

Ch. 1 – Scope and Administration.

- a. R105.11 Construction debris. Added to section: Debris shall not to be displaced to adjacent lots or onto City Rights of Way. Inspections may be withheld if site not reasonably clean or if conditions are unsafe for inspection personnel.
- b. R108.2 Schedule of permit fees. Permit fees unchanged.

Ch. 3 – Building Planning.

- a. Table R301.2(1). New Basic Wind Speed for Yuma in 2018 IRC is 115 mph (Ultimate/Strength level). All locations in City of Yuma to be classified as Seismic Design Category D₀ (no change). Addition of Manual J Design Criteria to this table.
- b. Table R302.1(1). Eaves overhangs $\geq 2'$ to $5'$ to PL may be unprotected on underside with fire blocking from top plate to underside of roof sheathing (and no eave vents), and rake overhangs unprotected on underside if there are no gable vents.
- c. R304.1 Minimum area. Added to section: Every dwelling to have at least one habitable room that is at least 120 SF in area. (matches 2018 IPMC).
- d. R204.4 Access from bedrooms. Added section: Access through bedrooms shall not provide the sole access to other bedrooms or habitable rooms, except for units with less than 2 bedrooms. (matches 2018 IPMC).
- e. R310.1.1. Window opening control devices on emergency escape and rescue openings to meet ASTM F2090 (if so equipped) (2015).
- f. R311.7.11. Alternating tread devices and ships ladders are permitted to access lofts or mezzanines up to 200 SF that don't provide exclusive access to a kitchen or bathroom.
- g. R314.3. Smoke alarms not to be located within 3 feet of bathroom doors that have a shower or bathtub, where possible.
- h. R414.3.1. Smoke alarm special requirements where located near cooking appliances.
- i. R314.4 and R314.6. Smoke alarm retrofits must be interconnected (hard wired or listed wireless devices), but may be battery powered. (AK modified on 3-12-19)
- j. R314.7 Approved Fire alarm systems (meeting NFPA 72 and IRC requirements) allowed in lieu of smoke alarms.
- k. R315.5 Carbon monoxide alarms in new construction to be 120 volt power with battery backup, and to be interconnected if more than one alarm is required. Listed CO detection systems permitted in lieu of CO Alarms.
- l. R324.1. Provisions included for Solar Energy Systems. Reference to 2017 NEC will require Rapid Shutdown Feature for PV arrays (this feature is also required in the adopted 2014 NEC).
- m. R325. Provisions included for mezzanines.
- n. R326. Swimming pool requirements removed from IRC (new Int'l. Pool & Spa Code).
- o. R327. Provisions included for Stationary Storage Battery Systems.

Ch. 4 – Foundations.

R403.1.6. Sill plate anchor bolts to be located within middle third of the width of the plate.

Ch. – Floors.

R507. Section for Exterior Decks and Balconies greatly expanded, with new details and tables.

Ch. 6 – Wall Framing.

- a. R602.1.6. Recognition in the Code for use of Cross-laminated timber.
- b. Table R602.3(1). Ring shank nails may be used for fastening wood structural panel sheathing.
- c. Table R602.3(1). Roof sheathing fastening increased to 6" O.C. at intermediate supports within 48" of Gable Ends, Roof edges and ridges.
- d. R602.3.1. 2x6 Studs @12" O.C. may span up to 18' height for small porticos and rake walls (max. 6 feet tributary roof span).
- e. R602.3.1. Stud heights increased up to 12 feet per Table R602.3(6), with conditions: Wind Exposure B (not C), maximum roof/floor span limitations (up to 24 feet), 3/8" exterior sheathing required at studs spaced ≤ 16 " O.C.
- f. Table R602.7(3). New table added in 2015 for girder/header spans at open porches and patios.
- g. Figure R602.7.2. New figure added in 2015 for rim board headers.
- h. R602.7.5. Number of full-height studs increased at ends of headers with large spans.

Ch. 7 – Wall Covering.

- a. R702.4. Table added in 2015 with approved materials/listings for backer boards for ceramic tile at tub and shower areas.

Ch. 9 – Roof Assemblies.

- a. R905.1.1. Requirements for underlaments for all roofing types consolidated in one section and table added in 2015.
- b. R905.17 and R907. New sections and references for building-integrated photovoltaic (BIPV) roof panels and rooftop PV systems.

Ch. 11 – Energy Efficiency.

- a. Yuma in Climate Zone 2B (no change).
- b. Table N1102.1.2. Increases window performance, max. SHGC value 0.25; and max. U-factor value 0.40. Ceiling/Attic insulation minimum R-value = 38 (matches 2012/2015 IRC values un-amended).
- c. N1102.3 Fenestration (Prescriptive). Exception added to allow standard insulated garage doors to be used at conditioned garages. Air diffusers at garage ceilings to include ceiling radiation dampers or ducts be constructed of 26 gage steel.
- d. N1102.3.2. Recognition of Dynamic Glazing, allows adjusted SHGC values (2015).
- e. N1102.4. Air leakage of building envelope. Options for Visual Inspection or Blower Door Testing (no change).

- f. N1103.3.1. Duct Insulation. Return Air Ducts $\geq 3''$ in attic require R-8 insulation (R-6 < 3'').
- g. N1103.3.4. Duct leakage. Lower values for duct air leakage: Rough-in test, if air handler installed: 4 cfm per 100 SF (was 6 cfm); 3 cfm per 100 SF if air handler not installed (was 4 cfm). Post construction test: 4 cfm per 100 SF (was 8 cfm). (Matches 2012/2015 IRC values un-amended).
- h. N1103.5. Service hot water systems: Optional.
- i. N1103.6. Mechanical (whole-house) ventilation: Optional.
- j. N1103.10.3. Swimming pool covers: Optional.
- k. N1104.1. Lighting equipment – efficacy: Optional.
- l. N1106. Energy Rating Index Compliance Alternative: New optional compliance method (2015).

Ch. 24 – Fuel Gas.

- a. G2413.2 (402.2). Added table that was removed from the Code for estimating gas demands of typical appliances.

Ch. 25 – Plumbing Administration.

- a. P2503.5.1. Drain, Waste & Vent (DWV) Piping - Testing, changed from 10' to 5' head for water testing. Provisions for air testing deleted by amendment (not a change) and air testing will not be permitted.

Ch. 27 – Plumbing Fixtures.

- a. P2709.4. Receptor drains. Approved shower flanged drains will be required at shower floors.

Ch. 28 – Water Heaters.

- a. P2804.6.1. Amended T&P discharge to eliminate drain pan as an option, and to add option for T&P to drain to a garage floor that is sloped and below floor level of the dwelling.

Ch. 29 – Water Supply and Distribution.

- a. P2902.5.3. Amendment to require a lawn sprinkler system for new dwellings, with a stub-out, electric valve(s) and a backflow preventer.
- b. P2903.5. Water Hammer. Provisions for water hammer arrestors (not a change) to be enforced.
- c. P2910. Provisions for optional nonpotable water systems (Gray Water) expanded to include Rain Water and Reclaimed Water (2015).

Ch. 30 – Sanitary Drainage.

- a. P3003.9. Recognition of Transition Glue for PVC DWV Pipe connections, with no primer (2015).
- b. P3011.1. Replacement of building sewers, new method added into Code using PVC Fold and Form materials.

Ch. 31 - Vents.

- a. P3103.1. Vent terminals, new provisions for vent heights at occupied roofs and where vents covered by Solar PV panels.
- b. P3114.8. Air admittance valves not to be used for sole purpose to avoid clearances from gravity or mechanical air intakes.

Ch. 34 – Electrical General Requirements.

- a. E3403. Inspection and approval. The permanent electrical power to the premises shall be required at time of the Final Inspection.
- b. E3406.3. Minimum Conductor size #12 Copper or #1 Aluminum or Copper-Clad Aluminum for current carrying conductors (no change), does not apply to grounding conductors.

Ch. 36 – Services.

- a. E3607.3.2 Grounded conductor, existing premises. Added exception to allow placard and lockable breaker in lieu of disconnecting means at subpanels.
- b. E3608.4. Supplemental electrode. Two ground rods are required if no UFER Ground or when earth resistance is greater than 25 ohms.

Ch. 37 – Branch Circuit and Feeder Requirements

- a. E3703.5 Garage Branch Circuits. Minimum 20A branch circuit required for receptacle outlets in attached garages and detached garages with electric power. The circuit shall have no other outlets, except for readily accessible outdoor receptacle outlets. City of Yuma will allow garage lighting outlets to be supplied by this circuit. (AK added 3-20-19)

Ch. 39 – Power and Lighting Distribution

- a. E3901.9 Garages with power, receptacle outlets (GFCI) are required at each vehicle bay (AK added 2-26-19).
- b. E3902.9 GFCI protection required at laundry areas (120 V, 1-phase, 15A/20A Circuits) (2015) [AK added 2-7-19]
- c. E3902.10 GFCI protection required for dishwasher outlets (2015).
- d. E3902.16 AFCI protection requirements expanded to include Kitchens and Laundry Rooms (not Bathrooms or Outdoor outlets).

Ch. 41 – Appliance Installation

- e. E4101.3 Flexible cords. Dishwashers to be cord-and plug connected to a GFCI receptacle outlet (or disconnect).

Appendix Q – Tiny Houses.

- a. New Appendix adopted with modified provisions for tiny houses. Maximum 400 SF in area. Foundation required (no chassis/wheels). Relaxed provisions for ceiling height, lofts/loft access (ladders), loft guards, and emergency escape/rescue openings (skylights permitted at lofts).