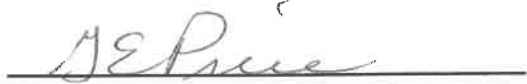


Amendments to the Williamson Valley Fire District Fire Code 2024 Edition

Pursuant to Williamson Valley Fire District Resolution 2026-001

Adopted: 07/20/2026

Effective: 08/01/2026



Board Chairman



Board Clerk

The 2024 Edition of the International Fire Code (2024 IFC) is hereby adopted by the Williamson Valley Fire District (WVFD) Governing Fire Board for the purpose of establishing minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures, and premises.

The International Fire Code as adopted and amended herein shall be enforced by the WVFD Fire Marshal, who shall operate under the supervision of the WVFD Fire Chief.

The 2024 IFC along with the Amendments shall be known as the "Williamson Valley Fire District Fire Code".

Copies of the Williamson Valley Fire District Fire Code are now on file in the Administration Office located at 15450 N. Williamson Valley Rd, Williamson Valley, AZ 86305 and shall be available to all interested parties during normal business hours. The provision of the fire code shall be controlled within the boundaries of WVFD as those boundaries may be modified from time to time.

The 2024 IFC is hereby amended by the WVFD Governing Board in the following respects:

CHAPTER 1

ADMINISTRATION

Section 101.1 Title is amended as follows:

These regulations shall be known as the Fire Code of *Williamson Valley Fire District*, hereinafter referred to as "this code".

Section 101.2.1 Appendices delete and replace as follows:

The following appendices are adopted and amended as part of this Code by the Williamson Valley Fire District (WVFD): B, C, D, F, H, I, N, and O as added and/or amended.

- APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS
- APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION
- APPENDIX D FIRE APPARATUS ACCESS ROADS
- APPENDIX F HAZARD RANKING
- APPENDIX H HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) AND HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS) INSTRUCTIONS
- APPENDIX I FIRE PROTECTION SYSTEMS—NONCOMPLIANT CONDITIONS
- APPENDIX N INDOOR TRADE SHOWS AND EXHIBITIONS
- APPENDIX O VALET TRASH AND RECYCLING COLLECTION IN GROUP R-2 OCCUPANCIES

Section 102 Applicability

Section 102.7.1 is amended as follows:

102.7.1 Conflicts Where conflicts occur between provisions of this code and referenced codes and standards, the higher standard for the promotion of the safety and welfare of the emergency responders and the public will apply.

Section 102.7.2 Provisions in referenced codes and standards Delete in its entirety.

SECTION 112 MEANS OF APPEALS

Amend section 112.1 as follows:

112.1 General: Whenever an applicant disputes the application or interpretation of this code by staff, a written appeal may be filed with the fire chief within 14 calendar days.

1. The appeal will be heard by the fire chief or an authorized representative within 10 working days of the receipt of the appeal.
2. Adequate information shall be provided by the applicant on the Petition of Appeal to fully describe the condition(s) in question.
3. The fire chief shall consult with the *fire code official*, and/or an authorized representative as deemed appropriate, to provide additional information regarding the appeal.
4. The applicant may, but is not required to, meet with the fire chief or a designated representative to discuss the appeal.
5. If the appeal is denied, the applicant shall comply with the requirement(s) of the fire code or file an appeal with the Fire District Board within 30 calendar days from the date the appeal was denied.

Section 112.2 Delete in its entirety

Section 112.3 Delete in its entirety

Section 112.4 Amend as follows:

Section 112.4 Administration The *fire code official* shall take action without delay in accordance with the decision of the fire chief.

CHAPTER 4

EMERGENCY PLANNING AND PREPAREDNESS

SECTION 403 EMERGENCY PREPAREDNESS REQUIREMENTS

Section 403.9.4 Add section as follows:

Section 403.9.4 Group R-3 occupancies Group R-3 occupancies utilized as care facilities that are licensed to provide directive care shall prepare and maintain an approved fire safety and evacuation plan in accordance with Section 404. Such occupancies shall comply with the requirements outlined in Section 403.9.3.

Chapter 5

FIRE SERVICE FEATURES

Section 503.1.2 Additional Access is deleted and amended to read as follows:

503.1.2: Additional Access and Egress Roads The fire code official is authorized to require more than one fire apparatus access and egress road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access or egress for the purposes of emergency vehicle access and/or emergency egress.

Section 503.2 Specifications is deleted and amended to read as follows:

503.2: Specifications Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and Appendix D, as amended.

Section 503.2.3 Surface is deleted and amended to read as follows:

503.2.3: Surface Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing up to 90,000 pounds and shall be surfaced so as to provide all-weather driving capabilities with an approved driving surface material.

Section 503.2.4 Turning Radius Is amended as follows:

503.2.4 Turning Radius The required turning radius of a fire apparatus access road shall be 28-feet inside diameter and 52-feet outside diameter.

Section 503.2.7 Grade is amended as follows:

503.2.7 Grade The grade of the fire apparatus access road shall be no more than 12 percent, or within the limits established by the fire code official based on the fire department's apparatus.

Section 505.1 Address identification is amended as follows:

New and existing buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152 mm) high with a minimum stroke width of 1/2 inch (12.7 mm).

Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where access is by

means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Section 506 Key Boxes

Section 506.1 Delete and replace section 506.1 as follows:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location and shall be at a minimum height of 66 inches [1676mm] and maximum height of 78 inches [1981mm]. The key box shall be of an approved type listed in accordance with Williamson Valley Fire District, UL 1037, and shall contain key to gain access as required by the fire code official.

Section 507.1 Required water supply. Is amended by adding the following:

In areas where a municipal or private water supply is not available *NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting* may be utilized to calculate required fire flows.

CHAPTER 9

FIRE PROTECTION SYSTEMS

Section 901.2 Construction documents is amended by adding the following:

Automatic sprinkler system plans shall be submitted bearing a review certification and signature of a minimum level III NICET Certified Engineering Technician, Fire Protection Engineer's stamp as well as a current ROC issued by the state of Arizona. Fire sprinkler plans for high-piled combustible storage occupancies shall require a registered fire protection engineer stamp.

Fire alarm system plans shall be submitted bearing a review certification and signature of a minimum level III NICET Technician, Fire Protection Engineer's stamp as well as a current ROC issued by the state of Arizona.

Specialty suppression systems shall be designed by licensed individuals certified by the manufacturer to install, modify and repair system, Fire Protection Engineer's stamp as well as a current ROC issued by the state of Arizona.

901.4.4 Fire Areas is amended to read as follows:

Exception: Separation of buildings into fire areas as defined in 901.4.4 shall not be allowable in Group R-3 occupancies.

Section 901.6.3 Records is amended to read as follows:

Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained and reports of system deficiencies shall be forwarded to the WFFD approved database upon completion.

Section 903.2.1.1 Group A-1 is amended by changing item 1 to read as follows: 1. The fire area exceeds 5,000 square feet.

Section 903.2.1.2 Group A-2 is amended by changing item 1 to read as follows: 1. The fire area exceeds 5,000 square feet.

Section 903.2.1.3 Group A-3 is amended by changing item 1 to read as follows: 1. The fire area exceeds 5,000 square feet.

Section 903.2.1.4 Group A-4 is amended by changing item 1 to read as follows:

1. The fire area exceeds 5,000 square feet.

Section 903.2.2.2 Group B add section as follows:

An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy where one of the following conditions exists:

1. The Group B fire area exceeds 5,000 square feet.

2. Where a Group B fire area is located more than two stories above grade.

Section 903.2.3 Group E is amended by changing item 1 to read as follows:

1. Throughout all Group E fire areas greater than 5,000 square feet in area. Group E occupancies less than 5,000 square feet without a fire sprinkler system shall have a fire alarm system installed. (See section 907.2.3)

Section 903.2.4 Group F-1 is amended as follows:

An automatic sprinkler system shall be provided throughout all buildings containing Group F-1 occupancies where one of the following conditions exists:

1. A Group F-1 fire area exceeds 5,000 square feet.

2. A Group F-1 fire area is located more than *two stories above grade*.

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.7 Group M is amended by changing items 1-3 to read as follows:

1. A Group M fire area exceeds *5,000 square feet*.

2. The Group M fire area is located more than *two stories above grade*.

3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds *5,000 square feet*.

Section 903.2.7.1 High-piled storage is amended by adding: The automatic fire sprinkler system shall be designed by a fire protection engineer as well as a current ROC issued by the state of Arizona.

Section 903.2.8.1 Group R is amended by adding the following:

Exceptions:

1. Group R3 less than 5,000 square feet unless more than 2 stories above grade. The calculated area shall include all livable and unfinished space, the area of any attached garage, and concealed or accessible spaces intended for storage use and or future living space. All attached roofs and overhangs greater than 4 feet in width are included in the calculated area.

2. Congregate living facilities with five or fewer individuals.

3. Manufactured mobile home built on a chassis, designed and built as a dwelling unit; and recreational vehicles that were not site built and are portable in nature.

Section 903.2.9 Group S-1 is amended by changing Group S-1 items 1, 2 and 3 to read as follows:

1. A Group S-1 fire area exceeds *5,000 square feet*.

2. A Group S-1 fire area is located more than *two stories above grade*.

3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds *5,000 square feet*.

Section 903.2.9.1 Repair Garages is amended by changing items 1 and 2 to read as follows:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding *5,000 square feet*.

2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet.

Section 903.2.10 Group S-2 parking garages is amended by changing item 1 to read as follows and adding item 4:

1. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the International Building Code, exceeds 5,000 square feet.

4. Electric vehicle charging stations shall be located on the exterior of the building and/or the 1st floor of the parking garage.

SECTION 903.3.1.3 is hereby amended with the following addition and reads as follows:

Section 903.3.1.3: NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings; Group R-3; R-4, Condition 1; Group R3 and R-4 congregate living facilities, and townhouses, shall be permitted to be installed throughout in accordance with NFPA 13D and this code. NFPA 13D systems shall include sprinklers to be installed in vehicle garages, livable spaces, and concealed or accessible spaces intended for storage use and/or future living space.

Section 903.3.1.3.1 Additional Locations Requiring Sprinkler Protection add sections as follows:

1. Sprinklers shall be required in all attached garages and workshops.

a. Sprinklers shall not be required in bathrooms of 55 ft² (5.1 m²) and less.

b. Sprinklers shall not be required in storage closets with or without doors that meet all of the following conditions:

(1) The area of the space does not exceed 24 ft² (2.2 m²).

(2) The walls and ceilings are surfaced with noncombustible or limited combustible materials as defined in NFPA 220.

(3) The closets without doors meet the definition of a compartment.

2. Sprinklers shall be required in exterior closets located on exterior balconies, exterior breezeways/corridors, or accessed from outdoors where the closet does not have doors or unprotected penetrations directly into the dwelling unit.

a. Sprinklers shall not be required in exterior storage closets with or without doors that meet all of the following conditions:

(1) The area of the space does not exceed 24 ft² (2.2 m²).

(2) The walls and ceilings are surfaced with noncombustible or limited combustible materials as defined in NFPA 220.

(3) The closets without doors meet the definition of a compartment.

3. Sprinklers shall be required in concealed or accessible spaces intended for storage use and/or future living space including unfinished spaces.

Section 903.3.5 Water supplies is amended by adding:

The water data for hydraulic calculations shall be based upon 85 percent of the available water supply as determined by flow test information.

Section 903.3.5.3 Add section as follows:

Section 903.3.5.3 Well Pumps. A well pump shall not be used to supply pressure to a fire suppression system.

Section 903.4.3 Alarms. is amended by:

Deleting the exception regarding one and two-family dwellings.

Section 907.2.3 Group E is amended by changing Exception 1 and 5 to read:

1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 10 or fewer persons receiving care or instruction.

5. All classrooms in a Group E with a fire alarm system and no fire sprinkler system shall have an exterior exit from each classroom.

CHAPTER 11

CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Sections 1103.5.6 through 1103.5.13 are added sections as follows:

Section 1103.5.6 Building Addition. A sprinkler system is required throughout the building when any addition increases the total fire area to 5,000 square feet or greater.

Section 1103.5.7 Change of Use. A sprinkler system is required throughout the building when any change of use or occupancy occurs to a portion of the building to a more hazardous occupancy or as determined by the Fire Code Official.

Section 1103.5.8 Group A-1, A-3, and A-4 Addition. A sprinkler system is required throughout the building when any addition to existing assembly occupancies increases the occupant load to more than 300.

Section 1103.5.9 Group A-2 Addition. A sprinkler system is required throughout the building when any addition to existing assembly occupancies increases the occupant load to more than 100.

Section 1103.5.10 Group E. A sprinkler system is required throughout the building when any addition to a Group E occupancy increases the total fire area to 5,000 square feet or greater. (Group E occupancies without a fire sprinkler system shall have a fire alarm system installed. See 907.2.3)

Section 1103.5.11 Group R-4 Care Facilities. A sprinkler system is required throughout the dwelling unit where six (6) or more persons receive care.

Section 1103.5.12 Vacant Buildings. A sprinkler system is required throughout the building when any A, E, or I occupancy that has been vacant for more than 18 months requests to resume as the same or an equally hazardous occupancy classification.

Section 1103.5. 13 Fire Wall Breach. A sprinkler system is required throughout the building when any modification or alteration to an existing building, with a total floor area of 5,000 square feet or greater, breaches or removes a required fire rated wall assembly.

Section 1103.7.1 Group E Exception 2 is amended as follows:

2. A manual fire alarm system is not required in Group E occupancies with an occupant load of 10 or fewer persons receiving care or instruction.

Section 1103.7.1 Group E is amended by creating Section 1103.7.1.1 to read as follows:

Section 1103.7.1.1 All classrooms in a Group E with a fire alarm system and no fire sprinkler system shall have an exterior exit from each classroom.

Section 1103.7.7 Sprinklered Building Fire Alarm Requirement add section as follows:

An approved fire alarm system shall be installed in existing buildings when a fire sprinkler system is provided.

CHAPTER 56

EXPLOSIVES AND FIREWORKS

Section 5601.2.4 Financial Responsibility is amended as follows:

Before a permit is issued, as required by Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$1,000,000 (one million dollars) or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

Section 5601.2.4.1 Blasting is amended as follows:

Before approval to do blasting is issued, the applicant for approval shall file a bond or submit a certificate of insurance in the amount of \$1,000,000 (one million dollars) in each case to indemnify the jurisdiction against any and all damages arising from permitted blasting.

Section 5601.2.4.2 Fireworks Display is amended as follows:

Before approval for a display is issued, the permit holder shall furnish a bond or certificate of insurance in the amount of \$1,000,000 (one million dollars) per occurrence for the payment of all potential damages to a person or persons or to property by reason of the permitted display, and arising from any acts of the permit holder, the agent, employees or subcontractors to indemnify the jurisdiction against any and all damages arising from permitted fireworks displays.

Chapter 80

Referenced Standards

8001.1: Editions of reference standards. The editions and/or reference dates of all codes and standards listed within Chapter 80 shall be repealed and the most recent edition, version, effective date of each respective code and standard shall be the applicable edition, version, effective date used.

Appendix B

Table B105.1 (2) Reference Table is amended by adding Footnote c as follows:

Footnote c: In special circumstances, where the municipal or rural water supply will not provide the required 1,500 gpm, the fire code official may accept a lesser amount. This amount shall never be less than 1,000 gpm.

Appendix D

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 90,000 pounds (40,823 kg).

Section D103.2 Grade is amended as follows:

Fire apparatus access roads shall not exceed 12 percent grade.

Exception: The fire code official may permit the access road grade to increase if fire sprinkler protection is provided but shall not exceed 15 percent.

Section D103.3 Turning Radius is amended as follows:

The minimum turning radius shall be 28' (twenty-eight feet) inside and 52' (fifty-two feet) outside diameter for all fire department access roads and parking lots.

Section D107.1 One- or two-family dwelling residential developments is hereby deleted and amended to read as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads

Exception:

1. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

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