

ORDINANCE NO. _____ NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING GLENDALE CITY CODE, CHAPTER 9, ARTICLE II, REGARDING THE ADOPTION OF AND AMENDMENTS TO THE TECHNICAL CODES RELATING TO BUILDINGS AND BUILDING REGULATIONS; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Glendale City Code Chapter 9, Article II is deleted in its entirety and a new Article II is adopted and shall read as follows:

ARTICLE II. TECHNICAL CODES

Sec. 9-16. Adopted by reference; violation.

- (a) The following publications, one (1) copy each of which is on file in the office of the city clerk, are adopted by reference as if set out at length in this Code.
- (1) 2018 *International Building Code*, as published by the International Code Council, Inc., including Appendix Chapters C and I;
 - (2) 2018 *International Residential Code*, as published by the International Code Council, Inc., including Appendix Chapters H, J, P and Q;
 - (3) 2018 *International Existing Building Code*, as published by the International Code Council, Inc.;
 - (4) 2018 *International Mechanical Code*, as published by the International Code Council, Inc.;
 - (5) 2018 *International Plumbing Code*, as published by the International Code Council, Inc., including Appendix Chapters B, C and E;
 - (6) 2018 *International Fuel Gas Code*, as published by the International Code Council, Inc., including Appendix Chapters A, B and C;
 - (7) 2017 *National Electrical Code*, as published by the National Fire Protection Association;
 - (8) 2018 *International Property Maintenance Code*, as published by the International Code Council, Inc.;
 - (9) 2018 *International Energy Conservation Code* , as published by the International Code Council, Inc.;
 - (10) *Arizonans with Disabilities Act* , (A.R.S. § 41-1492.03) and the Act's implementing rules (28 CFR Part 35, and 28 CFR 36);

- (11) 2010 *Americans with Disabilities Act Standards for Accessible Design*;
 - (12) *City of Glendale Revised Sound Attenuation Standards* effective December 31, 2001;
 - (13) *Maricopa Association of Governments Fireplace Standard* ;
 - (14) *Fair Housing Accessibility Guidelines* as published by the U.S. Department of Housing and Urban Development on March 6, 1991.
- (b) Any person violating any of the provisions of the publications adopted in subsection (a) shall be guilty of a misdemeanor.

Sec. 9-17. - Amendments to the 2018 International Building Code.

The *2018 International Building Code* is amended in the following respects:

Section 101.1 is amended to read as follows:

101.1 Title . These regulations shall be known as the Building Code of the City of Glendale, hereinafter referred to as "this code."

Section 103.1 is hereby deleted and replaced by the following:

103.1 Creation of Enforcement Agency. The authority and responsibility for administration and enforcement of this code is assigned to the building safety official who shall also be known as the building official or functional equivalent.

Section 104.10.1 is hereby amended as follows:

Replace the words "building official" with "city engineer or functional equivalent"

Section 105.2(2) is hereby amended to read as follows:

Fences not over 6'-8" high except for perimeter subdivision fences.

Section 105.5 is hereby deleted and replaced by the following:

Section 105.5 Expiration. Every permit issued by the building official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, or any permit shall expire 180 days after the last approved inspection. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested, prior to expiration, in writing and justifiable cause demonstrated and the fee shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work. In order to renew action on a permit after expiration, a new full permit fee shall be paid based on the current fee schedule adopted by the city.

Subsection 105.5.1 is hereby added:

Section 105.5.1 Completing Work and Final Inspection. Every permit issued by the building official shall expire 24 months after the date of permit issuance. If the building or work authorized by such permit has not received final inspection approval prior to the permit expiration date, all work shall stop until a new permit is obtained for the value of the work remaining unfinished.

Exception: The building official may approve a period exceeding 24 months for completion of work when the permit holder can demonstrate that the complexity or size of the project makes completing the project within 24 months unreasonable. Any request shall be prior to expiration of the permit.

Section 105.6 is hereby amended by adding the following:

It shall be unlawful to proceed with any work for which a permit was issued after notice of permit suspension or revocation is served on the permit holder, the owner, or the person having responsible charge of the work. Reinstatement of a suspended permit shall be by written notice from the building official authorizing work to resume, with or without conditions. Revoked permits shall be canceled and the permit fee shall not be refunded.

Section 108.3 The last sentence is hereby amended to read as follows:

. . . The portion covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the adopted National Electrical Code.

Section 109 is hereby deleted and replaced by the following:

Section 109 Fees

109.1 Fee Schedule. Fees shall be assessed in accordance with the provisions of this section and shall be as established by council resolution.

109.2 Permit Fees. Fees shall be as established by council resolution.

109.3 Plan Review Fees. When submittal documents are required by Section 106 of this code, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fees specified in this section and as by council resolution are separate fees from, and in addition to, the permit fees specified in Section 109.2 of this code.

109.4 Building Permit Valuations. The determination of valuation under any provisions of the code shall be made by the building official. The valuation to be used in computing the building permit and building plan review fees shall be the total value of all construction work including all materials, labor, overhead and profit for which the permit is issued including all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems, and other permanent equipment.

109.5 Work Commencing Before Permit Issuance. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as adopted by council resolution. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or other adopted laws and ordinances of this city.

Section 109.8 is hereby added to read as follows:

109.8 Reinspection fees. Permit fees provide for customary inspections only. A reinspection fee may be assessed for each inspection or reinspection when such portion of the work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

Section 110.1 is hereby amended by adding the following paragraph:

Property owners shall obtain and display on the residence, business, or otherwise, the correct building number or numbers as assigned to such property(ies) by the Engineering Department or functional equivalent in accordance with established street assignment policy, prior to final inspection and /or issuance of a certificate of occupancy. The building numbers shall be of a durable material, permanently attached to the building and must be readily distinguished and readable from the nearest paved public/common roadway fronting that property. The size of the building numbers shall comply with the city's adopted fire code and its amendments.

Section 110.3.4 is hereby amended by adding the following sentence:

The building shall be weather-tight at the time of the frame inspection.

Section 110.3.10 is hereby deleted and amended to read as follows:

110.3.10 Special Inspections. In addition to the inspections required by Section 110, the engineer or architect of record acting as the owner's agent shall employ one or more special inspectors who shall provide inspections during construction for types of work outlined in Section 1705 and as outlined below:

110.3.10.1 Electrical Special Inspections.

1. Ground-fault protection performance tests for equipment are required to be provided with ground-fault protection.
2. Switchboards, panelboards, motor control centers, and other equipment rated 1,000 amps or more; or over 600 volts.

3. Emergency and standby power systems, including switchboards, panel boards, distribution boards, transfer equipment, power source, conductors, fire pumps, and exhaust and ventilation fans.

110.3.10.2 Electrical Observation. Electrical observation shall be provided for the following installations:

1. Installation or alteration of that portion of health care facility electrical systems which fall within the scope of Article 517, Chapter III of the adopted National Electric Code where critical care areas are present.
2. Installations or alterations of high-voltage electrical systems, which exceed 600 volts. Installations or alterations of electrical systems within locations classified as hazardous by the provisions of adopted the National Electric Code, or the International Fire Code, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubritoriums.
3. When such observation is specifically required by the building official.

The owner shall employ the engineer responsible for the electrical design, or another engineer designated by the engineer responsible for the electrical design to perform visual observation of complex electrical equipment and systems for general conformance to the interconnection of equipment. Electrical observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected by the building official.

Section 110.3.12 is hereby added as follows:

110.3.12 Building Service Equipment Inspections. All building service equipment inspections for which a permit is required by this code shall be inspected by the building official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the building official.

1. Electrical inspections. A rough-in inspection is required for all conduit, semi-rigid piping or wiring after installation but prior to being concealed. Final inspection is required when all conduit, wires, fixtures and equipment including covers, have been installed and connected.
2. Mechanical inspections. All mechanical equipment and systems for which a permit is required by the code, including all associated ductwork, flues, condensate and refrigeration lines, shall be subject to inspection and shall remain accessible and exposed for inspection purposes until approved.
3. Plumbing inspections. A rough-in or underground inspection is required for all sewer, drainage and vent piping, and for all water and gas distribution systems prior to their being buried or concealed. A final inspection is required when all fixtures are

set and operating or ready to operate. Tests shall be performed as required by the currently adopted plumbing code.

Section 111.3 is hereby deleted and replaced by the following:

111.3 Temporary Certificate of Occupancy. If the building official finds no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure provided the applicant agrees that:

1. When construction is complete, final inspection will be requested and a certificate of occupancy issued.
2. The building official shall set a time period during which the temporary certificate of occupancy is valid. The expiration date of the temporary certificate of occupancy shall be stated on the certificate.
3. It is the responsibility of the applicant to complete any required work prior to the expiration date of the temporary certificate of occupancy and call for final inspection.
4. The building official may request the utility company to de-energize power, if required work is not completed on or before the expiration date of the temporary certificate of occupancy.
5. Neither the City of Glendale nor the utility company will be held liable for any damages or delays, for de-energization of power.

Applicant must be the owner or authorized agent. If the owner is not available to provide signature on the application for temporary certificate of occupancy, then the owner shall provide a letter on company letterhead or notarized letter of authorization stating the name of the person authorized to act on owner's or company's behalf.

Section 113 is hereby deleted and replaced by the following:

113 APPEALS

113.1 General. Decisions of the building official shall be appealed to Glendale City Court. An application for an appeal of any order, decision or interpretation made by the building official shall be filed in writing, along with the appropriate fee established by resolution or pursuant to Glendale City Code Sec. 2-3, and shall be delivered to the Court and to the building official within thirty (30) calendar days of the date of the order, decisions or interpretation. The fee shall not be refundable. The decision of the building official may be reversed or modified by the Court upon 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 Court shall have no authority relative to interpretation of the administrative provisions of the codes set forth in Sec. 9-16, nor shall the Court be empowered to waive the requirements of the codes set forth in Sec. 9-16.

Section 116 is hereby deleted and replaced by the following:

Section 116 Unsafe Structures and Equipment

Section 116.1 General. All buildings, structures or existing equipment regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitutes a fire hazard, or are otherwise dangerous to human health or life are unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is an unsafe use.

The provisions of this code shall apply to all unsafe buildings, structures or equipment, as herein defined, which are now in existence or which may hereafter become unsafe in the jurisdiction.

All buildings, structures or equipment which are required to be repaired under the provisions of this code shall be subject to the provisions of the *International Existing Building Code*.

Section 116.2 Definitions. Unsafe conditions or defects shall be classified as imminent or incipient hazards.

Imminent hazard is defined as a high, real and immediate risk to life, health or property.

Incipient hazard is defined as a condition that can become an imminent hazard if further deterioration occurs or if reasonable additional loads are applied.

Public Nuisance is defined as an unlawful act or omission which endangers the lives, safety, health, property or comfort of the public or by which the public are obstructed in the exercise or enjoyment of any right common to all.

Section 116.3 Unsafe Buildings or Structures . Conditions or defects that render a building or structure imminently unsafe include, but are not limited to:

116.3.1 Whenever any door, aisle, passageway, stairway or other means of egress is not sufficient width or size, or is locked, blocked or constricted so as to prevent safe and adequate means of egress in case of fire or panic.

116.3.2 Whenever the walking surface of any aisle, passageway, stairway, or other means of egress is so warped, worn, loose, torn or otherwise unsafe as to prevent safe and adequate means of egress in case of fire or panic.

116.3.3 Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in this code for new buildings of similar structure, purpose or location.

116.3.4 Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of this code for new buildings of similar structure, purpose or location.

116.3.5 Whenever any portion of a building, or any member, appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

116.3.6 Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in this code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in this code for such buildings.

116.3.7 Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

116.3.8 Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of fire, dilapidation, deterioration or decay; faulty construction; the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other causes.

116.3.9 Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

116.3.10 Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

116.3.11 Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing walls or outside walls or coverings.

116.3.12 Whenever the building or structure has become so damaged by fire, wind, earthquake, flood, vandalism or theft, or has become so dilapidated or deteriorated as to become an attractive nuisance to children; a harbor for vagrants or criminals; or as to enable persons to resort thereto for the purpose of committing unlawful acts.

116.3.13 Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in this code

or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

116.3.14 Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of newly constructed building of like area, height and occupancy in the same location.

116.3.15 Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the building official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

116.3.16 Whenever any building or structure, because of fire, obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, exposed conductors, inadequate grounding, overloaded conductors, improper overcurrent protection, faulty gas connections or heating apparatus, or other cause, is determined to be a fire hazard or a health hazard by the fire marshal or the building official.

116.3.17 Whenever any building or structure is in such condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

116.3.18 Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure.

116.3.19 Whenever any building or structure is abandoned for a period in excess of 180 days so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

116.3.20 Whenever any building service equipment is in such condition as to constitute a fire hazard, or hazard to life, health, property or the public welfare by reason of use, construction, quality of materials or inadequate maintenance or dilapidation.

Section 116.4 Authority for Inspection and Evaluation. The building official may inspect any property, building, structure or building service equipment to determine compliance with this section whenever there is probable cause to suspect that an unsafe condition exists. Except in cases of emergencies or readily apparent imminent hazards, the building official or designee shall make reasonable attempts to obtain permission from the property owner or the person or persons occupying or having control of the property prior to conducting the inspection. All entry onto property or into buildings or structures for purposes of this inspection shall be in accordance with legal requirements governing such entry.

When the building official has inspected or caused to be inspected any property, building, structure or building service equipment and has found and determined that an unsafe condition exists, the building official is authorized to immediately issue abatement orders in accordance

with Section 116.5 of this code, and the building official may require the property owner to obtain a detailed engineering evaluation of the suspected unsafe condition before the building official determines the extent of abatement required.

116.4.1 When so ordered by the building official, the owner of any building or property suspected of containing an unsafe condition shall engage the services of a design professional registered in Arizona to conduct a detailed investigation and analysis of the suspected unsafe condition. The cost of such an investigation and report shall be paid by the property owner.

116.4.2 The registered professional retained by the owner shall conduct a detailed investigation and evaluation of the suspected unsafe condition and shall issue a written report to the property owner and to the building official on the condition of the building, structure or building service equipment, including recommendations for steps necessary to abate any unsafe condition found. The report shall be delivered to the building official on or before the date specified in the order requiring such report.

116.4.3 The content, findings and recommendations contained in the owner's engineering report may be utilized by the building official to determine whether or not an unsafe condition exists, whether the condition creates an imminent or incipient hazard and what, if any, abatement orders shall be issued. The building official reserves the right to approve, deny, make suggestions or require an additional report if deficiencies are found.

116.4.4 Failure of a property owner to produce an engineering report on or before the date specified in the building official's order shall be grounds for the building official to proceed with abatement proceedings up to and including orders to immediately vacate or demolish the subject building, structure or equipment.

116.5 Abatement of Unsafe Buildings, Structures, or Building Service Equipment. The building official shall, after inspection, determine whether a building, structure or building service equipment is determined to be unsafe, and, if so, whether it constitutes an imminent hazard or an incipient hazard, as defined in Section 116.2 of this code.

116.5.1 Incipient Hazards. If a building, structure or any building service equipment is determined to be an incipient hazard, the building official shall issue a written notice to the property owner or occupant of the premises describing the incipient hazard and ordering its repair or abatement within a certain time as necessary to prevent creation of an imminent hazard. The time allowed for repair or abatement shall not be less than 10 days and not more than 180 days from the date of the notice. Failure of the owner, or occupant, to repair or abate the incipient hazard within the time specified shall constitute grounds for the building official to declare the condition an imminent hazard and to thereafter initiate formal abatement procedures. The building official shall record a copy of the Notice of Incipient Hazard with Maricopa County.

116.5.1.1 Incipient Hazards, extension of time. Where, in the sole judgment of the building official, there are exceptional circumstances, one or more extensions of time shall be granted by the building official. In such cases, it is the sole responsibility of the property owner to provide evidence or information to show cause. Financial

feasibility or funding is not an exceptional circumstance. All extensions shall be approved in writing.

116.5.2 Imminent Hazards. If a building, structure, or any building service equipment is determined to be unsafe and an imminent hazard, the building official shall serve a written notice of violation on the person or persons occupying or having control of the building, structure, or building service equipment. The notice of violation shall declare the unsafe condition to be a nuisance and shall order its immediate abatement in accordance with the provisions of this section. The building official shall record a copy of the Notice of Imminent Hazard with Maricopa County.

116.5.2.1 Notice of Violation. Notices of violation declaring imminent hazards shall be by personal service or by certified mail, return receipt requested. Service shall be deemed complete upon delivery.

The notice of violation shall identify the address and legal description of the property in question and shall state the nature and extent of the unsafe condition. The notice shall provide the name and phone number of a city representative to contact concerning the unsafe condition. The notice shall state the city's authority to abate the violation if the owner fails to do so and the city's ability to assess the costs of such abatement against the property. The notice shall state the procedures to follow should the owner wish to appeal the decision of the building official. The notice shall state that all costs borne by the city are due upon completion and the city's ability to assess the costs of such abatement against the property. Where the costs are not paid within 30 days of issuance of the final invoice, the city shall place a lien upon the property that shall accrue interest at the rate of 10% annually until such time as the lien is satisfied. Such assessment shall be recorded in the office of the county recorder and shall be a lien on such real property from the date of its recording until paid. Such lien shall be subject and inferior to a lien for general taxes.

Nothing herein shall preclude the building official from giving additional verbal or written information notices. Nothing herein shall require the issuance of a notice of violation prior to commencement of emergency abatement or civil or criminal violation proceedings.

116.5.2.2 Unsafe Buildings or Structures. In the case of an unsafe building or structure containing imminent hazards, the building official shall order the hazard abated by repair or by demolition of the building or structure. The unsafe building or structure and any building or structures placed in jeopardy by the unsafe buildings or structures shall be posted in accordance with this code. The buildings or structures shall not be entered, used or occupied or reoccupied until determined safe by the building official.

116.5.2.3 Unsafe Service Equipment. In the case of unsafe building service equipment installation containing imminent hazards, the building official shall attach or affix a warning red tag to the service equipment declared to be unsafe. Where equipment is declared to be unsafe, the building official shall order such equipment disconnected or its use discontinued until the nuisance created thereby is abated. In

addition, the building official may order any building or structure which is placed in jeopardy by the unsafe equipment to be vacated, or the building official may order the disconnection of the affected utility service to the building, structure or equipment, and these buildings or structures shall not be occupied, reoccupied or building service equipment reconnected until determined safe by the building official.

116.5.2.4 Posting of Signs. When necessary to protect life, health or public welfare, the building official may post signs which shall prohibit entry into and occupation of an unsafe building, structure or property, provided, however, that with written permission of the building official it shall be lawful to enter the premises for the purposes of removing personal property or affecting any required repairs, rehabilitation or demolition. Every notice to vacate shall be posted at or upon each accessible exit of the building and shall substantially state the following:

DO NOT ENTER
UNSAFE TO OCCUPY

IT IS A CLASS 1 MISDEMEANOR TO OCCUPY THESE PREMISES,
OR TO REMOVE OR DEFACE THIS NOTICE

Whenever such notice is posted, the building official shall include a notification in the notice of violation issued reciting the emergency, and specifying the conditions which necessitate the posting.

It shall be a Class 1 misdemeanor for a person, firm or corporation to enter, use or occupy any building or structure that has been so posted. It shall be a Class 1 misdemeanor for any individual to remove any sign posted pursuant to this section.

116.5.2.4.1 Whenever a building or structure is posted as unsafe a notice thereof shall be recorded in the county recorder's office.

116.5.2.4.2 Emergency Barricades. If any building or structure is a hazard to life or limb of persons using a public street, alley or sidewalk, the public way shall be barricaded to prevent public use. The necessary barricades shall be erected on order from the building official. The costs for barricading of a public way under this section shall be assessed to and paid by the owner of the unsafe building or structure causing the need for such barricades and is due upon completion. Where the costs are not paid within 30 days of issuance of the final invoice, the city shall place a lien upon the property and charge interest at the rate of 10% annually until such time as the lien is satisfied. Such assessment shall be recorded in the office of the county recorder and shall be a lien on such real property from the date of its recording until paid. Such lien shall be subject and inferior to a lien for general taxes.

116.5.2.4.3 Emergency Abatement. In the event an emergency should occur wherein the continued existence of a building, structure or building service equipment would constitute an imminent hazard to life, health or other property, the building official may cause such building or structure to be demolished,

building service equipment removed or disconnected, all without notice. Such abatement shall be limited to the minimum work necessary to remove the imminent hazard.

116.5.2.4.4 Failure to comply. If the owner of any unsafe building, structure, or building service equipment fails to abate an imminent hazard within the time specified in the notice of violation, the building official is authorized to begin the formal abatement of those hazards as outlined in section 116.6.5 of this code. The city may abate any such unsafe condition by repair, removal or demolition in accordance with the provisions of this code.

116.6 Appeals. Decisions, orders and notices of violations relating to unsafe buildings, structures or building service equipment may be appealed to the building official. The appeal shall be filed within 30 days from the date of the order or action of the building official; provided however, that if the building or structure or building service equipment is in such condition as to make it immediately dangerous to the life, limb, property, or safety of the public or adjacent property and is ordered vacated and is posted in accordance with this code, such appeal shall be filed within 10 days from the date of the notice from the building official.

116.6.1 Processing, Scheduling and Noticing of Appeal. Upon receipt of any appeal filed pursuant to this section, the building official shall schedule a hearing with a hearing officer appointed by the city manager's office. As soon as practicable, the hearing officer shall fix a date, time and place for the hearing of the appeal. Such date shall not be less than 10 days nor more than 60 days from the date the appeal was filed with the building official, unless the parties agree to another date. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by either causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the address shown on the appeal.

116.6.2 Failure to Appeal. Failure of any person to file an appeal in accordance with the provisions of this code shall constitute a waiver of the right to an administrative hearing and adjudication of the notice of violation or any portion thereof.

116.6.3 Scope of Hearing on Appeal. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

116.6.4 Staying of Notice of Violation. Except for vacation orders made pursuant to this section, enforcement of any notice of violation issued under this code shall be stayed during the pendency of an appeal therefrom which is properly and timely filed.

116.6.5 Failure to Abate.

- (a) If the unsafe building, structure or building service equipment is not repaired or demolished as required by the notice provided for in section 116, the building official shall give written notice to the owner of the unsafe building, structure or service equipment and other parties in interest, by certified mail or personal service, to appear before a hearing officer at a designated time and place to show cause why the unsafe conditions have not been repaired or demolished in

accordance with the statement of particulars set forth in the notice provided for in section 116. The city manager shall appoint a hearing officer who shall conduct the hearing in accordance with this section.

- (b) The hearing officer shall hear such testimony as the building official, owner and other parties in interest may offer relevant to the condition of the unsafe building, structure or building service equipment and the failure to repair or demolish the same.
- (c) The hearing officer shall make written findings of fact from the testimony offered as to whether or not the building, structure or building service equipment in question is an unsafe condition as defined in this section and whether good cause exists for the failure to repair or demolish the unsafe condition.
- (d) If the hearing officer finds the building, structure, or building service equipment to be unsafe and if the owner of the unsafe building, structure or building service equipment or other parties in interest fail to show good cause why the unsafe building, structure or building service equipment should not be demolished forthwith, the hearing officer shall authorize the building official to cause the damaged building to be demolished. The costs of such demolition shall be charged against the real property on which the unsafe building, structure or building service equipment existed as an assessment. Such assessment shall be recorded in the office of the county recorder and shall be a lien on such real property from the date of its recording until paid. Such lien shall be subject and inferior to a lien for general taxes and to all prior encumbrances of record.
- (e) If the hearing officer finds the building, structure or building service equipment to be unsafe and that good cause exists to grant the owner or other parties in interest additional time to complete the repair or demolition of the damaged building, structure, or building service equipment, the hearing officer shall order that such repairs or demolition be completed with diligence and before a date certain, provided that no extension of time longer than 270 days shall be granted to complete the repairs or demolition. If an extension of time to complete repairs or demolition of the unsafe building, structure or building service equipment is granted but the owner and other parties in interest do not complete the repair or demolition of the unsafe conditions within the extension of time granted, the building official, upon the expiration of the extension granted, shall cause the unsafe building, structure or service equipment to be demolished forthwith, no further extensions shall be allowed or granted. The costs of such demolition are the responsibility of the property owner and are due 30 days after the final invoice is submitted. Where costs are not paid within 30 days of issuance of the final invoice, the city shall place a lien upon the property and charge interest at the annual rate of 10% until such time as the lien is satisfied. Such assessment shall be recorded in the office of the county recorder and shall be a lien on such real property from the date of its recording until paid. Such lien shall be subject and inferior to a lien for general taxes.

- (f) Any determination by the hearing officer, including any additional extension in time beyond that initially granted by the hearing officer may only be appealed to Maricopa County Superior Court.

116.6.6 Notice by Publication.

If the whereabouts of any person entitled to notice under this section cannot be ascertained by the city in the exercise of reasonable diligence, service of such notice may be made by publishing the notice in a newspaper printed and published in the city for two (2) consecutive weeks.

116.7 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official, and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

116.8 Failure to Comply

Failure of the property owner or occupant to comply with any part of this article or any lawful order given under the scope of this article is a Class 1 misdemeanor.

Section 201.4 is hereby amended by adding to the end of this subsection:

Miriam-Webster's Unabridged Dictionary of the English Language shall be considered as providing ordinarily accepted meanings.

Section 202 Definitions is hereby amended as follows:

Delete definitions for EXISTING BUILDING and EXISTING STRUCTURE.

Section 310.3 is hereby amended by adding the following item to the list of R-2 residential occupancies:

Residential condominiums

Section 406.3 is hereby amended by adding the following subsection:

406.3.4 Open Carports. 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 5,000 square feet and shall be located no closer than 3 feet to an

adjacent lot line, nor closer than 6 feet to any projecting element of an adjacent building or structure. The edge of the carport roof shall be used to measure the separation distance to adjacent lot lines, buildings or structures.

Section 707.3.11 Electrical Rooms with Service Entrance Equipment is hereby added and shall read as follows:

Fire-resistance rated walls and/ or horizontal assemblies with a fire-resistance rating of one hour shall be provided to separate an electrical room containing service entrance equipment from adjacent rooms and spaces.

Section 903.2 is hereby amended by replacing the first sentence with the following:

Approved automatic sprinkler systems in new buildings and structures, and in existing buildings and structures, that are modified, expanded, remodeled, renovated or change occupancy classifications, shall be provided in accordance with the Glendale City Code, Chapter 16, Article III.

Section 1010.1.10: The second paragraph is hereby amended deleting the words "and over 6 feet (1,829mm) wide."

Section 1206 is hereby deleted in its entirety.

For requirements on sound transmission refer to *City of Glendale Revised Sound Attenuation Standards* effective December 31, 2001.

Section 1609.4.3 Exposure Categories is hereby amended to read as follows:

The City of Glendale is predominantly categorized as exposure category C. Deviating from this shall require additional proof and verification from the registered design professional in responsible charge. The engineer shall provide a surface roughness analysis, provide aerials, etc. proving that the proposed site meets exposure category B as defined in ASCE 7-10, Section 26.7.3.

Exception: Single story one- and two-family dwellings are permitted to use exposure category B for wind design.

Section 1705.4 Masonry Construction is hereby amended by deleting Exception 2.

Section 1806.1 Load Combinations is hereby amended by adding the following:

In lieu of the presumptive load-bearing values of Table 1806.2, a soils report is required for all new construction.

Section 1806.2 Presumptive Load- Bearing Values is hereby amended by adding the following:

In lieu of the presumptive load-bearing values of Table 1806.2, a soils report is required for all new construction.

Section 1809.4 Depth and width of footings is hereby amended by revising the first sentence to read as follows:

The minimum depth of footings below the undisturbed ground surface shall be 18 inches (458 mm), unless otherwise recommended by a soils report.

Table 2902.1 Minimum Number of Required Plumbing Fixtures is hereby amended as follows:

Revise footnote “e” to “25 or fewer.”

Delete footnote “f” as written in the code.

Add new footnote “f” to read as follows:

- f. 24 inches (610 mm) of wash sink or 18 inches (457 mm) of a circular wash basin shall be considered equivalent to one lavatory.

Section 2902.6 is hereby amended by revising “15” to “25.”

Chapter 31 is hereby amended by deleting Section 3109, Swimming Pool Enclosures. See Chapter 32 of the Glendale City Code for requirements.

Sec. 9-18. - Amendments to the 2018 International Residential Code.

The *International Residential Code, 2018 Edition* is hereby amended in the following respects:

Chapter 1. Administration is hereby amended by the deletion of Sections R101 through R114.

For the administration of this code, see the *2018 International Building Code* and related amendments.

Section R201.4 is hereby amended by adding to the end of this subsection:

Mirriam-Webster's Unabridged Dictionary of the English Language shall be considered as providing ordinarily accepted meanings.

Table R301.2(1) is amended to read as follows:

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARD S ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ⁱ
	SPEED ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c					
N/A	115 mph (ultimate) 89 mph (ASD)	None	B	Negligible	N/A	Moderate to Heavy	32° F	No	FEMA	N/A	72.6° F

Section R302.5.1 is hereby amended by adding the following to the end of this subsection:

Doors providing opening protection shall be self-closing, self-latching and tight-fitting.

Section R310.2.3 is hereby amended by adding the following to the first paragraph:

A window well shall not be located beneath an emergency escape and rescue opening. A protective grate shall be provided over all window wells. The grate shall comply with Section R310.4 and shall be designed for a minimum uniformly distributed live load of 40 pounds per square foot.

Section R311.1 is hereby amended by adding the following sentences:

The means of egress from dwelling units or sleeping rooms shall not lead through other sleeping rooms, toilet rooms or bathrooms.

Section R311.3.2 is hereby amended by adding the following text:

A door shall not swing over a lower floor or landing.

Section R313.2 Automatic Fire Sprinklers: In accordance with A.R.S. § 9-807, delete this section in its entirety.

Section R319.1 is hereby deleted in its entirety and replaced with the following:

R319.1 Address Numbers. Property owners shall obtain and display on the residence, the correct building number or numbers as assigned to such property(ies) by the Engineering Department or functional equivalent in accordance with established street assignment policy, prior to final inspection and /or issuance of a certificate of occupancy. The building numbers shall be of a durable material, permanently attached to the building and must be readily distinguished and readable from the nearest paved public/common roadway fronting that property. The size of the building numbers shall comply with the city's adopted fire code and its amendments.

Section R401.4 is hereby amended by adding the following sentence:

A soils test and geotechnical evaluation report shall be required for all new buildings governed by this code.

Section R403.1.1 the third sentence is hereby revised to read as follows:

Spread footings shall be at least 10 inches in thickness.

Section R403.1.3 is hereby amended by adding Seismic Design Categories B and C to all seismic design requirements listed in this section. In addition, this section is amended by deleting the exception for one- and two-family dwellings.

Section R403.1.3.1 is hereby amended by adding the following:

No. 4 vertical reinforcing bars shall be installed at 48 inches maximum spacing. The vertical bars shall tie the foundation stem wall to the footing and a 90 degree bend shall be provided at the no. 4 bar located in the footing.

Section R403.1.3 is hereby amended by adding the following subsection:

Section R403.1.3.3 Foundation Ties. When an addition is constructed, the new foundation shall be tied to the existing foundation by installing two (2) No. 4 dowel bars, minimum 12 inches long. These shall be embedded a minimum of 6 inches into the existing footing.

Section R403.1.4 Minimum Depth is hereby amended by revising 12 inches to 18 inches, unless otherwise recommended by a soils report.

Section R403.4.1 Crushed Stone Footings is hereby deleted in its entirety.

Section R502.9 is hereby amended by adding the following subsection:

R502.9.1 Framing Connections. Framing details for bearing walls and posts shall be such that all components are tied together with positive connections to transmit wind uplift forces from the roof to the foundation. Nails loaded in withdrawal by such forces shall not be considered as positive connections.

Approved metal framing anchors shall be provided at the top and bottom of every other stud of a wood-frame bearing wall, except where structural panel sheathing is nailed directly to the studs, top plate and bottom plate in accordance with Table R602.3(1).

Floor-to-floor connections shall have approved metal strap ties at a maximum of 48 inches on center, except where justified by an engineered analysis that bears the seal of a registered design professional.

Each truss, joist and rafter shall be connected to the top plate of the supporting wall with an approved metal framing anchor. The framing anchor shall be of the type which connects to both members of the double top plate. Beams shall be anchored to supporting walls and posts with approved metal framing connectors.

Section R608.1 General is hereby amended by revising the last sentence to read:

Project drawings, details, calculations and specifications are required to bear the seal of a registered design professional.

Section R610.1 General is hereby amended by revising the last sentence to read:

Project drawings, details, calculations and specifications are required to bear the seal of a registered design professional.

Section R802.8 Lateral Support is hereby amended to read as follows:

Rafters and ceiling joists shall be provided with lateral support at points of bearing to prevent rotation. Where lateral support is provided by solid wood blocking, 1X nominal lumber shall not be allowed.

Section R802.8.1 Bridging. The first sentence is revised to read as follows:

Rafters and ceiling joists shall be supported by nominal 2 x solid blocking, diagonal bridging (wood or metal) or a continuous 1-inch by 3-inch wood strip nailed across the rafters or ceiling joists at intervals not exceeding 8 feet.

Section N1103.3.1 Insulation (Prescriptive) is amended by adding the following Exceptions:

1. Ducts or portions thereof located completely inside the building thermal envelope.
2. Supply ducts may be insulated to a minimum of R-6 when one or more of the following prescriptive conditions are met:
 - a. Minimum SEER rating of HVAC system is increased to 15.
 - b. Maximum U-factor is decreased to 0.35 for all fenestration products.
 - c. Wall cavity insulation minimum R-value is increased to R-19.
 - d. Attic radiant barrier is provided in accordance with ASTM C1313 and installed in accordance with ASTM C1743.

Section E3404.1 Applicability is amended by adding the following sentence:

“For electrical systems not covered by this Code, see the *2017 National Electrical Code*.”

Sec. 9-19. - Amendments to the 2018 International Existing Building Code.

The *2018 International Existing Building Code* is amended in the following respects:

Section 101.1 is amended to read as follows:

Section 101.1 Title. These regulations shall be known as the Building Code of the City of Glendale, hereinafter referred to as "this code."

Section 305.8.10 is amended by adding the following:

As an alternative, in existing toilet rooms and bathing rooms, one fixture (water closet or urinal) may be removed (where two or more fixtures exist) to create the required space for an accessible water closet.

Section 1203.3 is hereby amended by revising the title and the first sentence to read as follows:

1203.3 Means of Egress and Emergency Escape and Rescue. Existing window openings, door openings and corridor and stairway widths less than ...(remaining text unchanged).

Section 1204.6 is hereby amended by revising the title and the first sentence to read as follows:

1204.6 Means of Egress and Emergency Escape and Rescue. Existing window openings, door openings and corridor and stairway widths less than ...(remaining text unchanged).

Sec. 9-20. Amendments to the International Plumbing Code

Section 301.6 Prohibited Locations is hereby amended to reference Section 1003 in its entirety and any requirements in that section shall be deferred to the City of Glendale's Pre-Treatment Department.

Section 305.4.1 Sewer Depth is hereby amended as follows:

This section allows the Authority Having Jurisdiction to determine the minimum depth below grade of the sewer for private sewage disposal systems and building sewers. The City of Glendale requires that the minimum depth below grade shall be 12 inches for private sewer systems and building sewers.

Table 308.5 Table Hanger Spacing is hereby amended as follows:

This Table shall be amended by adding the following to footnote "a":

- A hanger shall be located within eighteen inches of each coupling or hub for lengths up to ten feet.
- For multiple joints within a four-foot length, a hanger shall be located at alternate couplings or hubs.
- Support shall be provided at each floor for vertical stacks.
- Information on hanging, seismic and sway bracing can be found in General Installation Instruction in Chapter Four of the Cast Iron Soil Pipe and Fittings Handbook.

Table 403.1 Minimum Number of Required Plumbing Fixtures is hereby amended by deleting this table entirely. The *2018 International Building Code Table 2902.1* and its amendments shall be used to determine the minimum number of plumbing fixtures required.

Section 410.4 Substitution is hereby amended by revising the last sentence to read:

In other occupancies where drinking fountains are required, *water dispensers* shall be permitted to be substituted for drinking fountains.

Section 608.17.1.1 Carbonated beverage dispensers is hereby amended as follows:

This section is amended to require a Reduced Pressure Principle Backflow Assembly to be installed at each water supply to Carbonated Beverage dispensers.

Chapter 7 is hereby amended as follows:

Any reference in this chapter that refers to the International Private Sewage Disposal Code shall be deferred to the Maricopa County Health Department.

Section 701.5 Damage to drainage system or public sewer is hereby amended to reference Section 1003 in its entirety and any requirements in that section shall be deferred to the City of Glendale's Pre-Treatment Department.

Section 803 Special Wastes is hereby amended to defer to the City of Glendale's Pre-Treatment Department.

Section 903.1 Roof Extension is hereby amended as follows:

This section allows the Authority Having Jurisdiction to determine the minimum height above a roof that a vent must terminate. The City of Glendale shall require that all vents terminate a minimum of 6 inches above the roof and not less than 12 inches from any vertical surface.

Section 1003 Interceptors and Separators is hereby amended by deferring to the requirements of the City of Glendale Pre-Treatment Department.

Chapter 13 Non-potable Water Systems is hereby amended by deleting this chapter in its entirety and authority is deferred to the Maricopa County Health Department.

Sec. 19-21. Amendments to the 2017 National Electrical Code.

Article 90- Introduction

Section 90.1 (A) is hereby amended to read as follows:

90.1 (a) Practical safeguarding. The purpose of this code is the practical safeguarding of persons and property from hazards arising from the use of electricity. Any and all electrical work for light, heat, power, or any other purposes shall be installed in conformity with the rules and regulations as set forth in this code and that document titled, *National Electrical Code, 2017 edition*, also known as *NFPA 70*, and in conformity with the rules, policies, regulations and amendments as set forth by the building official. This Code is not intended as a design specification or an instruction manual for untrained persons.

Section 90.2(A)(5) is added to read as follows:

Special Inspection. The City of Glendale requires Special Electrical Inspections for the types of work specified below as amended by adding sections [90.2(a)(5)] and 90.2(a)(6). Special Electrical Inspections include, but are not limited to, testing or observation of the

work assigned for conformance with the approved design drawings and specifications, and submission of appropriate inspection reports or certificates to the City of Glendale Electrical Inspector.

The Special Electrical Inspector shall be a qualified person who demonstrates competence to the satisfaction of the Building Official for the type of work requiring Special Inspection. These individual(s) or firm(s) shall be responsible for performing the Special Inspection tasks and reports required by the City of Glendale. The Special Electrical Inspector(s) shall be an independent, third-party individual, firm or testing agency and shall not be the installing contractor or any other person responsible for the work.

Electrical Special Inspection:

1. Ground-fault protection performance tests for equipment provided or required to have ground-fault protection.
2. Switchboard, panelboards, motor control center, and all other equipment rated 1,000 amps or more; or over 600 volts. (over-potential test, also known as a dielectric withstand test, and commonly referred to as a hi-pot test.)
3. Emergency and standby power systems including: switchboards, panelboards, distribution boards, transfer equipment, power source, conductors, fire pumps, exhaust and ventilation fans.
4. Other special inspections as required by the building official.

Section 90.2A(6) is added to read as follows:

Electrical observation. Electrical observation by the ‘Registrant of Record’ shall be provided for the following installations:

1. Installation or alteration of that portion of a health care facility electrical system which fall within the scope of article 517, Part 3- “Essential Electrical System” of the *2017 National Electrical Code*.
2. Installations or alterations of high voltage electrical systems, which exceed 600 volts.
3. Installations or alterations of electrical systems within locations classified as hazardous by the provisions of the *2017 National Electrical Code*, or the currently adopted International Fire Code, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubritoriums.

The owner shall employ the Engineer responsible for the electrical design, or another Engineer designated by the Engineer responsible for the electrical design to perform visual observation of complex electrical equipment and systems for general conformance

to the approved plans and specifications, including but not limited to, placement and interconnection of equipment. Electrical observation shall be performed at intermediate significant stages of the construction progression and when installation is complete and ready to be inspected by the Building Official. Certificates of Electrical Observation shall be completed and sealed by the Engineer of Record for all life safety items as one of the requirements prior to release of a temporary certificate of occupancy. All certificates of Electrical Observation shall be completed and sealed prior to the project's final approval and the electrical portion of the certificate of occupancy is completed.

Section 90.4 is hereby amended by adding the following paragraph at the end of the section:

Periodically, technical bulletins may be issued by the Building Official to clarify policy of certain sections found within this code. These technical bulletins shall not be considered as code amendments.

Article 90 is hereby amended by adding Section 90.10 to read as follows:

90.10 Wiring in public right-of-way. No person, firm, or corporation shall place any wire for conduction of electricity for any purpose across or within the boundaries of any public street, alley, park or sidewalk, unless such a person, firm, or corporation is operating under a franchise or a permit from the proper authorities to do so.

Article 100 Definitions

Article 100 is hereby amended by revising the definition of the following items to read as follows:

Kitchens. Commercial and Institutional Kitchens and Bars. For the purposes of this section, a kitchen or bar is defined as any area where food or beverage is prepared, served or dispensed.

Section 110.22(B) Engineered Series Combination Systems and all sections in this code referring to this section are deleted in their entirety.

Article 210- Branch Circuits

Section 210.5 is hereby amended by adding a subsection (D) to read as follows:

(D) Color code. Where branch circuits requiring a neutral, are installed in raceways, the conductors of branch circuits connected to the same system shall conform to the following color code:

VOLTS	PHASE	SYSTEM	PHASE A	PHASE B	PHASE C	NEUTRAL
120/208	3	WYE	BLACK	RED	BLUE	WHITE
277/480	3	WYE	BROWN	ORANGE	YELLOW	GRAY
120/240	3	DELTA	BLACK	ORANGE	BLUE OR RED	WHITE

Section 210.8(B)2 is hereby amended to read as follows:

(2) *Kitchens: Commercial and Institutional Kitchens and bars.* For the purposes of this section, a kitchen or bar is defined as any area where food or beverage is prepared, served or dispensed.

Article 230 Services

Section 230.2 is revised by adding the following sentence and Exception to the end of the first paragraph:

No electrical service on one property shall supply power to another separate and distinct property unless these properties are legally combined and under the same ownership.

Exception: Dwellings shall be allowed to supply other accessory structures on the same property.

Section 230.43 is hereby amended to read as follows:

Section 230.43. Wiring methods for 600 volts, nominal, or less. Service-entrance conductors shall be installed in accordance with the applicable requirements of this code covering the type of wiring method used and shall be limited to the following methods:

1. Rigid metal conduit
2. Intermediate metal conduit
3. Wire ways
4. Bus ways
5. Auxiliary gutters
6. Rigid non-metallic conduit may be used underground
7. Schedule 80 rigid non- metallic conduit may extend above ground to the service equipment.

(Informational note): Refer to the serving utility company's requirements for additional information on installing service-entrance conductors on or within buildings and underground laterals serving the premises.

Section 230.70(A)(1) is hereby amended to read as follows:

(A) Location. The service disconnecting means shall be installed in accordance with 230.70(a)(1), (a)(2) and (a)(3).

(1) The service disconnecting means shall be installed at a readily accessible location either outside of a building or structure, or inside nearest the point of entrance of the service-entrance conductors. The service disconnecting means shall be installed adjacent to, and accessible from, the same working area as the utility meter. All service disconnecting means located inside a building shall be enclosed within a room or space separated from the rest of the building by not less than a one-hour fire-resistive occupancy separation.

Exception: the ceiling of this service entrance room may be constructed as required for a one-hour wall assembly with protected opening.

Section 240.86(A) and all sections in this code referring to this section are deleted in their entirety.

Article 250- Grounding

Section 250.4(A)(6) is added to read as follows:

250.4(a)(6) Protection. All copper bonding, grounding, and grounding electrode conductors shall be routed inside buildings unless impractical to do so if determined by the Authority having Jurisdiction. Where it is absolutely necessary to route external to the building, conductors shall be installed in minimum schedule 40 non-metallic rigid conduits or other approved means and secured per NEC requirements. If metallic conduits are used, both ends of the conduits shall be bonded as required in 250.64(e).

Section 250.52(A)(3) is hereby amended by adding the following Exception:

Exception: A concrete encased electrode shall not be permitted in post-tensioned or mat slabs unless the concrete encased electrode terminates at an electrode as specified in 250.52(a)(5) or 250.52(a)(7) and complies with 250.53.

Article 300 Wiring Methods

Section 300.4(D) Exception 1 is hereby amended to read as follows:

Exception 1: Steel plates, sleeves, or the equivalent shall not be required to protect rigid metal conduit, intermediate metal conduit, or electrical metallic tubing. *Rigid nonmetallic conduit (PVC conduit) is required to be protected.*

Subsection 334.12(A)(11) is added to read as follows:

(11) In all non-residential occupancies. Non-residential occupancies include all occupancies other than one-and two-family dwellings and within each individual apartment of a multi-family dwelling (R-2 apartments).

Article 358 Electrical Metallic Tubing: Type EMT

Section 358.10(B)1 & 2 is deleted and replaced with the following:

358.10(B) Corrosive Environments. Ferrous or nonferrous EMT, elbows, coupling, and fittings shall not be in concrete that is in direct contact with the earth, or in areas subject to severe corrosive influences and judged unsuitable for the condition by the Authority having Jurisdiction.

Section 358.12 is hereby amended by adding a new item number (3).

(3). Where in direct contact with the soil.

Article 410 Luminaires, Lampholders, and Lamps

Section 410.36(B) is hereby amended by adding a second paragraph to read as follows:

Intermediate or heavy-duty ceiling systems shall be used for the support of luminaires (lighting fixtures). All light fixtures shall be positively attached to the suspended ceiling system. The attachment device shall have a capacity of 100 percent of the lighting fixture weight acting in any direction. Luminaires (fixtures) weighing less than 56 pounds and track lighting shall have two 12 gauge wires attached at opposing corners of the luminaire(s) (fixture) or track lighting strip to the structure above. These wires may be slack, and shall contain, at a minimum, at least 3 tight twists within a 3-inch length of the wire at each end. Recessed luminaire housings, exit signage, all single bulb fixtures and emergency unit equipment that are installed within or on a suspended ceiling shall have a minimum of at least one 12-gauge wire attached to the structure above and this wire may be slack and shall contain, at a minimum, at least 3 tight twists of the wire within a 3-inch length at each end. Luminaires weighing more than 50 pounds shall comply with NEC 314.27 (a)(2).

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

Section 725.4 is added and shall read as follows:

725.4 Bell and signal transformers. In residential occupancies, bell or signal transformers shall not be installed in attics, closets, or in any inaccessible concealed spaces.

Sec. 19-22. Amendments to the 2018 International Energy Conservation Code.

Section C202 Residential Building is amended to allow the residential provisions of this energy code to apply to residential occupancies R-2, R-3 and R-4 of four or more stories in height. Also, as an option, these R-2, R-3 and R-4 occupancies may be constructed to comply with the commercial provisions of this energy code,

Section R202 Residential Building is amended to allow the residential provisions of this energy code to apply to residential occupancies R-2, R-3 and R-4 of four or more stories in height. Also, as an option, these R-2, R-3 and R-4 occupancies may be constructed to comply with the commercial provisions of this energy code,

Section R403.3.1 Insulation (Prescriptive) is amended by adding the following Exceptions:

3. Ducts or portions thereof located completely inside the building thermal envelope.
4. Supply ducts may be insulated to a minimum of R-6 when one or more of the following prescriptive conditions are met:
 - e. Minimum SEER rating of HVAC system is increased to 15.
 - f. Maximum U-factor is decreased to 0.35 for all fenestration products.
 - g. Wall cavity insulation minimum R-value is increased to R-19.
 - h. Attic radiant barrier is provided in accordance with ASTM C1313 and installed in accordance with ASTM C1743.

Table R406.4 Maximum Energy Rating Index shall be revised as follows:

CLIMATE ZONE	ENERGY RATING INDEX
2	64

Section C408.2.1 is amended by adding the following sentence:

The provision of a commissioning plan shall be optional.

SECTION 3. That the provisions of this ordinance shall become effective thirty (30) days after passage by the Glendale City Council.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona this _____ day of _____, 2019.

MAYOR

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager