lake Havasu City

Section 103.1 Amend to insert into brackets:
Lake Havasu City Building Department

Section 105.5.3 Amend to delete last sentence

Section 108.6 Amend to delete entire section and replace with:
The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of fee payment.

Section 112 Amend to delete entire section and replace with:
R112.1 General. Decisions of the Building Official shall be appealed to a hearing officer appointed by the City Manager. An application for an appeal of any order, decision or interpretation made by the Building Official shall be filed in writing and shall be delivered to the City Clerk's Office within thirty (30) calendar days of the date of the order, decisions or interpretation. The decision of the Building Official may be reversed or modified by the hearing officer upon his/ her finding that:

a. The decision of the Building 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.

b. The reversal or modification of the Building Official's decision will not create or manifest injustice or affect the intent of the city code.

c. The reversal of the Building Official's decision will not be detrimental to the public health, safety and welfare.

R112.2 Limitations of Authority. The hearing officer shall have no authority relative to interpretation of the administrative provisions of the codes, nor shall the hearing officer be empowered to waive the requirements of the codes.

Section 113.4 Amend first sentence to read:
Persons who shall violate a provision of this code or shall fail to comply with any requirements thereof or who shall erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Section 403.1 Amend entire section to read:
Materials not covered by the standards specifications listed herein shall be listed by a nationally recognized, third-party certification agency as complying with the referenced standards.

Section 404.14 Amend third sentence to read:
The term "building" shall include structures such as porches and steps, whether covered or uncovered, breezeways, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways, gazebos, and similar structures or appurtenances.

Section 404.17.1(3) Amend sentence to read:
Plastic pipe shall be permitted under outdoor uncovered patio, walkway and driveway slabs provided that the burial depth complies with Section 404.12.

Exhibit E

Lake Havasu City Amendments to the 2024 Edition of the International Plumbing Code

Ordinance No. XX-XXXX

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL PLUMBING CODE

Section 101.1 Amend to insert into brackets:
Lake Havasu City

Section 103.1 Amend to insert into brackets:
Lake Havasu City Building Department

Section 105.5.4 Amend to delete last sentence

Section 108.6 Amend to delete entire section and replace with:
The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee no later than 180 days after the date of fee payment.

Section 112 Amend to delete entire section and replace with:

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

a. The decision of the Building 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.

b. The reversal or modification of the Building Official's decision will not create or manifest injustice or affect the intent of the city code.

c. The reversal of the Building Official's decision will not be detrimental to the public health, safety and welfare.

Section 113 Amend to delete entire section

Section 303.4 Amend first sentence to read:
All plumbing products and materials shall be listed by a nationally recognized, third-party certification agency as complying with the referenced standards.

Section 312.7 Amend entire section to read:

Building sewers shall be tested by plugging the end of the building sewer at its points of connection with the public sewer or private sewage disposal system and completely filling the building sewer with water from the lowest to the highest point thereof. Testing shall be done with not less than a 10-foot head of water. Sewers shall be under test for both plumb and drain and framing inspections.

Section 607.2 Amend to delete entire section

Section 701.2 Amend to delete entire exception

Section 708.1.4 Amend entire section to read:
Clean-outs shall be installed at each aggregate change of direction greater than 135 degrees in the building sewer, building drain and horizontal waste or soil lines

Section 714.2 Amend to delete entire section and replace with:
Backwater valves shall be the flapper type and comply with ASME A112.14.1, CSA B181.1 or CSA B181.2

Section 903.1.1 Amend to insert into brackets:
6

Section 1108.2 Amend to add last sentence:
The installer shall provide the owner with the location of the secondary roof drain discharge.

Exhibit F

Lake Havasu City Amendments to the 2023 Edition of the National Electrical Code

Ordinance No. XX-XXXX

LAKE HAVASU CITY AMENDMENTS TO THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE

- Article 90.10 Amend to add new section to read:
90.10 Building Classifications. For the purpose of electrical code applications, all buildings erected within the jurisdiction of the City shall be classified as follows:
 A. Residential
 B. Commercial
- Article 100 Amend to insert definition after Clothes Closet Storage Space:
Commercial. All buildings not defined as residential by this article shall be considered commercial for the purposes of this code.
- Article 100 Amend to insert definition after Remote Disconnect Control:
Residential. Buildings whose actual or potential purpose is for human habitation, for one and two family dwellings, or multi-family dwellings permitted to be of Types III, IV, and V construction. Buildings of public accommodation e.g. hotels, motels, and inns are not included within this classification.
- Article 225.31 Amend to delete entire section, excluding exceptions, and replace with:
The disconnecting means shall be installed outside of a building or other structure at a readily accessible location nearest the point of entrance of the service conductors. The disconnecting means may be installed inside of a commercial or industrial building within the confines of an electrical equipment room. Electrical equipment rooms shall be constructed to meet the following conditions:
 1. The equipment room shall separate the electrical equipment from other portions of the building by not less than a 2-hour rated fire barrier complying with IBC section 707.
 2. Access for Fire Department personnel shall be provided by a minimum 3'-0" x 6'-8" exterior door.
 3. The owner shall place an equipment door key in a lock box accessible to the Fire Department and the utility server on or near the equipment room door.
 4. The equipment room shall be limited to electrical and communication equipment only.
 5. No storage shall occur in the electrical equipment room.
 6. Electrical equipment rooms shall be vented at a ratio of 1 square foot to 150 square feet of floor area when ducts do not provide conditioned air.

Article 225.41 Amend to delete entire section

Article 230.70(A)(1) Amend section to read:

The disconnecting means shall be installed outside of a building or other structure at a readily accessible location nearest the point of entrance of the service conductors. The disconnecting means may be installed inside of a commercial or industrial building within the confines of an electrical equipment room. Electrical equipment rooms shall be constructed to meet the following conditions:

1. The equipment room shall separate the electrical equipment from other portions of the building by not less than a 2-hour rated fire barrier complying with IBC section 707.
2. Access for Fire Department personnel shall be provided by a minimum 3'-0" x 6'-8" exterior door.
3. The owner shall place an equipment door key in a lock box accessible to the Fire Department and the utility server on or near the equipment room door.
4. The equipment room shall be limited to electrical and communication equipment only.
5. No storage shall occur in the electrical equipment room.
6. Electrical equipment rooms shall be vented at a ratio of 1 square foot to 150 square feet of floor area when ducts do not provide conditioned air.

Article 230.85 Amend to delete entire section

Article 250.50 Amend section to read:

In new construction item 250.52 (A) (3) shall be required for the grounding electrode system. Each item in 250.52 (A) (1) through (A) (7) shall be bonded together to form the grounding electrode system. In existing building or structures where none of these electrodes are available, one or more of the electrodes specified in 250.52 (A) (4) through (A) (8) shall be installed and used.

Article 334.10 Amend first sentence to read:

Type NM, Type NMC and Type NMS cables shall be permitted to be used in residential uses as defined in article 100:

Article 334.10(3) Amend to delete item (3)

Article 680.26(B)(2) Amend to add to end of first paragraph:

Structural reinforcing steel shall be provided at 24" o.c. each way and connected to the pool, spa or hot tub shell at four equal points along the perimeter. Structural reinforcing steel shall be bonded in accordance with 680.26(B)(1)(a).

Article 680.26(B)(2)(b)(1) Amend to add second sentence:

Such conductor shall be connected to the pool, spa or hot tub conductive shell at four equal points along the perimeter. For non-conductive pool shells, bonding at four points shall not be required. Connections shall be made as required by 680.26(B).

Article 690.13(A)(1) Amend section to read:

The photovoltaic disconnecting means shall be installed at a readily accessible location outside of a building or structure nearest the point of entrance of the system conductors.

Exhibit G

Lake Havasu City Amendments to the 2024 Edition of the International Property Maintenance Code

Ordinance No. XX-XXXX

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTANENCE CODE

Section 101.1 Amend to insert into brackets:
Lake Havasu City

Section 103.1 Amend to insert into brackets:
Lake Havasu City Code Enforcement Department

Section 105.6 Amend second sentence to read:
Such official records shall be retained in accordance with State of Arizona
Record Retention requirements.

Section 106 Amend to delete entire section and replace with:
106.1 General. Decisions of the Building Official shall be appealed to a
hearing officer appointed by the City Manager. An application for an
appeal of any order, decision or interpretation made by the Building
Official shall be filed in writing and shall be delivered to the City Clerk's
Office within thirty (30) calendar days of the date of the order, decisions or
interpretation. The decision of the Building Official may be reversed or
modified by the hearing officer upon his/ her finding that:

a. The decision of the Building 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.

b. The reversal or modification of the Building Official's decision will not
create or manifest injustice or affect the intent of the city code.

c. The reversal of the Building Official's decision will not be detrimental to
the public health, safety and welfare.

106.2 Limitations of Authority. The hearing officer shall have no authority
relative to interpretation of the administrative provisions of the codes, nor
shall the hearing officer be empowered to waive the requirements of the
codes.

Section 302.4 Amend to insert into brackets:
24 inches

Section 303.2 Amend to delete entire section and replace with:
Swimming pools, spas, or other contained body of water, whether below
ground, above ground, permanent, or portable, that is 18 inches or more
in depth at any point and is intended for human use, shall be protected as
required by Lake Havasu City Code 14.03.03(E)(8).

Section 304.14 Amend to delete entire section

Section 602.3 Amend to insert into brackets:
January 1, December 31

Section 602.4 Amend to delete entire section

Exhibit H

Lake Havasu City Amendments to the 2024 Edition of the International Existing Building Code

Ordinance No. XX-XXXX

LAKE HAVASU CITY AMENDMENTS TO THE 2024 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE

Section 101.1 Amend to insert into brackets:
Lake Havasu City

Section 103.1 Amend to insert into brackets:
Lake Havasu City Building Department

Section 112 Amend to delete entire section and replace with:

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

- a. The decision of the Building 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.
- b. The reversal or modification of the Building Official's decision will not create or manifest injustice or affect the intent of the city code.
- c. The reversal of the Building Official's decision will not be detrimental to the public health, safety and welfare.

112.2 Limitations of Authority. The hearing officer shall have no authority relative to interpretation of the administrative provisions of the codes, nor shall the hearing officer be empowered to waive the requirements of the codes.



[2024 I-Codes Online Code-Click or Scan](#)

Reference:

Current Lake Havasu City Amendments to the 2018 International Building Codes:

- Lake Havasu City Amendments to the [2018 Edition of the International Building Code](#)
- Lake Havasu City Amendments to the [2018 Edition of the International Residential Code](#)
- Lake Havasu City Amendments to the [2018 Edition of the International Mechanical Code](#)
- Lake Havasu City Amendments to the [2018 Edition of the International Fuel Gas Code](#)
- Lake Havasu City Amendments to the [2018 Edition of the International Plumbing Code](#)
- Lake Havasu City Amendments to the [2017 Edition of the National Electrical Code](#)
- Lake Havasu City Amendments to the [2018 Edition of the International Property Maintenance Code](#)
- Lake Havasu City Amendments to the [2018 Edition of the International Existing Building Code](#)

[Current 2018 I-Codes Online Version](#)