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When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2026-1646

AMENDING SECTION 9-1-1 (ADOPTION BY REFERENCE) OF ARTICLE 9-1 (TECHNICAL
CODES) OF CHAPTER 9 (BUILDINGS AND BUILDING REGULATIONS) OF THE
GOODYEAR CITY CODE.

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2026-1646

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING SECTION 9-1-1 (ADOPTION BY REFERENCE) OF ARTICLE 9-1 (TECHNICAL CODES) OF CHAPTER 9 (BUILDINGS AND BUILDING REGULATIONS) OF THE GOODYEAR CITY CODE.

WHEREAS, the Mayor and Council deem it necessary to adopt certain rules and regulations controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of, heating, cooling, ventilating, process piping, refrigerator systems, incinerator or other heat-producing appliance and to adopt certain rules and regulations to regulate the erection, construction, enlargement, alteration, repair, moving, removal, and demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in order to protect the public health, safety and welfare and both public and private property;

WHEREAS, the International Code Council, through a process involving all stakeholders impacted by building construction codes, have developed business construction codes for various aspects of construction including but not limited to residential building codes, building codes, mechanical codes and plumbing codes;

WHEREAS, in addition to the codes adopted by the International Code Council, national industry groups, through a process involving all affected stakeholders, have delivered uniform codes in specific fields such as the National Electric Code;

WHEREAS, these international codes and national codes have been designed to be used nationally across the United States to provide uniformity in the building construction industry;

WHEREAS, uniformity in the building construction codes allows builders to use plans and construction drawings across jurisdictions, thereby facilitating development by saving time and money;

WHEREAS, the uniform codes are supported by organizations such as the Arizona Building Officials, National Association of Homebuilders, FEMA and the American Institute of Architects;

WHEREAS, city staff have reviewed the construction codes for the various aspects of construction including but not limited to residential building codes, building codes, mechanical codes, plumbing codes, gas codes, electric codes and property maintenance codes; and

WHEREAS, amendments to these various standardized codes are needed to address issues specific to the City of Goodyear and to ensure consistency between existing City Ordinances, standard policies and regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Amendment to Section 9-1-1 of Article 9-1 of Chapter 9 of the Goodyear City Code" a copy of which is attached hereto as

Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Building Code" including Appendices C, H and O as published by the International Code Council" is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Mechanical Code" as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Plumbing Code" as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Fuel Gas Code" as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Energy Conservation Code" as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Existing Building Code" as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2023 NFPA 70 National Electric Code", including only ANNEXES C and D as published by the National Fire Protection Association is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2017 ICC A117.1 Accessible and Usable Buildings and Facilities" Code as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2010 ADA Standards for Accessible Design" as published by the United States Department of Justice is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 NFPA 99 Health Care Facilities Code" as published by the National Fire Protection Association is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Residential Code" including Appendices BB, BF, BG, CA, CB, CE and CF as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

That certain document titled "2024 International Property Maintenance Code" as published by the International Code Council is hereby declared a public record and incorporated herein by this reference.

Either three (3) paper copies or one (1) paper copy and one (1) electronic copy, maintained in compliance with A.R.S. 44-7041, of the aforementioned documents being declared public records herein is ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 2. AMENDING SECTION 9-1-1 OF ARTICLE 9-1 OF CHAPTER 9 OF THE GOODYEAR CITY CODE:

Section 9-1-1 of Article 9-1 of Chapter 9 of the Goodyear City Code is hereby deleted in its entirety and amended as set forth in that certain document titled, "Amendment to Section 9-1-1 of Article 9-1 of Chapter 9 of the Goodyear City Code" which is attached to this Ordinance 2026-1646 as Exhibit A, and is declared a public record, a copy of which is on file with the City Clerk of the city of Goodyear in compliance with A.R.S. 44-7041 and which is referred to, adopted and made a part hereof as if fully set forth in this Ordinance.

SECTION 3. REPEAL OF ORDINANCE NO. 2019-1437

Ordinance No. 2019-1437 is hereby repealed as of the effective date of this Ordinance No. 2026-1646. The repeal of this ordinance does not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

SECTION 4. IMPLEMENTATION

The codes and amendments thereto adopted by this Ordinance 2026-1646, shall apply to all applications for building permits submitted on or after the effective date of this Ordinance 2026-1646 except as provided herein:

- A. Applications for permits submitted for review will be reviewed using the building construction codes in effect at the time of submittal.
 - 1. Subdivisions will not be treated as a whole for purposes of the application of construction building codes. Depending on the application dates, some houses may be under construction using the building construction codes and amendments adopted by Ordinance 2019-1437.
- B. Standard home plans approved under the building construction codes and amendments adopted thereto by Ordinance 2019-1437 will remain valid until one (1) year following the effective date of this Ordinance 2026-1646 and shall expire thereafter.
- C. To prevent unnecessary delays and costs related to redesigns, for a period of ninety (90) days after the effective date of this Ordinance 2026-1646 all commercial and/or industrial projects may request to have the project reviewed using the building construction codes and amendments thereto adopted by Ordinance 2019-1437.

- D. All permits issued under the building construction codes and the amendments thereto adopted by Ordinance 2019-1437 that have expired (no work within 180 days after issuance), must comply with this Ordinance 2026-1646 and the codes adopted herein prior to being renewed or reissued.

SECTION 5. CORRECTIONS

The City Clerk and his/her designee, the City Attorney and his/her designee, and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 6. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance or parts thereof.

SECTION 7 EFFECTIVE DATE

This ordinance shall become effective at the time and in the manner prescribed by law.

SECTION 8. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 23rd day of March, 2026.



Joe Pizzillo, Mayor

Date: 3-24-2026

ATTEST:



Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:



Roric Massey, City Attorney



Replacement Page

Exhibit 'A'

“Amendment to Section 9-1-1 of Article 9-1 of Chapter 9 of the Goodyear
City Code”

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On File at the Goodyear City Clerk's Office
1900 N. Civic Square.
Goodyear, AZ 85395
623-882-7830

EXHIBIT A

Amendment to Section 9-1-1 of Article 9-1 of Chapter 9 of the Goodyear City Code

Upon Council Adoption of Ordinance No. 2026-1646, Section 9-1-1 of Article 9-1 of Chapter 9 of the Goodyear City Code is hereby deleted in its entirety and replaced with the following:

§ 9-1-1 Adoption by reference.

(A) *Adoption of International Building Code.* That certain document known as the "2024 International Building Code" including Appendices C, H and O ("International Building Code") as published by the International Code Council, is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein except as amended below.

1. The 2024 International Building Code, including Appendices C, H and O as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) CHAPTER 1 "ADMINISTRATION," is hereby amended as follows:

Section [A] 101.1 "Title," is hereby deleted in its entirety and replaced with the following:

[A] 101.1 Title.

These regulations shall be known as the Building Code of the City of Goodyear, hereinafter referred to as "this code." The fees and administrative provisions of this Chapter of this Code, as amended, shall apply to all technical codes as adopted and amended by the City of Goodyear.

Section [A] 101.2 "Scope," is hereby deleted in its entirety and replaced with the following:

[A] 101.2 Scope.

The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plan in height, shall comply with this code of the International Residential Code. Where preempted by the Arizona Revised Statutes, accessory dwelling units (ADUs), duplexes, townhouses, triplexes, and

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fourplexes shall comply with the International Residential Code.

Section [A] 101.4 “Referenced Codes,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4 Referenced codes.

The codes and standards referenced herein shall be those that are listed in Chapter 35 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in sections 101.4.1 through 101.4.11, adopted by the City of Goodyear, as amended, and referenced elsewhere in this code shall be considered to be part of the requirements of this code to the prescribed extent of each such reference.

Section [A] 101.4.1 “Gas,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.1 Gas.

The provisions of the International Fuel Gas Code, including Appendices A, B and C shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

Section [A] 101.4.2 “Mechanical,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.2 Mechanical.

The provisions of the International Mechanical Code, including Appendix A shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

Section [A] 101.4.3 “Plumbing,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.3 Plumbing.

The provisions of the International Plumbing Code, including Appendices B, D and E, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

Section [A] 101.4.4 “Property maintenance” is deleted in its entirety and replaced with the following:

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[A] 101.4.4 Property maintenance.

The provisions of the International Property Maintenance Code, including Appendix A shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Section [A] 101.4.5 “Fire prevention,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.5 Fire prevention.

The provisions of the International Fire Code, including Appendices B,C, D, E, F, G, H, I and L, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

Section [A] 101.4.6 “Energy,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.6 Energy.

The provisions of the International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section [A] 101.4.7 “Existing buildings,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.7 Existing buildings.

The provisions of the International Existing Building Code shall apply to all matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

Section [A] 101.4.8 “Accessibility,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.8 Accessibility.

The provisions of the ICC A117.1 Accessible and Usable Buildings and Facilities 2017 Edition, shall apply to all matters governed by this code. In addition, the 2010 ADA Standards for Accessible Design, as adopted and amended by the governing authority. In the event of a conflict between the two, the more restrictive requirements shall apply.

Section [A] 101.4.9 “Electrical,” is hereby deleted in its entirety and replaced with the following:

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[A] 101.4.9 Electrical.

The provisions of NFPA 70 National Electrical Code, shall apply to all matters governing the design and construction of electrical systems for all buildings and structures except those regulated by the International Residential Code for One and Two-Family Dwellings, as adopted and amended by the governing authority.

Section [A] 101.4.10 “Health care facilities,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.10 Health care facilities.

The provisions of NFPA 99 Health Care Facilities Code shall apply to all matters governing the design and construction of Health Care Facilities.

Section [A] 101.4.11 “Residential,” is hereby deleted in its entirety and replaced with the following:

[A] 101.4.11 Residential.

The provisions of the International Residential Code For One and Two-Family Dwellings including Appendices BB, BF, BG, CA, CB, CE and CF as adopted and amended by the governing authority shall apply to all matters governing the design and construction of one and two-family dwelling units. Where preempted by the Arizona Revised Statutes accessory dwelling units (ADUs), duplexes, townhouses, triplexes, and fourplexes shall comply with the International Residential Code.

Section [A] 102.4 “Referenced codes and standards,” is hereby deleted in its entirety and replaced with the following:

[A] 102.4 Referenced codes and standards.

The codes and standards referenced in this code shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.4.1.

Section [A] 102.4.1 “Conflicts,” is hereby deleted in its entirety and replaced with the following:

[A] 102.4.1 Conflicts.

Where conflicts occur between provisions of this code and referenced codes and standards, in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies and technical codes adopted by the governing authority, the most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer's instructions

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shall apply.

2. Where there is a provision contained in another adopted technical code that is not addressed in this code, then the provision of the technical code shall apply.

Section [A] 102.4.2 “Provisions in referenced codes and standards,” is hereby deleted in its entirety.

Section [A] 102.7 “Maintenance,” is hereby added as follows:

[A] 102.7 Maintenance.

Mechanical, plumbing, and fuel gas systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in compliance with the code edition under which they were installed. The owner or the owner’s designated agent shall be responsible for maintenance of such systems. To determine compliance with this provision, the building official shall have the authority to require a system to be re-inspected. The inspection for maintenance of HVAC systems shall be done in accordance with ASHRAE/ACCA/ANSI Standard 180.

Section [A] 102.8 “Additions, Alterations or repairs,” is hereby added as follows:

[A] 102.8 Additions, alterations or repairs.

Additions, alterations, renovations or repairs to a mechanical, plumbing, or fuel gas system shall conform to that required for a new system without requiring the existing system to comply with all of the requirements of this code. Additions, alterations, renovations or repairs shall not cause an existing system to become unsafe, hazardous or overloaded. Minor additions, alterations, renovations and repairs to existing systems shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is *approved*.

Section [A] 102.9 “Change in occupancy,” is hereby added as follows:

[A] 102.9 Change in occupancy.

It shall be unlawful to make any change in the occupancy of any structure that will subject the structure to any special provision of this code applicable to the new occupancy without approval of the building official. The building official shall certify that such structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

Section [A] 104.10 “Flood hazard areas,” is hereby added as follows:

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[A] 104.10.1 Flood hazard areas.

The building official shall not grant any modification in conflict with *flood hazard areas* as established by City code Article 16-3

Section [A] 105.1 “Required,” is hereby deleted in its entirety and replaced with the following:

[A] 105.1 Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Permits are non-transferable without authorization of the building official, and any change in occupancy, operation, tenancy or ownership shall require a new permit.

Section [A] 105.1.1 “Annual permit,” is hereby deleted in its entirety and replaced with the following:

[A] 105.1.1 Reserved.

Section [A] 105.1.2 “Annual permit records,” is hereby deleted in its entirety and replaced with the following:

[A] 105.1.2 Reserved.

Section [A] 105.2 “Work exempt from permit,” under subsection “Building,” is amended as follows, items 1, 2 and 14 are hereby deleted in their entirety and replaced with the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²) on commercial properties and 200 square feet (18.5 m²) on residential properties.

2. Fences not over 6 feet (1828.8 mm) high.

14. Re-roofing with the same type of material as the original roofing considered like for like residential re-roofs for one and two-family dwellings as regulated by the International Residential Code.

Section [A] 105.2 “Work exempt from permit,” under subsection “Building,” is amended as follows, item 4 concerning retaining walls that are not over four (4) feet in height is hereby deleted in its entirety.

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Section [A] 105.2 “Work exempt from permit,” subsection “Electrical,” is hereby deleted in its entirety and replaced with the following:

Electrical Commercial Application:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions and do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Electrical One and Two-family Dwellings application:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefore.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Section [A] 105.2 Subsection “Gas,” is hereby amended to add Item 3 as follows:

3. Replacement of gas water heating appliances by a licensed contractor, of equal or less BTU/CFH rating and without modification to electrical, mechanical and plumbing connections necessary to serve the new appliance.

Section [A] 105.2 Subsection “Mechanical” is hereby amended to add Items 8, 9 and 10 as follows:

8. Portable fuel cell appliances that are not connected to affixed piping system and are not interconnected to a power grid.

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9. Repair or replacement in kind, by a licensed contractor, of refrigeration units not over 5 tons (17.5 kW) of refrigeration capacity, when located outdoors.
10. Replacement equipment shall be in the same location and equal to or less than the weight and height of that which is replaced.

Section [A] 105.2 subsection "Plumbing," is hereby amended as follows to add Item 3:

3. Replacement of electric water heating appliances, by a licensed contractor, of equal or less amperage rating and without modification to electrical, mechanical and plumbing connections necessary to serve the new appliance.

Section [A] 105.3.3 "Approved construction documents," is hereby added as follows:

[A] 105.3.3 Approved construction documents.

When the building official issues the permit where construction documents are required, the construction documents shall be endorsed in writing and stamped "APPROVED." Such approved construction documents shall not be changed, modified or altered without authorization from the building official. All work shall be done in accordance with the approved construction documents.

Section [A] 105.5 "Expiration," is hereby deleted in its entirety and replaced with the following:

[A] 105.5 Expiration.

Every permit issued shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days after its issuance or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for a period of not more than 180 days provided that the permittee has demonstrated in writing that no changes have been made or will be made in the original construction documents for the permitted work and that justifiable cause exists for the failure to commence the work within 180 days or for the suspension or abandonment of the work after it was commenced. The fee for the extension shall be the cost of reviewing the application at a rate based on the current fee schedule with a minimum charge of one half hour. In order to renew action on a permit after expiration, a new permit fee, as determined by the building official, shall be paid based on the current fee schedule adopted by the City. Permits which have inspections requested that have been either approved or partially approved shall automatically extend the permit for an additional 180 days. Any other type of inspections shall not extend the permit for an additional 180 days.

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Section [A] 107.1 “General,” is hereby deleted in its entirety and replaced with the following:

[A] 107.1 General.

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets, or a digital format where allowed by the building official, with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception:

The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

Section [A] 107.2 “Construction documents,” is hereby deleted in its entirety and replaced with the following:

[A] 107.2 Construction documents.

Construction documents shall be in accordance with Sections 107.2.1 through 107.2.10.

Section [A] 107.2.9 “Manufacturer’s installation instructions” is hereby added as follows:

[A] 107.2.9 Manufacturer’s installation instructions.

Manufacturer’s installation instructions, as required by this code, shall be available on the job site at the time of inspection.

Section [A] 107.2.10 “Information on braced wall design,” is hereby added as follows:

[A] 107.2.10 Information on braced wall design.

For buildings and structures utilizing braced wall design, braced wall lines shall be identified on the construction documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels and connections at top and bottom shall be provided.

Section [A] 108.3 “Temporary service utilities,” is hereby deleted in its entirety and replaced with the following:

[A]108.3 Temporary service utilities.

The building official is authorized to give permission to temporarily supply

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and use power in part of an electric installation before such utilities before an installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70 the code.

Section [A] 109.1 “Payment of fees,” is hereby deleted in its entirety and replaced with the following:

[A] 109.1 Payment of Fees.

A permit shall not be issued and shall not be valid until all ~~the~~ fees prescribed by law have been paid, nor shall an amendment to a permit be released until all additional fees, if any, have been paid.

Section [A] 109.1.1 “Building Permit Fees,” is hereby added as follows:

[A] 109.1.1 Building Permit Fees.

Building permit fees for new construction, buildings and additions are to be calculated based on the city user fee schedule adopted by council.

Section [A] 109.1.2 “Building Plan Review Fees,” is hereby added as follows:

[A] 109.1.2 Building Plan Review Fees.

Building plan review fees for permits for new construction, buildings, additions, and tenant improvements are to be calculated based on the city user fee schedule adopted by council.

Section [A] 109.1.3 “Fire Permit Fees,” is hereby added as follows:

[A] 109.1.3 Fire Permit Fees.

Fire permit fees for new construction, buildings, additions and tenant improvements are to be calculated based on the city user fee schedule adopted by council.

Section [A] 109.1.4 “Fire Plan Review Fees,” is hereby added as follows:

[A] 109.1.4 Fire Plan Review Fees.

Fire plan review fees for new construction, buildings, additions and tenant improvements are to be calculated based on the city user fee schedule adopted by council.

Section [A] 109.3 “Building permit valuations,” is hereby deleted in its entirety and replaced with the following:

[A] 109.3 Building permit valuations.

The applicant for a permit shall provide an estimated value valuation for which the permit is being issued at time of application. Permit valuations shall reflect the Such estimated valuations shall include total value of work,

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including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If where, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied valuation shall be set by the building official, unless the applicant can show detailed estimates to meet the approval of the building official. Final building valuation shall be set by the building official. For the purposes of determining valuations, the most current building valuation data table published by the International Code Council in Building Safety Journal magazine, shall be used. The valuation for any shell-only buildings shall be permitted to be reduced by 20 percent (20%). The valuation for any foundation-only permit shall be permitted to be reduced by 80 percent (80%), and is in addition to the permit and plan review for the structure. When a foundation only permit is authorized by the Building Official, it shall be permitted to include the foundation, interior underground utilities and any interior slab-work when so specified. Any valuation not specifically provided for shall be determined by the Building Official and shall be classified in the use and construction type it most nearly resembles.

Section [A] 109.4 “Work commencing before permit issuance,” is hereby deleted in its entirety and replaced with the following:

[A] 109.4 Work commencing before permit issuance.

Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. This fee can be found in the city user fee schedule.

Section [A] 109.6 “Refunds” is hereby deleted in its entirety and replaced with the following:

[A] 109.6. Refunds.

The building official shall be permitted to authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 65 percent (65%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 65 percent (65%) 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 examination time has been expended.

The Building Official shall not authorize refunding of any fee paid except upon written application filed by the original permittee not later than 90

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days after the date of fee payment.

Section [A] 109.7 Public School Fee Waiver is hereby added as follows:

[A] 109.7 Public School Fee Waiver.

Except as otherwise provided herein, the permit fees adopted in the city user fee schedule shall not apply to permitted work for public schools providing educational instruction for pupils in any combination of elementary grades or secondary grades Kindergarten through twelve. The fee waiver provided herein extends only to work on improvements that are owned by the public school. This waiver does not apply to the other fees set forth in Table 1-G of the city user fee schedule such as: inspections outside of normal business hours, reinspection fees, replications of plans and providing written responses to requests for information related to the building code or Building Safety Division policy issues. Public schools for purposes of this section are those schools that are funded wholly by public funds. Where preempted by Arizona Revised Statute A.R.S. 9-500.18, policy prohibits cities or towns from assessing or collecting development fees for streets or water sewer utility functions for developments funded in whole or in part from the New School Facilities Fund.

Section [A] 111.4, "Certificate of Completion," is hereby deleted in its entirety and replaced with the following:

[A] 111.4 Certificate of Completion.

After final inspection of a building or structure for which the permit was issued for only the building shell, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and have been corrected, the building official shall issue a certificate of completion which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of the building or that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that no portion of the building shall be occupied until tenant improvement permits are obtained and occupancy is approved.
7. The edition of the code under which the permit was issued.
8. The type of construction as defined in chapter 6.
9. Where an automatic sprinkler system is provided, whether the sprinkler system is required.
10. Any special stipulation and conditions of the building permit.
11. An explanation that the responsibility for the buildings compliance with the provisions of the city codes and for maintenance of the building rests exclusively with the permit applicants and their agents and the

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buildings owners.

Section [A] 111.5 “Posting Certificate of Occupancy/Certificate of Completion,” is hereby added as follows:

[A] 111.5 Posting Certificate of Occupancy/Certificate of Completion.

The certificate of occupancy and/or the certificate of completion shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

Section [A] 111.6 “Revocation,” is hereby added as follows:

[A] 111.6 Revocation.

The building official is authorized to suspend or revoke a certificate of occupancy or completion under the provisions of this code, in writing, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the jurisdiction.

Section [A] 112.2 “Temporary connection,” is hereby deleted in its entirety and replaced with the following:

[A] 112.2 Temporary utilities.

The building official shall have the authority to authorize the temporary connection of the building or system to utility sources of energy, fuel or power, or the water system or sewer system before the installation has been fully completed and a final certificate of completion has been issued. The portion of the structure covered by the temporary certificate shall comply with the requirements for temporary lighting, heat, water, sewer or power in all applicable technical codes as adopted by the governing authority, including NFPA 70 National Electric Code 2023 Edition as adopted by the governing authority.

Section 113 “MEANS OF APPEALS” and all subsections therein are hereby deleted in their entirety and replaced with the following:

SECTION 113 (BOARD OF APPEALS)

[A] 113.1 General.

There is hereby created a board of appeals (the “Board”) in order to hear and decide appeals of orders, notices, decision, or determinations made by the building official relative to the application and interpretation of this code and all other technical codes governing the construction, installation, alteration, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected to or attached to such structures as adopted by the governing authority, including by way of example, but not limitation, the International Fire Code, the International Residential Code for One and Two Family Dwellings, the International

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Plumbing Code, the International Fuel Gas Code, the International Mechanical Code, the International Property Maintenance Code, NFPA 70 National Electric Code, the International Energy Conservation Code, International Existing Building Code, ICC A117.1 Accessible and Usable Buildings and Facilities, NFPA 99 Standard for Health Care Facilities, and the 2010 ADA Standards for Accessible Design. (For purposes of Section 113 and sections 113.1 through 113.8 and all subsections therein the foregoing are collectively referred to as “technical codes.”) The Board shall be appointed by the governing authority and shall hold office at its pleasure.

[A] 113.1.1 By-laws.

Subject to the approval of the governing authority, the Board shall adopt by-laws, which shall include rules of procedure for conducting its business, which shall be consistent with applicable ordinances and regulations as adopted by the governing authority, including applicable provisions in the City of Goodyear Administrative Manual as adopted and amended by the governing authority, and shall, subject to the approval of the governing authority, have the power to amend the by-laws. If there is a conflict between the Board's by-laws and any other applicable legal requirement governing appeals of decisions by the building official, the more restrictive provision shall apply. The governing authority may, at its own direction, amend the Board's by-laws.

[A] 113.2 Membership.

The Board shall consist of five members, none of whom may be an employee of the City of Goodyear, appointed by the governing authority and who shall serve for the terms as set forth in the adopted by-laws unless removed by the governing authority.

[A] 113.2.1 Qualifications. The Board shall consist of members who are qualified by experience and training to hear, decide, and make the determinations on the matters for which the Board is created, and who are not employees of the City of Goodyear. To the extent possible, the Board's membership shall include at least one individual from each of the following professions or discipline:

1. Registered design professional who is a registered architect; or a builder or superintendent of building construction with at least 10 years' experience, 5 years of which shall have been in responsible charge of work.
2. Registered design professional with structural engineering or architectural experience.
3. Registered design professional with mechanical and plumbing engineering experience; or a mechanical and plumbing contractor with at least 10 years' experience, 5 years of which shall have been in responsible charge of work.

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4. Registered design professional with electrical engineering experience; or an electrical contractor with at least 10 years' experience, 5 years of which shall have been in responsible charge of work.
5. Registered design professional with fire protection engineering experience; or a fire protection contractor with at least 10 years' experience, 5 years of which shall have been in responsible charge of work.

If the building official does not receive applications from individuals meeting the foregoing criteria, the governing authority shall appoint other individuals who have been determined by the building official to have experience, and training that will allow them to hear, decide and make the determinations on the matters for which the Board is created.

[A] 113.2.2 Alternate members.

The governing authority shall appoint two alternate members who shall be called by the Board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the same qualifications as required for Board membership.

[A] 113.2.3 Disqualification of members.

A member shall not hear an appeal in which that member has a personal, professional or financial interest.

[A] 113.3 Reversal.

A decision of the building official or fire code official can be reversed or modified only upon a concurring vote of at least three of the board members hearing an appeal. Notwithstanding the foregoing, if the appeal involves a challenge related to the fire code or any fire safety requirements, the decision of the building official or fire code official can be reversed only upon a concurring vote of at least three of the board members hearing an appeal and one of the members voting for the reversal shall be the member of the board appointed based on his/her experience and/or training involving fire protection.

[A] 113.4 Hearing.

All hearings before the Board shall be open to the public. At least 4 of the members of the Board shall be present to hear any appeal, and for appeals involving a challenge related to the fire code or any fire safety requirements, one of the members hearing the appeal shall be the member of the board appointed based on his/her experience and/or training involving fire protection. The appellant, the appellant's representative, the building official, the fire code official and any other person whose interests are affected shall be given an opportunity to be heard.

[A] 113.4.1 Postponed hearing.

An appellant is entitled to a hearing before all 5 members of the Board and if all 5 members are not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

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[A] 113.5 Limitation on authority.

An application for an appeal shall be based on a claim that the true intent of this code and the technical codes or the rules legally adopted thereunder have been incorrectly interpreted, do not fully apply, or an equally good or better form of construction is proposed. The Board shall have no authority to waive the requirement of this code of any other technical code.

[A] 113.6 Filing of Appeals.

Appeals of notices of violations and orders (other than those involving imminent dangers or unsafe structures and/or equipment) and of determinations or decisions on any application for a permit, including fire permits, shall be filed with building official in writing in a form and containing the information required by the Board of Appeals, within twenty (20) days of the date of such notice, order, decision, or determination. Appeals of notices and orders involving imminent dangers or unsafe structures and/or equipment shall be filed with the building official in writing in a form and containing the information required by the Board of Appeals, within three business days of the date of such notice or order.

[A] 113.7 Stays of enforcement.

Timely and proper appeals of notices and orders (other than Imminent Danger notices or notices of unsafe structures or equipment) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

[A] 113.8 Bar.

The failure to pursue a timely proper appeal with the Board of Appeals of orders, notices, decision, or determinations made by the building official relative to any of the matters within the Board of Appeals jurisdiction, shall bar a later challenge in any prosecution of a violation as to the building officials application or interpretation of this code and all other technical codes governing the construction, installation, alteration, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected to or attached to such structures as adopted and amended by the governing authority.

Section [A] 114.1 “Unlawful acts,” is hereby deleted in its entirety and replaced with the following:

[A] 114.1 Unlawful acts.

It shall be unlawful for:

1. Any person to erect, construct, install, alter, extend, repair, move, remove or demolish any building, structure, premises, system or equipment regulated by this code in violation of any of the provision of this code; or to cause or allow same to be done;

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2. Any person to erect, construct, install, alter, extend, repair, move, remove or demolish any building, structure, premises, system or equipment in violation of approved construction plans or any direction of the building official or of a permit or certificate issued under the provisions of this code or to cause or allow same to be done;
3. Any person to occupy or use any building, structure, premises, system, or equipment regulated by this code in violation of any provisions of this code or any direction of the building official or of a permit or certificate issued under the provisions of this code, or to cause or allow same to be done;
4. Any Owner to fail to take actions necessary to correct conditions in any building, structure, or equipment regulated by this code that is in violation of any provisions to bring such building, structure or equipment in compliance with the provisions of this code;
5. Any person to violate or fail to comply with notices and orders issued pursuant to the enforcement of this code, including by way of example, but not limitation, provisions of notices of violations, notices of unsafe conditions, and stop work orders.

Section [A] 114.2 “Notice of violation,” is hereby deleted in its entirety and replaced with the following:

[A] 114.2 Notice of violation.

Whenever the building official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, the building official may provide a written warning by attaching the warning in a conspicuous place in or about the structure affected by such notice. Such warnings shall include at least the following, a description of the real estate sufficient for identification, description of the violation(s) and why the notice is being issued and the corrective actions that need to be taken. Whenever the building official determines that there has been a violation of this code or has grounds to believe that a violation has occurred and the building official wants to prosecute such violation, notice of the violation or order shall be given to the person(s) responsible for the violation in the manner prescribed in Sections 114.2.1 and 114.2.2 below.

Section [A] 114.2.1 “Form of notice,” is hereby added as follows:

[A] 114.2.1 Form of notice.

A notice of violation or order prescribed in Section 114.2 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.

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3. Include a statement of the violation or violations and why the notice is being issued.
4. Correction orders shall be included in the notice which shall provide a reasonable time to make the repairs and improvements required or to take other such actions needed for compliance with the provisions of this code.
5. Include information on the right to appeal the notice of violation or order.
6. Include a statement of the right of the governing authority to file a lien in accordance with the provisions of Section 114.3 Prosecution of violation.

Section [A] 114.2.2 “Method of service” is hereby added as follows:

[A] 114.2.2 Method of service.

A notice of violation or order prescribed in Section 114.2.1 shall be deemed to be served if a copy of the notice or order is:

1. Delivered personally; or
2. Mail by certified mail with return receipt requested to the last known address; or
3. If the notice or order is returned showing that the notice or order was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice or order.

If more than one person owns a building or structure that is the subject of a notice or order service to just one of the owners satisfies the requirement of providing the owner notice.

Service of a notice or order in the foregoing manner upon an owner's agent, or upon the person responsible for the structure shall constitute service of notice upon the owner.

Section [A] 114.2.3 “Unauthorized Tampering,” is hereby added as follows:

[A] 114.2.3 Unauthorized Tampering.

Signs, tags or seals posted or affixed by the building official shall not be mutilated, destroyed, tampered with, or removed without authorization from the building official.

Section [A] 114.3 “Prosecution of violation,” is hereby deleted in its entirety and replaced with the following:

[A] 114.3 Prosecution of violation.

Any person failing to comply with a notice of violation or order prepared and served in accordance with Sections 114.2.1 and 114.2.2 shall be deemed

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guilty of a misdemeanor and shall be subject to the penalties as prescribed by law. Such violations shall be deemed a strict liability offense. If the notice of violation is not complied with, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity (or both) to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provision of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Section [A] 114.4 “Violation penalties,” is hereby deleted in its entirety and replaced with the following:

[A] 114.4 Violation penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official or of a permit or certificate issued under the provisions of this code; or who fails to comply with a notice of violation or order prepared and served in accordance with Sections 114.2.1 and 114.2.2 shall be deemed guilty of a misdemeanor and shall be subject to the penalties as prescribed by law. Violations shall be deemed a strict liability offense. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section [A] 114.5 “Abatement of violation,” is hereby added as follows:

[A] 114.5 Abatement of Violation.

The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or use of any of the systems installed on or about any of the premises.

Section [A] 114.6 “Transfer of ownership,” is hereby added as follows:

[A] 114.6 Transfer of ownership.

It shall be unlawful for the owner of any building or structure who has received a notice of violation or order or upon whom a notice of violation or order has been served to sell, transfer, mortgage, lease or otherwise dispose of such building or structure to another until the provisions of the notice of violation or order have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any notice of violation or order issued by the building official and shall furnish to the building official a signed and notarized statement that the grantee, transferee, mortgagee or lessee, acknowledges the receipt of such notice of violation or order and fully accepts responsibility without

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condition for making the correction or repairs required by such notice of violation or order.

Section [A] 115.2 “Issuance,” is hereby deleted in its entirety and replaced with the following:

[A] 115.2 Issuance.

The stop work order shall be in writing and shall comply with the requirements of section 114.2.1 as supplemented herein. The stop work order shall include a description of work that is being performed in a manner that is contrary to the provisions of this code, dangerous and or unsafe, and the required repairs, improvements or actions needed to be taken to remove a violation or unsafe condition. Such notice shall require the person served to declare immediately to the building official his or her acceptance or rejection of the terms of the order.

Section [A] 115.2.1 “Service,” is hereby added as follows:

[A] 115.2.1 Service.

The stop work order shall be served on the owner, the owner’s agent or the person doing the work. Service of such order shall be made in accordance with the requirements of 114.2.2.

Section [A] 115.2.2 “Imminent danger,” is hereby added as follows:

[A] 115.2.2 Imminent danger.

Where an imminent danger exists, the building official shall not be required to give a written notice prior to stopping the work.

Section [A] 116.3 “Notice,” is hereby deleted in its entirety and replaced with the following:

[A] 116.3 Notice.

If an unsafe condition is found, the building official shall serve a written notice on the owner, agent or person in control of the structure, that complies with the requirements of section 114.2.1 as supplemented herein. The notice shall include a description of the condition deemed unsafe and a description of the required repairs or improvements that need to be made to abate the unsafe condition or that requires the unsafe structure to be demolished. The notice shall also include a deadline by which the repairs, improvements or demolition must be completed. Such notice shall require the person thus notified to declare immediately to the building official his or her acceptance or rejection of the terms of the order.

Section [A] 116.4 “Method of service,” is hereby deleted in its entirety and replaced with the following:

[A] 116.4 Method of service.

Service of such notice shall be made in accordance with the requirements of section 114.2.2.

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(b) CHAPTER 2, “DEFINITIONS,” is hereby amended as follows:

Section 201.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section 201.3 “Terms defined in other codes,” is hereby deleted in its entirety and replaced with the following:

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Residential Code for One and Two Family Dwellings, International Property Maintenance Code, and the International Existing Building Code as adopted by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section 202 “DEFINITIONS,” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: Building Official shall be individual charged with the administration and enforcement of this code and all other technical codes governing the construction, installation, alteration, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected to or attached to such structures as adopted and amended by the governing authority, or that individual's duly authorized representative(s). The technical codes referred to herein include by way of example, but not limitation, the International Residential Code for One and Two Family Dwellings, the International Existing Building Code, the International Fuel Gas Code, the International Mechanical Code, the International Plumbing Code, the International Property Maintenance Code, the NFPA 70 National Electric Code, the International Energy Conservation Code, the ICC A117.1 Accessible and Usable Buildings and Facilities, the NFPA 99 Standard for Health Care Facilities, and 2010 ADA Standards for Accessible Design.

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and each can be complied with without violating either provision.

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EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition that could cause serious or life threatening injury at any time.

OCCUPANCY: The purpose for which a building, structure, or portion thereof is utilized or occupied.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

OPERATOR: Any person who has charge, care, or control of a structure or premises which is let or offered for occupancy.

PERSON: An individual, corporation, partnership or any other group acting as a unit.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: The violation of a law or rule where the governing authority does not have to prove the violator's intent or negligence as part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days.

(c) CHAPTER 3, "USE AND OCCUPANCY CLASSIFICATION," is hereby amended as follows:

Section 308.2.4 "Five or fewer persons receiving custodial care," is hereby deleted in its entirety and replaced with the following:

308.2.4 Five or fewer persons receiving custodial care.

A facility with five or fewer persons receiving custodial care shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with, Section 903.3.1.3, or Section P2904 of the International Residential Code. Automatic sprinkler systems are not required in one- and two- family (Group R-3) structures complying with the exceptions noted under Section 903.2.8.

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Section 308.2.5 “Arizona State Department of Health Facilities,” is hereby deleted in its entirety and replaced with the following:

308.2.5 Arizona State Department of Health Facilities.

All facilities licensed by the State of Arizona Department of Health Services, further known, but not limited to, as directed care, personal care, supervisory care and behavioral residential agency, housing at least six (6) and not more than ten (10) persons, shall be considered a Group R-4.

Section 310.4.1 “Care facilities within a dwelling,” is hereby deleted in its entirety and replaced with the following:

310.4.1 Care facilities within a dwelling.

Care facilities for five (5) or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3, or Section P2904 of the International Residential Code. Automatic sprinkler systems are not required in one- and two- family (Group R-3) structures complying with the exceptions noted under Section 903.2.8.

Section 310.5 “Residential Group R-4,” is hereby deleted in its entirety and replaced with the following:

310.5 Residential Group R-4.

Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five (5) but not more than sixteen (16) persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Halfway houses
- Residential board and custodial care facilities
- Social rehabilitation facilities

(d) CHAPTER 5 “GENERAL BUILDING HEIGHTS AND AREAS,” is hereby amended as follows:

Section [F] 502.1 “Address identification,” is hereby deleted in its entirety and replaced with the following:

[F] 502.1 Address Identification.

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New and existing buildings shall be provided with approved identification in accordance with section 505.1 through 505.1.9 and 505.3 through 505.3.8 of the International Fire Code as adopted by the governing authority.

Section 507.3 “Non-sprinklered, one-story buildings,” is hereby deleted in its entirety.

(e) CHAPTER 9 “FIRE PROTECTION AND LIFE SAFETY SYSTEMS”, is hereby amended as follows:

Section [F] 903.1 “General,” is hereby deleted in its entirety and replaced with the following:

[F] 903.1 General.

Approved automatic fire extinguishing systems shall be provided and installed in accordance with the International Fire Code as adopted by the governing authority.

Section [F] 903.2.8 “Group R,” is hereby deleted in its entirety and replaced with the following:

[F] 903.2.8 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area except as follows:

Exception:

Automatic sprinkler systems shall not be required in one- and two-family dwellings and R-3 occupancies that are less than 5,000 square feet when there is adequate water supply and an approved fire apparatus access road. When there is inadequate water supply or limited fire department access, automatic sprinkler systems shall not be required in one- and two-family dwellings and R-3 occupancies that are less than 3,600 square feet. The square footage shall be determined based on the total floor area, which includes the living area, attached garages and areas under roof or horizontal projections, including but not limited to, porches, sunrooms, courts, etc. Detached structures not satisfying the required fire separation distance shall be considered as part of the total square footage of the main structure. (This exception does not apply to care facilities located in one- or two-family dwellings where the occupants are incapable of self-preservation or build to rent properties.)

Section 903.2.8.4 “Single stair buildings,” is hereby added as follows:

903.2.8.4 Single stair buildings.

Where a residential structure, more than three (3) stories, is constructed with a single access point stair, the following are required:

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The automatic fire sprinkler system shall be designed and installed per Section 903.3.1.1 throughout the entire structure.

A complete automatic fire alarm system, to include occupant notification, is to be installed throughout the structure per Section 907.2.9.1.

The single access stair is to be designed as a two (2) hour-rated enclosure and is to be pressurized.

The storage of micro-mobility devices, electric bicycles, electric scooters, etc. is not permitted inside the dwelling units. A separate two (2) hour-rated room is to be provided for residents for the storage of these types of devices.

Single access point buildings are not permitted in buildings designed for "Independent Living"¹ or "Senior Living".

¹Independent Living refers to housing options that allow seniors to live independently in their own apartments or homes within a community setting. These communities often provide amenities like dining, activities, and transportation to enhance residents' quality of life. While emphasizing independence, some communities may also offer optional services like housekeeping or meal preparation.

Section 903.2.8.5 "Special Requirements for Arizona State Department of Health Facilities," is hereby added as follows:

[F] 903.2.8.5 Special Requirements for Arizona State Department of Health Facilities.

All facilities as licensed by the State of Arizona Department of Health, further known, but not limited to, as directed care, personal care and supervisory care, housing at least six (6) and not more than ten (10) persons shall be considered a Group R-4.

[F] 903.2.8.6 Special Requirements for Group R-4 Occupancies," is hereby added as follows:

[F] 903.2.8.6 Special Requirements for Group R-4 Occupancies.
Fire sprinklers shall be installed in all attached garages.

Section 907.2.9.1 "Manual fire alarm system." is hereby deleted in its entirety and replaced with the following:

907.2.9.1 Manual fire alarm system.

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply:

1. Any dwelling unit or sleeping unit is located three or more stories above the lowest level of exit discharge.

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2. Any dwelling unit or sleeping unit is located more than one story below the highest level of exit discharge of exits serving the dwelling unit or sleeping unit.
3. The building contains more than 16 dwelling units or sleeping units.
4. The building is more than three (3) stories and is constructed with a single access point stair.

Exceptions:

1. A fire alarm system is not required in buildings not more than two stories in height where all dwelling units or sleeping units and contiguous attic and crawl spaces are separated from each other and public or common areas by not less than 1-hour fire partitions and each dwelling unit or sleeping unit has an exit directly to a public way, egress court or yard
2. Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.

Section [P] 912.6 “Backflow protection,” is hereby deleted in its entirety and replaced with the following:

[P] 912.6 Backflow protection.

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International Plumbing Code adopted by the City of Goodyear and the City of Goodyear Engineering Design Standards and Policies Manual.

(f) CHAPTER 11, “ACCESSIBILITY,” is hereby amended as follows:

Section 1102.1 “Design,” is hereby deleted in its entirety and replaced with the following:

1102.1 Design.

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1, and the 2010 ADA Standards for Accessible Design, as adopted by the governing authority. The requirements herein shall apply to new construction and alterations and are not required in buildings or portions of existing buildings that do not meet the standards and specifications unless expressly required by federal or state law.

(g) CHAPTER 12, “INTERIOR ENVIRONMENT,” is hereby amended as follows:

Section 1206.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

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1206.1 Scope.

This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units and sleeping units or between dwelling units and sleeping units and adjacent public use areas, and buildings as described in 1206.4.

Section 1206.4 “Sound Attenuation,” is hereby added as follows:

1206.4 Sound attenuation.

In order to achieve an interior noise level of forty-five (45) decibels in areas within the noise contours described in A.R.S. Section 28-8461, paragraph 8, subdivision (a), (b) or (c) as applicable, the following types of construction shall comply with the provisions of this section and 1206.4.1:

1. All new development and construction of portions of buildings where the public is received;
2. Office areas;
3. Where normal noise level is low for first occupancy (i.e. churches, libraries);
4. If the gross floor area of a structure or project is expanded by less than 50%, the requirements of this section only apply to the area of expansion. If the gross floor area of a structure or project is expanded by 50% or more the requirements of this section, apply to the entire structure

Exception:

Ancillary buildings used in agricultural land use are not subject to the construction standards contained herein.

Section 1206.4.1 Certification is hereby added as follows:

1206.4.1 Certification.

A certified statement by a licensed architect or Acoustic engineer, accrediting that the building area achieves the requirement of a maximum interior noise level of forty-five (45) decibels is required for all construction identified in 1206.4. The certified statement shall include documentation supporting the statement.

(h) CHAPTER 16, “STRUCTURAL DESIGN,” is hereby amended as follows:

Section 1612.3 “Establishment of flood hazard areas,” is hereby deleted in its entirety and replaced with the following:

1612.3 Establishment of flood hazard areas.

Flood hazard areas shall be established in conformance with City code Chapter 16 “Flood Damage Prevention,” Article 16-3 “General Provisions.”

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(i) CHAPTER 29, "PLUMBING SYSTEMS," is hereby amended as follows:

Table 2902.1, "Minimum Number of Required Plumbing Fixtures," footnote "e" is hereby deleted in its entirety and replaced with the following:

- e. For business and mercantile classifications with an occupant load of 50 or fewer, a service sink shall not be required.

Section 2902.2, "Exception 2," is hereby deleted in its entirety and replaced with the following:

- 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.

Section 2902.6 "Small occupancies," is hereby deleted in its entirety and replaced with the following:

2902.6 Small occupancies.

Drinking fountains shall not be required for an occupant load of 50 or fewer, except for mercantile use groups which shall not require drinking fountains for an occupant load of 100 or fewer.

(j) CHAPTER 31, "Special Construction," is hereby amended as follows:

Section 3109 "SWIMMING POOLS, SPAS AND HOT TUBS," is hereby deleted in its entirety and replaced with the following:

SECTION 3109 - SWIMMING POOL ENCLOSURES AND SAFETY DEVICES

Section 3109.1 General.

The City of Goodyear Zoning Ordinance Article 5 shall be used to determine barrier requirements for swimming pools and Maricopa County Environmental Services standards and by that entity.

(B) *Adoption of 2024 International Mechanical Code.* That certain document known as the 2024 International Mechanical Code as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

- 1. The 2024 International Mechanical Code as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) (1) CHAPTER 1, "SCOPE AND ADMINISTRATION," is hereby amended as follows:

Section 101.1 "Title," is hereby deleted in its entirety and replaced

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with the following:

[A] 101.1 Title.

These regulations shall be known as the Mechanical Code of the City of Goodyear, hereinafter referred to as "this code."

Section 102.8 "Referenced codes and standards," is hereby deleted in its entirety and replaced with the following:

[A] 102.8 Referenced codes and standards.

The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Exception:

Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section [A] 102.8.1 "Conflicts," is hereby deleted in its entirety and replaced with the following:

[A] 102.8.1 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted by the governing authority and technical codes as adopted by the governing authority, the most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer's instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

Section 102.8.2 "Provisions in referenced codes and standards," is hereby deleted in its entirety.

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Part 2 – “Administration and Enforcement,” Sections 103 through 110 including all subsections is hereby deleted in its entirety and replaced with the following:

PART 2-ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(b) (2) CHAPTER 2, “Definitions” is hereby amended as follows:

Section 201.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section 201.3 “Terms defined in other codes,” is hereby deleted in its entirety and replaced with the following:

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Building Code, International Plumbing Code, International Residential Code for One and Two Family Dwellings, International Property Maintenance Code, and the International Existing Building Code as adopted by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section 202 “General Definitions,” is hereby amended as follows:

The definition “CODE OFFICIAL” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

Section 202 “General Definitions,” is amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

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EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition that could cause serious or life threatening injury or death at any time.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other legal entity.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days.

(C) *Adoption of 2024 International Plumbing Code.* That certain document known as the 2024 International Plumbing Code as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2024 International Plumbing Code, as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) (1) CHAPTER 1 “SCOPE AND ADMINISTRATION,” is hereby amended as follows:

Section [A] 101.1 “Title,” is hereby deleted in its entirety and replaced with the following:

[A] 101.1 Title.

These regulations shall be known as the Plumbing Code of the City of Goodyear, hereinafter referred to as “this code.”

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Section [A] 101.2.1 “Appendices,” is hereby deleted in its entirety and replaced with the following:

[A] 101.2.1 Appendices. “Appendix B” Rates of Rainfall for Various Cities, “Appendix D” Degree Day and Design Temperatures and “Appendix E” Sizing of Water Piping System are hereby adopted in their entirety.

Section 102.8.1 “Conflicts,” is hereby deleted in its entirety and replaced with the following:

[A] 102.8.1 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted by the governing authority and technical codes as adopted by the governing authority, the most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer’s instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

Section 102.8.2 “Provisions in referenced codes and standards” is hereby deleted in its entirety.

Part 2 – “Administration and Enforcement,” Sections 103 through 108 including all subsections is hereby deleted in its entirety and replaced with the following:

PART 2-ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(b) (2) CHAPTER 2, “Definitions” is hereby amended as follows:

Section 201.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter

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regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section 201.3 “Terms defined in other codes,” is hereby deleted in its entirety and replaced with the following:

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Building Code, International Mechanical Code, International Residential Code for One and Two Family Dwellings, International Property Maintenance Code, and the International Existing Building Code as adopted by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section 202 “General Definitions,” is hereby amended as follows:

“CODE OFFICIAL,” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

Section 202 is amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition that could cause serious or life threatening injury or death at any time.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

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PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

TEMPORARY: For a period not to exceed 180 days.

(c) (3) CHAPTER 4 “FIXTURES, FAUCETS AND FIXTURE FITTINGS,” is hereby amended as follows:

Table 403.1 Minimum Number of Required Plumbing Facilities footnote “e” is hereby amended as follows:

- e. For business and mercantile occupancies with an occupant load of 50 or fewer, service sinks shall not be required.

Section 403.2 “Separate Facilities Exception 2,” is hereby deleted in its entirety and replaced with the following:

Exceptions:

- 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or fewer.

Section 410.2 “Small Occupancies,” is hereby deleted in its entirety and replaced with the following:

410.2 Small Occupancies.

Drinking fountains shall not be required for an occupant load of 50 or fewer, except for mercantile use groups which shall not require drinking fountains for an occupant load of 100 or fewer.

(D) *Adoption of 2024 International Fuel Gas Code.* That certain document known as the 2024 International Fuel Gas Code as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

- 1. The 2024 International Fuel Gas Code, as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) (1) CHAPTER 1, “SCOPE AND ADMINISTRATION,” is hereby amended as follows:

Section 101.1 “Title,” is hereby deleted in its entirety and replaced with the following:

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[A] 101.1 Title.

These regulations shall be known as the Fuel Gas Code of the City of Goodyear, hereinafter referred to as “this code.”

Section 101.2.1 “Appendices,” is hereby deleted in its entirety and replaced with the following:

[A] 101.2.1: Appendices.

Appendix A Sizing and Capacities of Gas Piping, Appendix B Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for use with Type B Vents, and Appendix C Recommended Procedure for Safety Inspection of an Existing Appliance Installation, are adopted in their entirety.

Section 102.8 “Referenced codes and standards,” is hereby deleted in its entirety and replaced with the following:

[A] 102.8 Referenced codes and standards.

The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Exception:

Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer’s installation instructions shall apply.

Section 102.8.1 “Conflicts,” is hereby deleted in its entirety and replaced with the following:

[A] 102.8.1 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted by the governing authority and technical codes as

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adopted by the governing authority, the most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer's instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

Section 102.8.2 "Provisions in referenced codes and standards," is hereby deleted in its entirety.

Part 2 – Administration and Enforcement, Sections 103 through 114 including all subsections is hereby deleted in its entirety and replaced with the following:

PART 2-ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(b) (2) CHAPTER 2, "Definitions" is hereby amended as follows:

Section 201.1 "Scope," is hereby deleted in its entirety and replaced with the following:

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section 201.3 "Terms defined in other codes," is hereby deleted in its entirety and replaced with the following:

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Plumbing Code, International Fire Code, International Building Code, International

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Mechanical Code, International Residential Code for One and Two Family Dwellings, International Property Maintenance Code, and the International Existing Building Code as adopted by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section 202 “General Definitions,” is hereby amended as follows:

“CODE OFFICIAL,” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: The officer or other designated authority charged with the administration and enforcement of this code or a duly authorized representative. Building Official as defined in the International Building Code as adopted by the governing authority.

Section 202 “Definitions,” is amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition that could cause serious or life threatening injury or death at any time.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the

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estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other legal entity.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days.

(E) *Adoption of 2024 International Energy Conservation Code.* That certain document known as the 2024 International Energy Conservation Code as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2024 International Energy Conservation Code as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) CHAPTER [CE] 1, "SCOPE AND ADMINISTRATION" is hereby amended as follows:

Section C101.1 Title is hereby amended as follows:

C 101.1 Title.

This code shall be known as the Energy Conservation Code of the City of Goodyear and shall be cited as such. It is referred to herein as "this code."

Section C101.2 "Scope," is hereby deleted in its entirety and replaced with the following:

C 101.2 Scope.

This code applies to commercial buildings and the buildings' sites and associated systems and equipment. Group R-2 shall have the option of complying under the residential provisions of this code, regardless of height. Designers shall stipulate residential energy efficiency and once stated as such on the submittal documents, all components of the residential provisions shall be followed.

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Part 2 – Administration and Enforcement, Sections C103 through C110 including all subsections is hereby deleted in its entirety and replaced with the following:

Part 2 – ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(b) CHAPTER 2 “Definitions,” is hereby amended as follows:

Section C201.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

C 201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section C201.3 “Terms defined in other codes,” is hereby deleted in its entirety and replaced with the following:

C 201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Building Code, International Fuel Gas Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Residential Code for One- and Two-Family Dwellings, International Property Maintenance Code, or International Existing Building Code as adopted by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section C202 “General Definitions,” is hereby amended as follows:

“CODE OFFICIAL” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

Section C202 “General Definitions,” is amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

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GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition which could cause serious or life-threatening injury or death at any time.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other group acting as a unit.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days

(c) Chapter [CE] 4 “COMMERCIAL ENERGY EFFICIENCY,” is hereby amended as follows:

C401.2 “Application,” is hereby deleted in its entirety and replaced with the following:

C401.2 Application.

Commercial buildings shall comply with one of the following:

1. The requirements of ANSI/ASHRAE/IESNA 90.1
2. The requirements of Sections C402 through C405. In addition, commercial buildings shall comply with Section C406 and tenant spaces shall comply with Section C406.1.1
3. The requirements of sections C402.5, C403.2, C403.3 through C403.3.2, C403.4 through C403.4.2.3, C403.5.5, C403.7, C403.8.1 through C403.8.4, C403.10.1 through C403.10.3, C403.11, C403.12, C404, C405, and C407. The building energy costs shall be equal to or less than 85 percent of the standard reference design building.

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C401.2.1 “International Energy Conservation Code,” is hereby deleted in its entirety.

C401.2.2 “ASHRAE 90.1,” is hereby deleted in its entirety.

C405.13 “Energy monitoring,” and all subsections therein are deleted in their entirety. Note: The corresponding requirements in ASHRAE 90.1 8.4.3 Electrical Energy Monitoring is also deleted in its entirety

C405.15 “Renewable energy systems,” is deleted in its entirety. Note: The corresponding requirements in ASHRAE 90.1 10.5.1 Renewable Energy Systems is also deleted in its entirety.

C406 “Additional Efficiency, Renewable and Load Management Requirements” This section is deleted in its entirety. Note: The corresponding requirements in ASHRAE 90.1 Section 11 Additional Efficiency Requirements are also deleted in their entirety.

C408.1 “General” is hereby deleted in its entirety and replaced with the following:

C408.1 General.

This section covers the provision of maintenance information and the commissioning of, and the functional testing requirements for, building systems. Compliance with the provisions of C408 are optional.

(d) CHAPTER 1 [RE] “SCOPE AND ADMINISTRATION,” is hereby amended as follows:

Section R101.1 “Title,” is hereby deleted in its entirety and replaced with the following:

R101.1 Title.

This code shall be known as the Energy Conservation Code of the city of Goodyear and shall be cited as such. It is referred to herein as “this code.”

Section R101.2 “Scope,” is hereby deleted in its entirety and replaced with the following:

R101.2 Scope.

This code applies to residential buildings and the building sites and associated systems and equipment. Group R-2 shall have the option of complying under the commercial provisions of this code, regardless of height. Designers shall stipulate commercial energy efficiency and once stated as such on the submittal documents, all components of the commercial provisions shall be followed.

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(e) Part 2 – Administration and Enforcement, Sections R103 through R110 including all subsections is hereby amended as follows:

PART 2-ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(f) Section R111 RESNET Testing & Inspection Protocol is hereby added as follows:

R111 RESNET Testing & Inspection Protocol.

The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards Protocol for third party testing and inspections shall be deemed to meet the requirements of sections R402.5.1, R402.5.1.2 and R403.3.7, and shall meet the following conditions:

1. Third Party Testing and Inspections shall be completed by RESNET certified Raters or Rating Field Inspectors and shall be subject to RESNET Quality Assurance Field Review procedures.
2. Sampling in accordance with Chapter 6 of the MINHERS Standards shall be performed by Raters or Rating Field Inspectors working under a RESNET Accredited Sampling Provider.
3. Third Party Testing is required for the following items:
 - a. R402.5.1.1 – Building Envelope – Thermal and Air Barrier Checklist
 - b. R402.5.1.2 – Testing – Air Leakage Rate
 - c. R403.3.7 – Sealing – Duct Tightness
 - d. Any other testing and inspections required under the code
4. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building Code Official.

(g) CHAPTER 2[RE] “Definitions,” is hereby amended as follows:

Section R201.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section R201.3 “Terms defined in other codes,” is hereby deleted in its entirety and replaced with the following:

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Building Code, International Fuel Gas Code, International

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Fire Code, International Mechanical Code, International Plumbing Code, International Residential Code for One- and Two-Family Dwellings, International Existing Building Code, or International Property Maintenance Code as adopted by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section R202 “General Definitions,” is hereby amended as follows:

“CODE OFFICIAL” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

Section R202 “General Definitions,” is amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition which could cause serious or life-threatening injury or death at any time.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other legal entity.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its

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case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days.

(h) CHAPTER 4[RE] “RESIDENTIAL ENERGY EFFICIENCY,” is hereby amended as follows:

Section R403.6.3 “Testing,” is hereby deleted in its entirety.

Section R403.10.3 “Covers,” is hereby deleted in its entirety.

Section R404.2 “Interior lighting controls,” is hereby deleted in its entirety.

Section R404.3 “Exterior lighting controls,” is hereby deleted in its entirety.

TABLE R406.5 “MAXIMUM ENERGY RATING INDEX,” is hereby deleted in its entirety and replaced with the following:

**TABLE R406.5
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX
0-1	52
2	57
3	51
4	54
5	55
6	54
7	53
8	53

Section R408: “Additional Efficiency Requirements,” is hereby deleted in its entirety.

(F) *Adoption of International Existing Building Code.* That certain document known as the 2024 International Existing Building Code as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2024 International Existing Building Code as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

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(a) CHAPTER 1 PART 1 “SCOPE AND APPLICATION,” is hereby amended as follows:

Section [A] 101.1 “Title,” is hereby deleted in its entirety and replaced with the following:

[A] 101.1 Title.

These regulations shall be known as the Existing Building Code of the City of Goodyear, herein-after referred to as “this code.”

Section 102.4 “Referenced codes and standards,” is deleted in its entirety and replaced with the following:

[A] 102.4 Referenced codes and standards.

The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.4.1.

Section [A] 102.4.1 “Conflicts,” is hereby deleted in its entirety and replaced with the following:

[A] 102.4.1 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted and amended by the governing authority and technical codes as adopted and amended by the governing authority, the most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer’s instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

Section [A]102.4.2 “Conflicting provisions,” is hereby deleted in its entirety.

Part 2 – Administration and Enforcement, Sections 103 through 117 including all subsections is hereby deleted in its entirety and replaced with the following.

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PART 2 - ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(b) CHAPTER 2, “Definitions” is hereby amended as follows:

Section 201.1 “Scope.” is hereby deleted in its entirety and replaced with the following:

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section 201.3 “Terms defined in other codes.” is hereby deleted in its entirety and replaced with the following:

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Residential Code for One- and Two-Family Dwellings, International Property Maintenance Code as adopted by the governing authority, such terms shall have the meanings ascribed to them as in those codes.

Section 202 General Definitions” is hereby amended as follows:

“CODE OFFICIAL” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

Section 202 “General Definitions” is hereby amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

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GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition that could cause serious or life threatening injury at any time.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, entity, firm or corporation having any legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding an interest or title to the property; or otherwise having possession or control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

TEMPORARY: A period not to exceed 180 days.

(G) *Adoption of NFPA 70 National Electrical Code.* That certain document known as the 2023 NFPA 70 National Electrical Code, including ANNEXES C and D as published by the National Fire Protection Association is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2023 NFPA 70 National Electrical Code as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) ARTICLE 90 “INTRODUCTION,” is hereby amended as follows:

Section 90.1.1 “Incorporation of International Building Code Administrative Provisions,” is hereby added as follows:

90.1.1 Incorporation of International Building Code Administrative Provisions.

The administrative provisions of the International Building Code, sections 103 through 116, as adopted by the governing authority are hereby incorporated into this code.

Section 90.1.2 “Conflicts,” is hereby added as follows:

90.1.2 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted and amended by the governing authority and technical codes as adopted and amended by the governing authority, the

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most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer's instructions shall apply.
2. Where there is a provision contained in another technical code as adopted by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

Section 90.1.3 "Appeals," is hereby added as follows:

90.1.3 Appeals.

Any person shall have the right to appeal a decision of the building official to the board of appeals as provided in Section 113 Board of Appeals, Sections 113.1 through 113.5 and all subsections therein of the International Building Code as adopted and amended by the governing authority.

Section 90.2 (B) "Not Covered," is hereby amended by adding item (6) to the list of installations not covered, as follows:

90.2 (B) Not Covered.

(6) Buildings and structures regulated by the International Residential Code for One- and Two-Family Dwellings as adopted by the governing authority.

(b) Chapter 1 "General," is hereby amended as follows:

Article 100 "Definitions," section titled "Scope," is hereby deleted in its entirety and replaced with the following:

Scope.

This article contains only those definitions essential to the application of this Code. It is not intended to include commonly defined general terms or commonly defined technical terms from related codes and standards. In general, only those terms that are used in two or more articles are defined in Article 100. Other definitions are included in the article in which they are used but may be referenced in Article 100.

Part I of this article contains definitions intended to apply wherever the terms are used throughout this Code. Part II contains definitions applicable to installations and equipment operating at over 1000 volts, nominal. Part III contains definitions applicable to Hazardous (Classified) locations. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this

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chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Article 100 Part I “General,” is hereby amended to add the following definitions:

BUILDING OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition which could cause serious or life-threatening injury or death at any time.

OCCUPANCY: The purpose for which a building, structure, or portion thereof is utilized or occupied.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other group legal entity.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days.

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(c) Chapter 2 “Wiring and protection,” is hereby amended as follows:

ARTICLE 210.8(A) “Dwelling Units,” is hereby deleted in its entirety and replaced with the following:

210.8(A) Dwelling Units.

Receptacles installed in the locations specified in 210.8(A)(1) through (A)(12) and supplied by single-phase branch circuits rated 125 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
- (2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
- (3) Outdoors
Exception to (3): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.
- (4) Crawl spaces — at or below grade level
- (5) Basements
Exception to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.
Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems. Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).
- (6) Kitchens — where the receptacles are installed to serve the countertop surfaces
- (7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking
- (8) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
- (9) Boathouses
- (10) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
- (11) Laundry areas
Exception to (1) through (3), (5) through (8), and (10): Listed locking support and mounting receptacles utilized in combination with compatible attachment fittings installed for the purpose of serving a ceiling luminaire or ceiling fan shall not be required to be ground-fault circuit-interrupter protected. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling fan, GFCI protection shall be provided.
- (12) Indoor damp and wet locations

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Article 210.8(F) “Outdoor Outlets,” is hereby deleted in its entirety and replaced with the following:

210.8(F) Outdoor Outlets.

All outdoor outlets for dwellings, other than those covered in 210.8(A)(3), Exception to (3), that are supplied by single-phase branch circuits rated 125 volts to ground or less, shall have ground-fault circuit-interrupter protection for personnel.

Exception No. 1:

Ground-fault circuit-interrupter protection shall not be required on lighting outlets other than those covered in 210.8(C).

Exception No. 2:

Ground-fault circuit interrupter protection shall not be required for listed HVAC equipment.

(d) Chapter 7 “Special Conditions,” Article 706 “Energy Storage Systems,” Part I “General” is hereby amended as follows:

Section 706.1 “Scope,” is deleted in its entirety and replaced with the following:

706.1 Scope.

This article applies to all installed energy storage systems (ESS) operating over 50 volts ac or 60 volts dc that may be stand-alone or interactive with other electric power production sources.

(H) *Adoption of ICC A117.1 Accessible and Usable Buildings and Facilities.* That certain document known as the 2017 ICC A117.1 Accessible and Usable Buildings and Facilities as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2017 Accessible and Usable Buildings and Facilities as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) CHAPTER 1, “APPLICATION AND ADMINISTRATION,” is hereby amended as follows:

Section 106.2.1 “Americans with Disabilities Act (ADA) Accessibility Guidelines for Transportation Vehicles,” is hereby deleted in its entirety.

Section 106.2.5 “Performance Criteria for Accessible Communications Entry Systems,” is hereby deleted in its entirety.

Section 106.3 “Conflicts,” is hereby added as follows:

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106.3 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted by the governing authority and technical codes as adopted and amended by the governing authority, the most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer's instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

(I) *Adoption of 2010 ADA Standards for Accessible Design.* That certain document known as the 2010 ADA Standards for Accessible Design as published by the U.S. Department of Justice is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2010 ADA Standards for Accessible Design as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) Chapter 1 "APPLICATION AND ADMINISTRATION," is hereby amended as follows:

Section 101.1.1 is hereby added as follows:

101.1.1 Incorporation of International Building Code Administrative Provisions.

The administrative provisions of the International Building Code as adopted and amended by the governing authority are hereby incorporated into this code.

106.5 "Defined Terms," is hereby amended by adding the following definitions:

CODE OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

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CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition which could cause serious or life-threatening injury at any time.

OCCUPANCY: The purpose for which a building, structure, or portion thereof is utilized or occupied.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other legal entity.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

Section 107 “Conflicts,” is hereby added as follows:

107 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted and amended by the governing authority and technical codes as adopted and amended by the governing authority, the

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most restrictive requirements apply unless otherwise provided by law or as otherwise expressly provided herein.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer's instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

(J) *Adoption of NFPA 99 Health Care Facilities Code.* That certain document known as the 2024 NFPA 99 Health Care Facilities Code as published by the National Fire Protection Association is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2024 NFPA 99 Health Care Facilities Code as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) CHAPTER 1, "Administration," is hereby amended as follows:

Section 1.6.3 "Incorporation of International Building Code Administrative Provisions," is hereby added as follows:

1.6.3 Incorporation of International Building Code Administrative Provisions.

The administrative provisions of the International Building Code as adopted and amended by the governing authority are hereby incorporated into this code.

(b) CHAPTER 2, "Referenced Publications," is hereby amended as follows:

Section 2.1 "General," subsection (2) is hereby deleted and replaced with the following:

(2) Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted and amended by the governing authority and technical codes as adopted and amended by the governing authority, the most restrictive requirements apply.¹

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¹ Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer's instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

(c) CHAPTER 3, "Definitions," is hereby amended as follows:

Section 3.1 "General," is hereby deleted in its entirety and replaced with the following:

3.1 General.

The definitions contained in this chapter shall apply to the terms used in this code. Where terms are not defined in this chapter or within another chapter, they shall be defined using their ordinarily accepted meanings within the context in which they are used. Merriam-Webster's Collegiate Dictionary, 11th edition, shall be the source for the ordinarily accepted meaning. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section 3.2 "NFPA Official Definitions," is hereby amended as follows:

Section 3.2.2 "Authority Having Jurisdiction (AHJ)," is hereby deleted in its entirety and replaced with the following:

3.2.2 Authority Having Jurisdiction (AHJ).

Building Official as defined in the International Building Code as adopted and amended by the governing authority.

3.2.3 Chapter 3 "Definitions," is hereby amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

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GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition that could cause serious or life threatening injury or death at any time.

OCCUPANCY: The purpose for which a building, structure, or portion thereof is utilized or occupied.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON: An individual, corporation, partnership or any other legal entity.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days.

(K) *Adoption of International Residential Code*. That certain document known as the 2024 International Residential Code including Appendices BB, BF, BG, CA, CB, CE and CF as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2024 International Residential Code including Appendices BB, BF, BG, CA, CB, CE and CF as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

(a) CHAPTER 1, “ADMINISTRATION,” is hereby amended as follows:

Section R101.1 “Title,” is hereby deleted in its entirety and replaced with the following:

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R101.1 Title.

These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the City of Goodyear, including Appendices BB, BF, BG, CA, CB, CE and CF and shall be cited as such and will be referred to herein as “this code.”

Section R102.4.1 “Conflicts,” is hereby deleted in its entirety and replaced with the following:

R102.4.1 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted by the governing authority and technical codes as adopted and amended by the governing authority, the most restrictive requirements apply.

Exceptions:

1. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer’s instructions shall apply.
2. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

Section 102.4.2 “Provisions in referenced codes and standards,” is hereby deleted in its entirety.

Part 2 – Administration and Enforcement, Sections R103 through R114 including all subsections is hereby deleted in its entirety and replaced with the following.

Part 2 – ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(b) CHAPTER 2, “DEFINITIONS,” is hereby amended as follows:

Section R201.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

R201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meaning shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

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Section R201.3 “Terms defined in other codes,” is hereby deleted in its entirety and replaced with the following:

R201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Building Code, International Property Maintenance Code, or International Existing Building Code as adopted and amended by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section R202 “Definitions,” is amended as follows:

“CODE OFFICIAL” is hereby deleted in its entirety and replaced with the following:

BUILDING OFFICIAL: The Building Official as defined in the International Building Code as adopted and amended by the governing authority.

“FIRE SEPARATION DISTANCE” is hereby deleted in its entirety and replaced with the following:

FIRE SEPARATION DISTANCE. The distance measured from the building face of wall framing to one of the following:

1. To the closest interior lot line; or
2. To the centerline of a street, an alley or public way; or
3. To an imaginary line between two buildings on the lot.
The distance shall be measured at a right angle from the face of the wall framing.

“OWNER” is hereby deleted in its entirety and replaced with the following:

OWNER: Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

“PERSON” is hereby deleted in its entirety and replaced with the following:

PERSON: An individual, partnership or corporation, or any other legal entity.

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Section R202 “Definitions,” is amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

EASEMENT: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lots.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

IMMINENT DANGER: A condition which could cause serious or life-threatening injury or death at any time.

OCCUPANCY: The purpose for which a building, structure, or portion thereof is utilized or occupied.

OPERATOR: Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

PREMISES: A lot, plot or parcel of land, easement or public way including any structures thereon.

STRICT LIABILITY OFFENSE: An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited or failed to do an act which the defendant was legally required to do.

TEMPORARY: For a period not to exceed 180 days.

(c) CHAPTER 3, “BUILDING PLANNING,” is hereby amended as follows:

R301.2 “Climatic and Geographic Design Criteria,” along with “Table R301.2 Climatic and Geographic Design Criteria,” is hereby deleted in their entirety and replaced with the following:

R301.2 climatic and geographic design criteria.

Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section.

Table R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Due to space limitations, the table could not be reproduced, only the values are listed)

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Ground snow load ^o	<u>N/A</u>
Wind speed (mph)	<u>105</u>
Topographic effects ^k	<u>NO</u>
Special wind region ^l	<u>NO</u>
Windborne debris zone ⁿ	<u>NO</u>
Seismic design category ^f	<u>B</u>
Weathering ^a	<u>Negligible</u>
Frost line depth ^b	<u>0</u>
Termite ^c	<u>Moderate to heavy</u>
Winter design temperature ^e	<u>None to slight</u>
Ice barrier underlayment required ^h	<u>NO</u>
Flood hazards ^g	<u>See Goodyear city code</u>
Air freezing index ⁱ	<u>N/A</u>
Mean annual temperature	<u>71.2°F</u>

MANUAL J DESIGN CRITERIA

Refer to Section M1401.3 and N1103.7 of the 2024 IRC

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.47 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.
- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section 301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), and the title and date of the currently effective Flood Insurance

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Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.

- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

Section R309.1 "Townhouse automatic sprinkler systems," is hereby deleted in their entirety and replaced with the following:

R309.1 Townhouse automatic sprinkler systems.

An automatic residential fire sprinkler system may be installed in townhouses.

Section R309.2 "One- and two-family dwellings automatic sprinkler systems," is hereby amended as follows:

R309.2 One- and two-family dwellings automatic fire systems.

An automatic residential fire sprinkler system may be installed in one and two-family dwellings.

Section R319.1 "Emergency escape and rescue opening required," is hereby deleted in its entirety and replaced with the following:

R319.1 Emergency escape and rescue opening required.

Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening.

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Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court having a minimum width of 36 inches (914 mm) that opens to a public way.

Exceptions:

1. Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).
2. Where the dwelling unit or townhouse unit is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
 - 2.1. One means of egress complying with Section R318 and one emergency escape and rescue opening.
 - 2.2. Two means of egress complying with Section R318.
3. A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way. Such path shall have a width of not less than 36 inches (914 mm). Pool equipment, condenser equipment or the like shall not reduce the width to less than 20 inches (508 mm) for greater than 5 feet (1524 mm).

Section R328 “Swimming pools, Spas and Hot Tubs,” is hereby deleted in its entirety and replaced with the following:

Section R328 Swimming pools, Spas and Hot Tubs

R328.1 General.

The City of Goodyear Zoning Code shall be used to determine barrier requirements for swimming pools and Maricopa County Environmental Services Department.

(d) CHAPTER 11 “ENERGY EFFICIENCY,” is hereby amended as follows:

Section N1101.13.1 (R401.2.1) “Prescriptive Compliance Option,” is hereby deleted in its entirety and replaced with the following:

N1101.13.1 (R401.2.1) Prescriptive Compliance Option.

The Prescriptive Compliance Option requires compliance with Sections N1101 through N1104

EXHIBIT A

Section N1101.15 (R401.2.1) Alternative approach for compliance is hereby added as follows:

N1101.15 (R401.2.6) Alternative approach for compliance.
A Home Energy Rating System (“HERS”) Index of 57 or less, confirmed in writing by a Residential Energy Services Network certified energy rater may be used in place of the approach described in section N1101.15. Compliance may be demonstrated by sampling in accordance with Chapter 6 of the Mortgage Industry National Home Energy Rating Systems Standard as adopted by the Residential Energy Services Network.

Section N1101.4.1 RESNET Testing & Inspection Protocol is hereby added as follows:

Section N1101.4.1 (R104.1.2) RESNET Testing & Inspection Protocol is hereby added as follows:

R104.1.2 (N1101.4.1) RESNET Testing & Inspection Protocol.
The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards Protocol for third party testing and inspections shall be deemed to meet the requirements of sections R402.5.1, R402.5.1.2 and R403.3.7 and shall meet the following conditions:

5. Third Party Testing and Inspections shall be completed by RESNET certified Raters or Rating Field Inspectors and shall be subject to RESNET Quality Assurance Field Review procedures.
6. Sampling in accordance with Chapter 6 of the MINHERS Standards shall be performed by Raters or Rating Field Inspectors working under a RESNET Accredited Sampling Provider.
7. Third Party Testing is required for the following items:
 - a. R402.5.1.1 – Building Envelope – Thermal and Air Barrier Checklist
 - b. R402.5.1.2 – Testing – Air Leakage Rate
 - c. R403.3.7 – Sealing – Duct Tightness
 - d. Any other testing and inspections required under the code
8. Alternate testing and inspection programs and protocols shall be allowed when approved by the Building Code Official.

Section N1103.10.3 (R403.10.3) “Covers,” is hereby deleted in its entirety.

Section N1104.1.1 (R404.1.1) “Exterior lighting,” is hereby deleted in its entirety.

Section N1104.2 (R404.2) “Interior lighting controls,” and all subsections are hereby deleted in their entirety.

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Section N1104.3 (R404.3) “Exterior lighting controls,” and all subsections are hereby deleted in their entirety.

Table N1106.5 (R406.5) is hereby deleted in its entirety and replaced with the following:

**TABLE N1106.5 (R406.5)
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX ^a
1	52
2	57
3	51
4	54
5	55
6	54
7	53
8	53

Section N1108 (R408) “ADDITIONAL EFFICIENCY PACKAGE OPTIONS,” is hereby deleted in its entirety.

(e) Chapter 15 “Exhaust Systems,” is hereby amended as follows:

Section M1503.6 “Makeup air required,” is hereby deleted in its entirety and replaced with the following:

M1503.6 Makeup air required.

Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception:

Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.

(f) CHAPTER 39 “POWER AND LIGHTING DISTRIBUTION,” is hereby amended as follows:

EXHIBIT A

Section E3901.4.2 “Island and peninsular countertops and work surfaces,” is hereby deleted in its entirety and replaced with the following:

E3901.4.2 Island and peninsular countertops and work surfaces.
At least one receptacle shall be installed at each island and peninsular countertop space with a long dimension of 600 mm (24 in.) or greater and a short dimension of 300 mm (12 in.) or greater. A peninsular countertop is measured from the connected perpendicular wall.

Section E3901.4.3 “Receptacle outlet location,” is hereby deleted in its entirety and replaced with the following:

E3901.4.3 Receptacle outlet location.
Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in the exception to Section E3901.4.1, or appliances occupying assigned spaces shall not be considered as these required outlets. Required receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than twenty (20) inches (508 mm) above, the countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for the use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops. [210.52(C)(3)]

Exception:

To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

1. Construction for the physically impaired
2. On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet.

Section E3902.2 “Garage and accessory building receptacles,” is hereby deleted in its entirety and replaced with the following:

E3902.2 Garage and accessory building receptacles.

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125-volt through 250-volt Receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas and supplied by single-phase branch circuits rated 125 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)]

Exception:

Receptacles that are not readily accessible.

Section E3902.3 “Outdoor receptacles,” is hereby deleted in its entirety and replaced with the following:

E3902.3 Outdoor receptacles.

Receptacles installed outdoors and supplied by single-phase branch circuits rated 125 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(3)]

Exception:

Receptacles as covered in Section E4101.7. [210.8(A)(3) Exception]

Section E3902.14 “Outdoor outlets,” is hereby amended as follows:

Exception 3 is hereby deleted in its entirety and replaced with the following:

3. GFCI protection shall not be required for listed HVAC equipment.

(g) CHAPTER 40 “DEVICES AND LUMINAIRES,” is hereby amended as follows:

SECTION E4002.11 “Bathtub and Shower Spaces,” is hereby deleted in its entirety and replaced with the following:

E4002.11 Bathtub and Shower Space.

Receptacles shall not be installed within or directly over a bathtub or shower stall.

(h) Appendix BG “SOUND TRANSMISSION,” is hereby amended as follows:

SECTION BG102.2 “Sound Attenuation,” and the subsection thereto is hereby deleted in its entirety and replaced with the following:

BG102.2. Sound Attenuation.

In order to achieve an interior noise level of 45 decibels, all residences shall be constructed using the following minimum construction standards:

1. Exterior wall penetrations by pipe ducts or conduits shall be sealed.
2. Mailboxes shall not be used through the door or wall.

EXHIBIT A

3. Windows shall have 2 panes of glass and a sound transmission rating of STC-22. All operable windows shall be weather stripped and air tight in accordance with ASTM E-283-84-T Standard. Perimeter window frames shall be sealed.
4. All exterior side hinge doors shall be solid core wood or insulated hollow metal at least 1 inch thick and fully weather stripped. All exterior doors other than side hinge doors shall be solid wood, foam filled fiberglass or metal construction.
5. Fire places shall be provided with well-fitting dampers.
6. Exterior walls shall achieve a minimum overall thermal resistance rating of R19. (Exterior walls shall be at least four inches in nominal thickness and shall be finished on the outside with block, siding, sheathing, or stucco on one inch Styrofoam. A minimum of R-13 fiberglass or cellulose insulation shall be installed continuously throughout the cavity space within the wall.)
7. All roof spaces shall achieve a minimum overall thermal resistance rating of R30

BG102.2.1. Certification.

A certified statement by a licensed architect or engineer certifying that the residence achieves the requirement of a maximum interior noise level of 45 decibels is required for all construction. The certified statement shall include documentation supporting the statement.

Exception.

Construction outside the areas designated as having a day-night average sound level 65 decibels or higher as determined by the use of the 1988 noise contour lines developed by the Maricopa County Association of Governments that complies with the construction standards of International Building Code Section 1206.4.1 shall be deemed to have achieved the interior noise level of 45 decibels, and shall not require the certified statement."

(L) *Adoption of International Property Maintenance Code.* That certain document known as the 2024 International Property Maintenance Code as published by the International Code Council is hereby referred to, adopted and made a part hereof as if fully and completely set forth herein.

1. The 2024 International Property Maintenance Code as adopted by the Mayor and Council of the City of Goodyear, is hereby amended as follows:

EXHIBIT A

(a) CHAPTER 1, “SCOPE AND ADMINISTRATION,” is hereby amended as follows:

Section [A] 101.1 “Title,” is hereby deleted in its entirety and replaced with the following:

[A] 101.1 Title.

These regulations shall be known as the International Property Maintenance Code of the City of Goodyear, hereinafter referred to as “this code.”

Section 102.4.2 “Provisions in referenced codes and standards,” is hereby deleted in its entirety.

Section 102.8 “Referenced codes and standards,” is hereby deleted in its entirety and replaced with the following:

[A] 102.8 Referenced codes and standards.

The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1

Section 102.8.1 “Conflicts,” is hereby deleted in its entirety and replaced with the following:

102.8.1 Conflicts.

Where conflicts occur between provisions of this code and standards referenced in this code or between the provision of this code and any state, local and/or federal laws, rules, and regulations, including by way of example, the City of Goodyear Engineering Design Standards and Policies as adopted by the governing authority and technical codes as adopted by the governing authority, the most restrictive requirements apply.

Exceptions:

- a. Where enforcement of a code provision would violate the conditions of the listing of equipment or appliances as approved by the City of Goodyear, the conditions of the listing and manufacturer’s instructions shall apply.
- b. Where there is a provision contained in another technical code as adopted and amended by the governing authority that is not addressed in this code then the provision of the technical code shall apply.

Section 102.8.2 “Provisions in referenced codes and standards,” is hereby deleted in its entirety.

EXHIBIT A

Part 2 – Administration and Enforcement, Sections 103 through 111 including all subsections is hereby deleted in its entirety and replaced with the following.

Part 2 – ADMINISTRATION AND ENFORCEMENT. Refer to 2024 International Building Code sections 103 through 116.

(b) CHAPTER 2, “Definitions,” is hereby amended as follows:

Section 201.1 “Scope,” is hereby deleted in its entirety and replaced with the following:

201.1 Scope.

Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter regardless of whether the words are italicized, capitalized, or otherwise designated in the text as being a defined term.

Section 201.3 “Terms defined in other codes,” is hereby deleted in its entirety and replaced with the following:

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in the International Energy Conservation Code, International Fuel Gas Code, International Fire Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Building Code or International Existing Building Code as adopted by the governing authority, such terms shall have the meanings ascribed to them in those codes.

Section 202 “General Definitions,” is hereby amended as follows:

“CODE OFFICIAL” is hereby deleted in its entirety and replaced with the following:

CODE OFFICIAL: The Building Official as defined in the International Building Code as adopted by the governing authority.

Section 202 “Definitions,” is amended to add the following definitions:

CONFLICT: A situation in which it is impossible to comply with provisions applicable to the same subject; a conflict does not exist when different provisions address the same subject and can be complied with without violating either provision.

GOVERNING AUTHORITY: The Mayor and Council of the City of Goodyear.

TEMPORARY: For a period not to exceed 180 days.

EXHIBIT A

(c) CHAPTER 3, “GENERAL REQUIREMENTS,” is hereby deleted in its entirety and replaced with the following:

Section 302.4 “Weeds,” is hereby amended as follows:

302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches (152 mm). Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 109 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.