

**TOWN OF ORO VALLEY AMENDMENTS TO THE  
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION**

The following provision of the International Property Maintenance Code, 2018 Edition, as published by the International Code Council, Inc., is hereby amended as follows:

**APPENDIX A IS NOT ADOPTED AS PART OF THIS CODE.**

**CHAPTER 1**

Section 101.1 insert **[THE TOWN OF ORO VALLEY]** where it asks for **[NAME OF JURISDICTION]**.

Revise the title of Section 103 as follows:

**SECTION 103  
~~DEPARTMENT OF PROPERTY MAINTENANCE~~ INSPECTION AND COMPLIANCE  
DEPARTMENT**

Revise Section 103.1 as follows:

**103.1 General.** The ~~department of property maintenance~~ **Inspection AND COMPLIANCE DEPARTMENT** is hereby created and the executive official in charge thereof shall be known as the *code official*.

Revise Section 103.5 as follows:

**103.5 Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be ~~as indicated in the following schedule.~~ **IN ACCORDANCE WITH THE TOWN OF ORO VALLEY BUILDING VALUATION DATA SCHEDULE AND FEE SCHEDULES AS ESTABLISHED BY THE TOWN OF ORO VALLEY.**

~~**[JURISDICTION TO INSERT APPROPRIATE SCHEDULE.]**~~

Revise Section 105.4 as follows:

**105.4 Used material and equipment.** Materials that are reused shall comply with the requirements of ~~this code~~ **SPECIFICALLY ADOPTED CODES** for new materials.

(Remainder of text is unchanged)

Delete Section 105.6 in its entirety and reserve the numbering:

Revise Section 112.4 as follows:

**112.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of ~~not less than [AMOUNT] dollars or more than [AMOUNT] dollars.~~ **IN ACCORDANCE WITH THE FEES CHARGED FOR RE-INSPECTIONS AS IDENTIFIED IN THE “ORO VALLEY CONSTRUCTION PERMIT**

**FEE SCHEDULE". EACH DAY THAT WORK CONTINUES IN VIOLATION OF A STOP WORK ORDER SHALL CONSTITUTE A SEPARATE OFFENSE.**

### CHAPTER 3

Revise Section 302.4 as follows:

**302.4 Weeds.** Premises and exterior property shall be maintained free from weeds or plant growth in excess of ~~JURISDICTION TO INSERT HEIGHT AND INCHES~~ **A MANNER THAT WILL PREVENT FLOWERING AND RE-GERMINATION.**  
(Remainder of text is unchanged)

Revise Section 303.2 as follows:

**303.2 Enclosures.** Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall ~~be completely surrounded by a fence~~ **INCLUDE AN ENCLOSURE** or barrier **IN ACCORDANCE WITH THE SWIMMING POOL AND SPA CODE IN EFFECT AT THE TIME WHEN THE POOL OR SPA WAS CONSTRUCTED** ~~at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool.~~ **at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool.** ~~Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate.~~ **Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate.** Self-closing and self-latching gates **AND DOORS** shall be maintained such that the gate **OR DOOR** will positively close and latch when released from an open position of 6 inches (152 mm) from the gate post **OR DOOR JAMB**. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier **AND ALTERATION TO AN APPROVED BARRIER OR ENCLOSURE IS SUBJECT TO ALL PERMITS REQUIRED BY THE CURRENTLY ADOPTED ORDINANCE. CONSTRUCTION OF NEW BARRIERS AND ENCLOSURES SHALL BE IN ACCORDANCE WITH THE CODE THAT IS IN EFFECT AT THE TIME OF THE ALTERATION OR REPLACEMENT.**

~~**Exception:** Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.~~

Revise the first paragraph of Section 304.1.1 as follows:

**304.1.1 Unsafe conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced ~~to comply~~ **IN ACCORDNCE** with the *International Building Code* or the *International RESIDENTIAL Existing Building Code* ~~as required for existing buildings:~~  
(Remainder of text is unchanged)

Revise Section 304.14 as follows:

**304.14 Insect screens.** ~~During the period from [DATE] to [DATE],~~ **Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, processed, or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.**  
(Exception to remain unchanged)

Revise Section 307.1 as follows:

**307.1 General.** Every exterior and interior flight of stairs **IN SINGLE FAMILY DWELLINGS** having more than four risers **AND IN OTHER OCCUPANCIES WITH ONE OR MORE RISERS** shall have a handrail on **NOT LESS THAN** one side of the stair **OR STAIRS** and every open portion of a stair**WAY**, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. **THE TOP OF** Handrails shall not be less than ~~30~~ **34** inches (762 ~~864~~ mm) in height or more than ~~42~~ **38** inches (1067 ~~965~~ mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall not be less than ~~30~~**36** inches (762 ~~914~~ mm) in height above the floor or landing, balcony, porch, deck, or ramp or other walking surface **FOR SINGLE FAMILY DWELLINGS, NOR LESS THAN 42 INCHES (1067 MM) IN HEIGHT FOR OTHER OCCUPANCIES.**

**Exception:** *Guards* shall not be required where exempted by the adopted building code.

## CHAPTER 6

Revise section 602.2 as follows:

**602.2 Residential occupancies.** Dwellings shall be provided with **FULLY FUNCTIONING APPLIANCES THAT PROVIDE** heating.

(Remainder of text and exception is deleted)

In Sections 602.3 and 602.4 where it requests [DATE] to [DATE], insert [OCTOBER 1] to [MARCH 31].

Revise section 604.2 as follows:

**604.2 Service.** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single phase electrical service having a rating of ~~60 amperes~~ **NOT LESS THAN THAT PRESCRIBED BY THE NATIONAL ELECTRICAL CODE.**

Revise Sections 605.2 and 605.3 by deleting the text in its entirety and substituting the following:

**605.2 RECEPTACLES AND LUMINAIRES. RECEPTACLES AND LUMINAIRES SHALL BE INSTALLED AS REQUIRED BY THE EDITION OF THE NATIONAL ELECTRICAL CODE IN EFFECT AT THE TIME OF CONSTRUCTION.**

## CHAPTER 7

Revise sections 702.1 and 702.2 by replacing the International Fire Code with **THE INTERNATIONAL BUILDING CODE** in each location that it is referenced.

Revise section 703.7 as follows:

**703.7 Vertical shafts.** ~~Interior~~ Vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the *International Fire Code*. New floor openings in existing buildings shall comply with **BY** the *International Building Code*.

Revise section 704.5.1 by replacing **Fire Chief** with **Fire Code Official** where referenced.