



PIMA COUNTY

Welcome



Pima County Code Adoption

Why we do it:

Most building Codes are based on litigation following a disaster

Protecting Individuals

Provide Health, Safety, and Welfare by creating safe buildings



International Code Council

Codes updated every three years

Smarter construction through building science

40+ code committees dedicated to code refinement

Building Code Adoption Background

Concerted Regional Decision to adopt on a 6-year cycle

Proposed codes first reviewed by County and City Building Staff

County and City Building Staff prepare proposed amendments

Proposed amendments vetted by the Joint County/City Building Code Committee



Building Code Committee

Arizona Licensed Architect
Arizona Licensed Structural Engineer
Arizona Licensed Electrical Engineer
Arizona Licensed Mechanical Engineer
Mechanical/Plumbing Contractor
General Residential Contractor
General Commercial Contractor

Proposed Codes

2024 International Building Code

2024 International Residential Code

2023 National Electrical Code

2024 International Mechanical Code

2024 International Plumbing Code

2024 International Fuel Gas Code

2024 International Wildland-Urban Interface Code (applicable only to areas designated rural forest village under the Pima County Comprehensive Plan and areas encircled thereby)

2024 International Property Maintenance Code (for abandoned/unsecured buildings)

2024 International Existing Building Code

2024 International Swimming Pool and Spa Code

Adoption does not include the 2024 International Energy Code



Adoption date of 2024 ICC Codes and 2023 NEC

Original Goal was to adopt with an effective date of July 1, 2025

Goal now is to Adopt in July with an effective date of January 1, 2026

Will not be adopting the 2024 IECC at this time. Hoping to adopt by January 2026.



Adoption Schedule

P&Z Meeting, May 28, 2025

Board of Supervisors, July 1, 2025

January 1, 2026, Effective Date



2024 Building Code Strikeout Amendments

Located at:

www.pima.gov/developmentservices

Located under “Development Services”

2024 Building Code Strikeout Amendments

DEVELOPMENT SERVICES

Notice:

Effective January 1, 2026, pending adoption, the Pima County Development Services Department will be enforcing the 2024 International Codes and the 2023 National Electrical Code.

Click the link below to see the proposed building code amendments

- [2024 International Wildland-Urban Interface Code - Strikeout \(PDF\)](#)
- [2024 International Swimming Pool and Spa Code - Strikeout \(PDF\)](#)
- [2024 International Residential Code - Strikeout \(PDF\)](#)
- [2024 International Property Maintenance Code - Strikeout \(PDF\)](#)
- [2024 International Plumbing Code - Strikeout \(PDF\)](#)
- [2024 International Mechanical Code - Strikeout \(PDF\)](#)
- [2024 International Fuel Gas Code - Strikeout \(PDF\)](#)
- [2024 International Building Code - Strikeout \(PDF\)](#)
- [2024 International Existing Building Code - Strikeout \(PDF\)](#)
- [2023 National Electrical Code - Strikeout \(PDF\)](#)

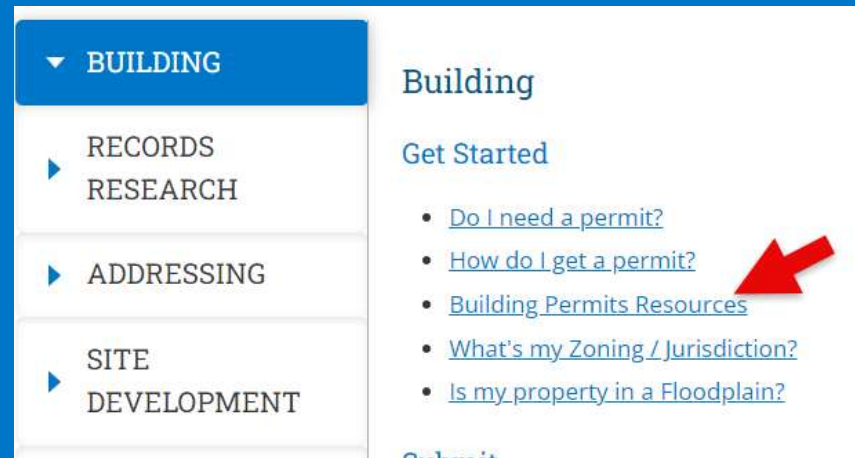
2018 Building Code Amendments

www.pima.gov/developmentservices

After the page opens, scroll halfway down the page and select “Building Resources”

After the page opens scroll to the bottom of the page to see all the building code amendments

2018 Building Code Amendments



▼ BUILDING

▶ RECORDS RESEARCH

▶ ADDRESSING

▶ SITE DEVELOPMENT

Building

Get Started

- [Do I need a permit?](#)
- [How do I get a permit?](#)
- [Building Permits Resources](#)
- [What's my Zoning / Jurisdiction?](#)
- [Is my property in a Floodplain?](#)

Submit

Codes & Local Amendments

On January 1, 2019, Pima County Development Services will begin enforcing the 2018 Building Codes and the 2017 National Electric Code

Note: the International Code Council provides access to the un-amended codes [online](#) (Select 2018). Amendments are noted in the following:

2024 IRC Amendments

Add new section R325.08 Cooling Systems to read:

Section R325.9 Cooling system. Dwelling units and sleeping units located in Climate Zones 0, 1, 2, 3, 4, 5A, and 5B, where the summer dry-bulb temperature is greater than 85°F (29.4°C), shall be provided with cooling systems capable of **maintaining an indoor temperature at or below 80°F (26.7°C) in the occupied space.** Where permanently installed fans are capable of generating 120 fpm (0.6 m/s) air speed inside the occupied space, the required cooling system shall be capable of maintaining indoor temperature at or below 85°F (29.4°C). The installation of one or more portable systems shall not be used to achieve compliance with this section.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

2024 IRC Amendments

Section R506.3.3 Vapor retarder. REVISE section by DELETING Exception #4 and REPLACING with the following:

- 4. Where designed by a qualifying registered design professional, based on soil conditions and floor finishing such as exposed concrete surfaces.**

2024 IRC Amendments

No longer specifying type of connector, just required capacity

Revised sections:

- **R606.6.4.2.1 Roof Structure – Ledger 800 lbs / Top plate 500lbs**
- **R606.6.4.2.2 Floor Diaphragms – 800 lbs**
- **R2.2.1 Roof Bearing on wall top plates – 500lbs**
- **R2.2.2 Roof bearing on wall ledger – 800lbs**

2024 IRC Amendments

Chapter 11 Energy Efficiency

- Deleted the chapter in its entirety
- Replaced with the following:
 - Residential buildings regulated by this code shall comply with the International Energy Conservation Code (IECC) as adopted and amended per Pima County Ordinance 2018-30 Exhibit G. References to Chapter 11 in other sections of this code shall be for reference to the corresponding IECC Section(s) only.
- Meaning:
 - Use 2018 IECC as adopted. References to Chapter 11 in other sections of this code shall be for reference to the corresponding IECC Section(s) only

2024 IRC Amendments

Revised Table 2903.2 Maximum flow rates and consumption for plumbing fixtures and fixture fittings. :

Plumbing Fixture or Fixture Fitting Maximum Flow Rate or Quantity

Lavatory faucet	1.5 gpm at 60 psi (419.7 kPa)
Showerheads	2.0 gpm at 80 psi (551.6 kPa)
Sink faucet	1.8 gpm at 80 psi (551.6 kPa)
Water closet	1.28 gallons/flush

2024 IRC Amendments

Adopting Appendix

- BB Tiny Houses
- BF Patio Covers
- BI Light Straw-Clay Construction
- BJ Strawbale Construction
- BK Cobb Construction (Monolithic Adobe)
- BM 3D Printed Buildings
- NB Solar-Ready Provisions – Detached One and Two Family Dwellings & Townhomes
- Appendix NE Electric Vehicle Charging Infrastructure



Significant Changes to 2024 IRC



Chapter 3

Major re-organization

28 sections renumbered

Basically, the same information, just a different section

For example, Smoke Alarms was section 314, now is 310

Section R909 Roof Coatings

A new section lists ASTM Standards applicable to each roof coating reference in the IRC

TABLE R909.2 Roof Coating Material Standards



<u>Coating Material</u>	<u>Standard</u>
Acrylic coating	ASTM D6083
Asphaltic emulsion coating	ASTM D1227
Asphalt coating	ASTM D2823
Asphalt roof coating	ASTM D4479
Aluminum-pigmented asphalt coating	ASTM D2824
Silicone coating	ASTM D6694
Moisture-cured polyurethane coating	ASTM D6947



Anchorage of Appliances

Anchorage information for water heaters and other appliances

Moved from the mechanical sections to section R301.2.2.10

M1411 Approved Refrigerants

Refrigerants used in direct refrigerating systems shall conform with the applicable provisions of ANSI/ASHRAE 34

A2L Refrigerants shall be listed and labeled

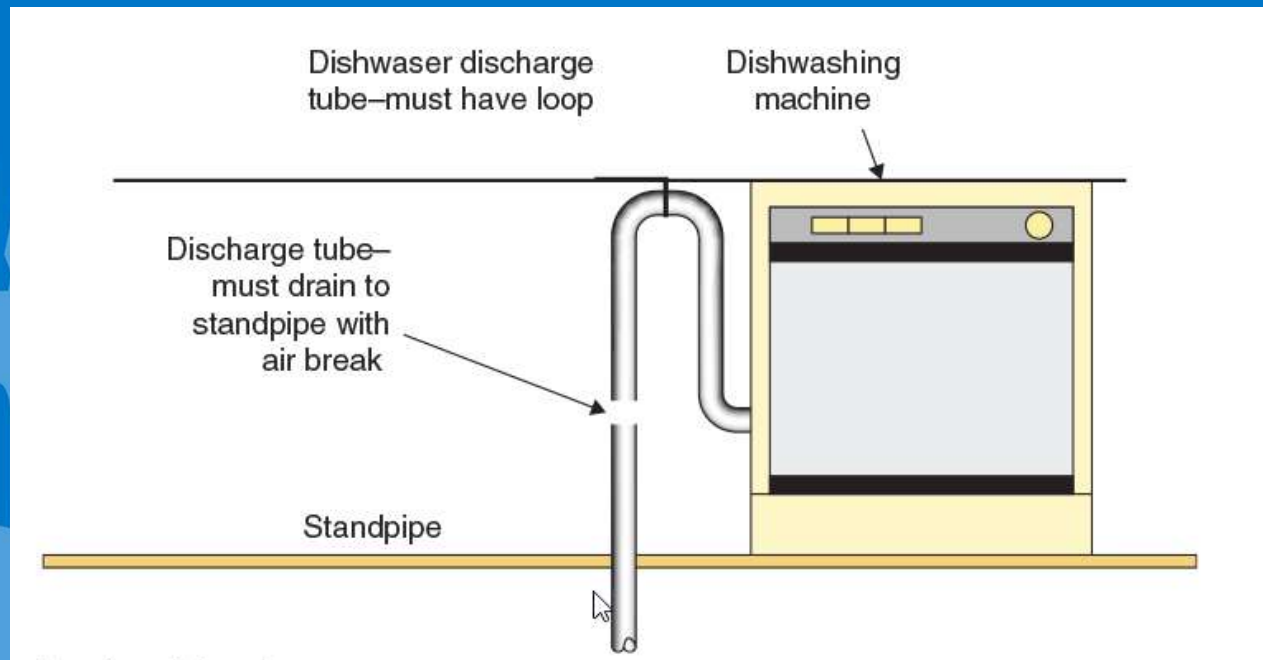
Each refrigeration system using Group A2L refrigerants shall have the following information legibly and permanently indicated on a markable label provided by the equipment manufacture:

1. Contact information of the responsible company that installed the refrigeration system.
2. The system refrigerant charge and the refrigerant number.

Group A2L refrigerant charge for an individual refrigeration system shall not exceed 34.5 pounds

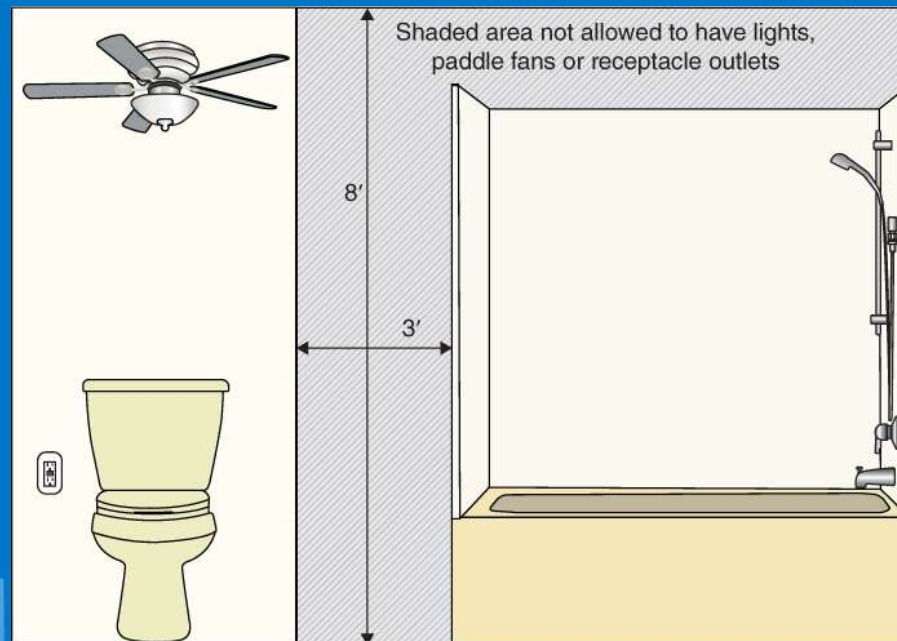
P2717 Dishwasher Connections

A standpipe is added as an option of connecting the dishwasher to the wastewater line.



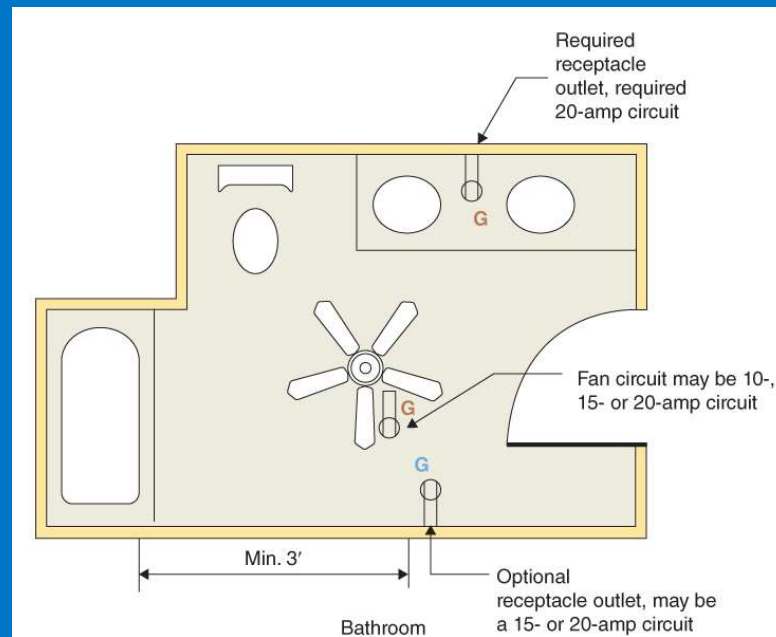
E3501, E3905.6.3, E4101.6

Requirements for paddle fans are clarified and clearance requirements in bathrooms is added



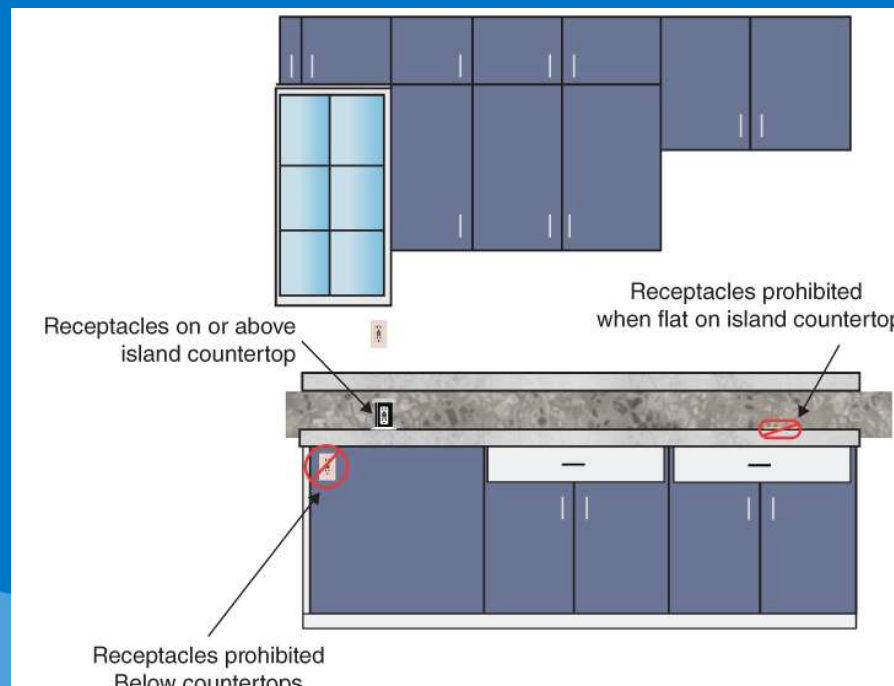
E3710 Branch Circuit

10-ampere circuits are now allowed in specific installations.
Ceiling fan may be on a 10-amp circuit



E3901.4 Countertop and Work Surface Receptacles

Islands and countertops may no longer have receptacle outlets below the counter



E3002.14 Outdoor Outlets

All outdoor circuits 50 amps or less shall be GFCI protected

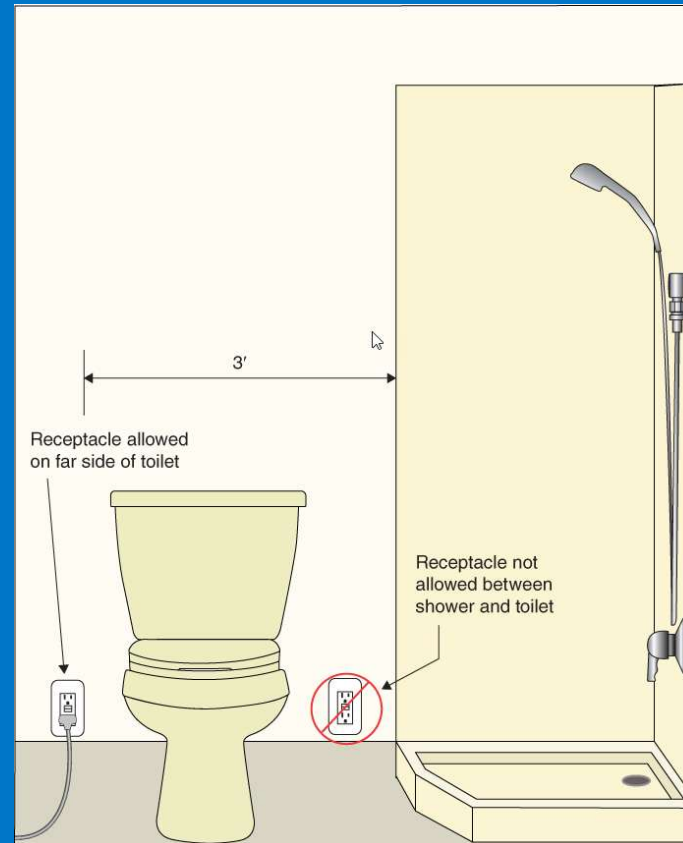
Exceptions

- GFCI protection shall not be required on lighting outlets other than those covered in 210.8(F) of NFPA 70.
- GFCI protection shall not be required for listed HVAC equipment. This exception will expire September 1, 2026.

E4002.11 Receptacles Near Bathtubs and Showers

Receptacles shall not be installed inside of the tub or shower within a zone

In small bathrooms, receptacles may be within 3 ft of the shower when on the far side of the toilet.





PIMA COUNTY

Building Permit Fees will be:

Decreased by 5% on July 1, 2025



PIMA COUNTY

Thank you!