

Pursuant to Sedona Fire District Resolution #2026-01



## EXHIBIT A

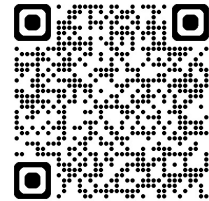
Effective: May 1, 2026  
Adopted: April 21, 2026

# Sedona Fire District

2024

# FIRE CODE

2024 International Fire  
Code (IFC)



AMENDMENTS



# SEDONA FIRE DISTRICT



RESOLUTION #2026-01

## **EXHIBIT A**

### **FIRE CODE AMENDMENTS**

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The International Fire Code (IFC) 2024 Edition is hereby adopted by the Sedona Fire District Governing Board, per Resolution #2026-01. The IFC adoption establishes minimum requirements consistent with nationally recognized practices that provide a reasonable level of life safety and property protection from the hazards of fire, explosions, or other dangerous conditions in both new and existing buildings, structures, and premises.

The IFC 2024 Edition and the Sedona Fire District amendments shall be known as the “Fire Code of the Sedona Fire District”.

The Fire Code, as adopted and amended herein, shall be enforced by the Fire Marshal of the District, and which shall be operated under the supervision of the District Fire Chief. The Fire Chief, Fire Marshal, Fire Inspector, and staff shall take all such actions that are necessary and appropriate for its effective implementation.

**Adoption Date: April 21, 2026**

**Effective Date: May 1, 2026**

The IFC 2024 Edition is hereby amended in the following aspects:

## CHAPTER 1 SCOPE AND ADMINISTRATION

### Section 101 - Scope and General Requirements

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#### **AMENDED: Section 101.1 Title**

**101.1 Title.** These regulations shall be known as the *Fire Code* of Sedona Fire District, hereinafter referred to as “this code”.

#### **AMENDED: Section 101.2.1 Appendices**

**101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically adopted. Appendices A through O are adopted and are considered to be part of this code.

#### **AMENDED: Section 102.4 Application of building code**

**102.4 Application of building code.** The design and construction of new structures shall comply with the applicable Building Codes. Repairs, alterations, and additions to existing structures shall comply with all applicable Building Codes.

#### **ADD the following new section:**

**104.3.1 Fees.** The Division of Community Risk Management is authorized to develop a fee schedule in accordance with the Arizona Revised Statutes (A.R.S.) Chapter 5 Article 1 Section: 48-805 (B) 14. Fees shall be charged as approved by the District’s Governing Fire Board. The fee schedule shall be made available to the public and attached to this code.

Fees for plan reviews shall be received by the Community Risk Management Division prior to the start of any construction process.

*Refer to Exhibit B for the Fee Schedule.*

## CHAPTER 2: GENERAL DEFINITIONS

### Section 202 Definitions

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#### **ADD the following definition:**

**Fire Risk Analysis:** An analytical process or review conducted by the fire code official in accordance with nationally recognized standards; such as NFPA 101; 101A; 550; 551; or 1142; ICC IUEWIC; and ISO evaluation criteria to determine minimum levels of fire protection requirements based upon the risk associated with the subject matter, where not specifically detailed in this code or when an application requesting a reduction or modification to this code is received.

The fire code official shall take into consideration fire scenarios and their probability of occurrence and or potential consequences. Items to consider in the fire risk analysis process or review may include distances to fire stations; available fire apparatus and first responders; fire protection systems; wildland interface; building and occupancy types; hazardous materials; water supplies; and other pertinent information detailing the subject matter being considered for modification or reduction of fire code prescriptions.

## CHAPTER 5: FIRE SERVICE FEATURES

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#### **ADD the following new section:**

**504.2.1 No exit signage.** Any door, passage, or stairway that is neither an exit nor a way of exit access and that is located or arranged so that it is likely to be mistaken for an exit shall be identified by a sign that reads NO EXIT. The NO EXIT sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background.

**507.3 Fire Flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method, Appendix B, and/or a Fire Risk Analysis.

## CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

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#### **AMENDED: Section 901.6 Inspection, testing and maintenance**

**901.6 Inspection, testing and maintenance.** Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested, and maintained or removed. The building owner shall be responsible for assuring that each fire protection system is maintained in an operable condition at all times per the applicable standard for that specific system. If a backflow prevention assembly is installed as part of a fire sprinkler system, it shall be tested. Individuals or businesses conducting inspections, testing, repair or maintenance of fire protection systems shall possess an appropriate valid fire protection system license issued by the Arizona Registrar of Contractors. The annual backflow prevention assembly tests shall be performed at the same time as the annual automatic fire sprinkler system tests. All work and periodic testing/maintenance shall be performed in accordance with the applicable standard for

the fire protection system. Non-required systems shall be maintained in accordance with nationally recognized standards per section 901.4.2.

### **AMENDED: Section 901.6.3 Records**

**901.6.3 Records.** Records of all system inspection, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three (3) years and shall be made available to the fire code official upon request. All individuals/businesses performing tests, maintenance, and/or repair on any fire protection system, shall forward itemized reports of such work to the third-party compliance organization used by the fire district within 30 days of the work performed.

**Exception:** ~~R3~~ Single family occupancies built according to the International Residential Code (IRC) not including residential care facilities.

### **CHANGE Section 901.8.1 Removal of or tampering with appurtenances, to read as follows:**

**901.8.1 Removal of or tampering with appurtenances.** Locks, gates, doors, barricades, chains, enclosures, signs, tags or seals which have been installed by or at the direction of the *fire code official* shall not be removed, unlocked, destroyed, tampered with or otherwise vandalized in any manner. Required padlocks shall only be SFD approved padlocks unless provisions are made for multiple locks to be installed in tandem with an SFD padlock. SFD approved padlocks shall be installed at the direction of the *fire code official*.

**Note:** The following applies to the installation requirement for fire sprinklers. These sections break down the installation requirements based on occupancy classification. Sedona Fire District's current requirements are all inclusive, that is all commercial buildings constructed and are required to have an automatic fire sprinkler system installed. Installation of an automatic fire sprinkler system for residential occupancies is based on revised Sections 903.2 and 903.2.1.

### **DELETE Section 903.2 through 903.2.10 and KEEP current 2003 Sedona Fire Code language:**

**903.2 [2003 SFC] (where required).** An automatic fire sprinkler system shall be installed in accordance with the National Fire Protection Association's Standard #13 in all new occupancies here after constructed. Group R Division 3 Occupancies shall have fire sprinkler systems installed in accordance with **Section 903.3 [2003 SFC]**.

**Exception 1:** Group R Division 3 Occupancies, not including residential care or assisted living care facilities located in Group R Division 3 occupancies, having a gross floor area equal to or less than 3,600 square feet (344.5 m<sup>2</sup>).

**Exception 2:** Group R Divisions 1, 2 and 4 Occupancies shall have an automatic fire sprinkler system installed in accordance with the National Fire Protection Association's Standard #13R.

**Exception 3:** Keep the original language from the 903.2 Exception.

**Exception 4:** Permissible sprinkler omissions may include the following locations:

1. Manufactured homes built on a permanent chassis, designed and constructed as a dwelling unit and not having any of the listed conditions of **Section 903.3**.
2. Recreational vehicles that are not site built and are mobile or portable.
3. Detached gazebos and ramadas.
4. Detached restroom facilities associated with golf courses, parks and similar uses.
5. Detached guard houses less than 300 square feet in gross floor area.
6. Detached carports less than 5,000 square feet in roof area.
7. Detached non-residential buildings less than 360 square feet in floor area.
8. Detached non-combustible canopies less than 5,000 square feet in roof area used exclusively for vehicle washing facilities or vehicle fuel dispensing stations.
9. Other buildings or structures accessory to and located on the same lot with one and two family dwellings or R-3 occupancies not including residential care or assisted living facilities in R-3 occupancies.
10. Shade canopies less than 5,000 square feet; not closer than 5 feet to any building, property line or other shade canopy and shading one of the following: vehicles for sale at a dealership, playground equipment or outdoor eating areas without cooking.
11. Shipping containers used for storage purposes and not closer than 5 feet to any building, property line or other container.
12. Exterior roofs, overhangs or canopies of Type I, II or III construction with no combustible storage beneath.
13. Exterior covered/enclosed walkways of Type I, II or III construction with enclosing walls that are at least 50% open.
14. Airport control towers.
15. Open parking garages.
16. Occupancies in Group F-2.

**903.3 [2003 SFC] Group R Division 3 occupancies.** All Group R Division 3 occupancies shall be equipped with a residential style automatic fire sprinkler system installed in accordance with the National Fire Protection Association's Standard #13D when any of the following conditions are present:

1. The building has a gross floor area greater than 3,600 square feet (344.5 m<sup>2</sup>).
2. The building is more than 500 feet (152.4 m) from a fire hydrant capable of producing the required fire flow.
3. The required fire flow is not available through approved means.
4. Fire apparatus access roadways are obstructed by any of the following:

- a. Low water crossing(s)
  - b. Security gate(s)
  - c. Speed bump(s)
5. The building is located in a sub-division having a single fire apparatus access point.
  6. The fire apparatus access roadway has a grade greater than 12%.
  7. The building is located more than five road miles (8.04 km) from the nearest fire station on an approved route as measured by the Fire Marshal.
  8. The building is located on a cul-de-sac which exceeds 1000 feet (304.8 m) from the nearest thoroughfare's intersection.
  9. The building is located more than 150 feet (45.72 m) from the closest point of fire apparatus access.
  10. The building is located within the established urban-wildland interface area.

**AMENDED: Section 903.4.1 Sprinkler system supervision and alarms**

**903.4.1 Sprinkler system supervision and alarms.** All valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit.

**ADD the following new section:**

**903.4.4 Post indicator valves.** When automatic fire sprinkler control valves are equipped with a post indicator valve (PIV) the PIV shall have the post painted red with the address of the building being served stenciled on the post in white numbers. Post indicator valves shall be locked open utilizing a Sedona Fire District padlock.

**AMENDED: Section 904.3.5 Monitoring**

**904.3.5 Monitoring.** All *automatic fire-extinguishing systems* shall be monitored by an approved building *fire alarm system* or dedicated function fire alarm system in accordance with NFPA 72.

**ADD the following new section:**

**904.3.5.1 Existing systems.** Existing *automatic fire-extinguishing systems* shall be monitored by an approved building *fire alarm system* or dedicated function fire alarm system in accordance with NFPA 72.

**AMENDED: Section 905.9 Valve supervision, ADD Exception 3**

**905.9 Valve supervision.** Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by **Section 903.4**. Where a fire alarm system is provided, a signal shall also be transmitted to the control unit.

**Exceptions:**

1. Valves to underground key or hub valves in roadway boxes provided by the municipality or public utility do not require supervision.
2. Valves locked in the normal position and inspected as provided in this code in buildings not equipped with a fire alarm system.
3. Valves locked in the normal position by a Sedona Fire District padlock and inspected as provided in this code in buildings not equipped with a fire alarm system. **Existing fire protection system control valves shall be provided with an SFD padlock when electronic supervision is not installed. Owners and or operators of fire protection systems shall be responsible for the security and supervision of all control valves.**

**ADD the following new section:**

**905.9.1 Post indicator valves.** When the standpipe control valve is provided with a post indicator valve (PIV) the PIV shall be painted red with the address of the building being served stenciled on the post in white numbers. Post indicators valves shall be locked open utilizing a Sedona Fire District padlock.

**ADD the following new section:**

***Keep the existing 2003 SFC language.***

**912.1.1 [2003 SFC] Number of fire department connection requirements.** For all commercial occupancies requiring an automatic fire sprinkler system at least one fire department connection (FDC) shall be installed as approved by the Fire Marshal. The FDC shall provide a single 2½" (63.5 mm) National Standard Thread female hose inlet for systems requiring a design flow of 500 GPM or less. Systems of a design flow greater than 500 GPM shall provide two 2½" (63.5 mm) National Standard Thread female hose inlet connections.

All residential automatic fire sprinkler systems shall provide at least one fire department connection having a single 1½" (38.1 mm) National Standard Thread female hose inlet.

**Exception:** R-3 occupancies when the gross floor area is less than 3,600 square feet.

**AMENDED: Section 914.2.1 Automatic sprinkler system**

**914.2.1 Automatic sprinkler system.** The covered mall building and buildings connected shall be provided throughout with an automatic sprinkler system in accordance with **Section 903.2 [2003 SFC]** which shall comply with the following:

1. The automatic sprinkler system shall be complete and operative throughout occupied space in the mall building prior to occupancy of any of the tenant spaces. Unoccupied tenant spaces shall be similarly protected unless provided with approved alternative protection.
2. Sprinkler protection for the mall of a covered mall building shall be independent from that provided for tenant spaces or anchor buildings.

3. Sprinkler protection for the tenant spaces of an open mall building shall be independent from that provided for anchor buildings.
4. Sprinkler protection shall be provided beneath exterior circulation balconies located adjacent to an open mall.
5. Where tenant spaces are supplied by the same system, they shall be independently controlled.

### **AMENDED: Section 914.3.1 Automatic sprinkler system**

**914.3.1 Automatic sprinkler system.** Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with **Section 903.2. [2003 SFC]** and a secondary water supply where required by **Section 903.3.5.2 [SFC 2012]**.

**903.3.5.2 [SFD 2012] Secondary water supply.** An automatic secondary on-site water supply having a capacity not less than the hydraulically calculated sprinkler demand, including the hose stream requirement, shall be provided for high-rise buildings assigned to Seismic Design Category C, D, E or F as determined by the *International Building Code*. An additional fire pump shall not be required for the secondary water supply unless needed to provide the minimum design intake pressure at the suction side of the fire pump supplying the *automatic sprinkler system*. The secondary water supply shall have a duration of not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13.

**Exception:** An *automatic sprinkler system* shall not be required in spaces or areas of:  
Telecommunications equipment buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with **Section 907.2** and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with **Section 707** of the *International Building Code* or not less than 2-hour *horizontal assemblies* constructed in accordance with **Section 711** of the *International Building Code*, or both.

**914.4.1 Automatic sprinkler protection.** An approved automatic sprinkler system shall be installed throughout the entire building.

### **AMENDED: Section 914.5.1 Automatic sprinkler system**

**914.5.1 Automatic sprinkler system.** The highest level of exit discharge serving the underground portions of the building and all levels below shall be equipped with an automatic sprinkler system installed in accordance with **Section 903.2. [2003 SFC]**. Water-flow switches and control valves shall be supervised in accordance with **Section 903.4**.

### **AMENDED: Section 914.6.1 Automatic sprinkler system**

**914.6.1 Automatic sprinklers system.** Stages shall be equipped with an automatic fire-extinguishing system in accordance with **Section 903.2 [2003 SFC]**. The system shall be installed under the roof and gridiron, in the

tie and fly galleries, and in places behind the proscenium wall of the stage and in dressing rooms, lounges, workshops, and storerooms accessory to such stages.

**Exception:** Sprinklers are not required under stage areas less than 4 feet (1219 mm) in clear height utilized exclusively for storage of tables and chairs, provided the concealed space is separated from the adjacent spaces by not less than 5/8-inch (15.9 mm) Type X gypsum board.

## CHAPTER 11: CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

### **ADD** the following new section:

**1103.5.5.1 [2003 SFC] Change of occupancy.** An automatic sprinkler system complying with Section 903.3 [2003 SFC] shall be provided for an existing building or portion thereof undergoing a change of occupancy as follows, based upon the relative hazard levels indicated in Table 1103.5.5.1(A).

1. When a change of occupancy is made to a higher hazard level as shown in Table 1103.5.5.1(A), the building shall be provided with an automatic fire sprinkler system.
2. When a change of occupancy is made to a lower hazard level or within a hazard level (except hazard level 1), as shown in Table 1103.5.5.1(A), the building is not required to be provided with an automatic fire sprinkler system.
3. When a change of occupancy is made within hazard level 1 as shown in Table 1103.5.5.1(A), the building shall be provided with an automatic fire sprinkler system.

**TABLE 1103.5.5.1(A) [2003 SFC 903.2.5] - EXISTING BUILDING HAZARD LEVELS**

| HAZARD LEVEL | BUILDING OCCUPANCY TYPE               |
|--------------|---------------------------------------|
| 1 (Highest)  | H, I, R-1, R-2, R-4                   |
| 2            | A-2, A-5                              |
| 3            | A-1, A-3, A-4                         |
| 4            | E, F-1, M $\geq$ 3600 sq. ft, S-1     |
| 5 (Lowest)   | B, F-2, R-3, S-2, U, M < 3600 sq. ft. |

**Note:** Occupancies as defined in this Code.

*This Section is not intended to indicate all instances or circumstances where fire sprinkler systems are required; refer to this Code.*

**1103.5.5.2 [2003 SFC 903.2.6] Building additions.** All additions to existing buildings or structures and all buildings or structures that are expanded by an addition(s) shall be provided with an automatic fire protection system complying with **Section 903.3** as applicable.

**Exceptions:**

1. Existing non-sprinklered one and two family dwelling units and R-3 occupancies complying with the Sedona Residential Code, but not including residential care facilities, having a gross floor area less than 3,600 square feet including the addition.
2. An existing non-sprinklered building or structure and additions to such existing building, provided the occupancy of the existing building is not changed, the addition is the same occupancy, and the resultant gross area of all such additions and building do not exceed 3,600 square feet.

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## CHAPTER 56: EXPLOSIVES AND FIREWORKS

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**AMENDED: Section 5601.2.4 Financial Responsibility**

**5601.2.4 Financial Responsibility.** 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 or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property that 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.

**AMENDED: Section 5601.2.4.1 Blasting**

**5601.2.4.1 Blasting.** 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 in each case to indemnify the jurisdiction against any and all damages arising from permitted blasting.

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## APPENDICES

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**Appendix A: Board of Appeals****CHANGE Section A101.3 Membership of board, to read as follows:**

**A101.3 Membership of board.** The membership of the board shall consist of three (3) voting members that have the qualifications established by this section. In the event that it is not practical to find members as required by this section, the fire code official reserves the right to relax the qualifications as to create a valid professional board to serve this jurisdiction. Members shall be nominated by the fire code official or the chief administrative officer of the jurisdiction, subject to confirmation by a majority vote of the governing body. Members shall serve without remuneration or compensation.

**AMENDED: Section A101.3(1) Building official [SFD 2012]**

**A101.3(1) Building official.** One member shall have experience as a building official with an understanding

of building codes and construction codes, engineering, permits, facilities management and accepted construction procedures.

**AMENDED: Section A101.3(2) Fire protection engineering professional [SFD 2012]**

**A101.3(2) Fire protection engineering professional.** One member shall be a qualified engineer, technologist, technician or safety professional trained in fire protection engineering, fire science or fire technology. Qualified representatives in this category shall include fire protection contractors and certified technicians engaged in fire protection system design and/or installation.

**AMENDED: Section A101.3(3) General contractor [SFD 2012]**

**A101.3(3) General contractor.** One member shall be a contractor regularly engaged in the construction, alteration, maintenance, repair or remodeling of buildings or building services and systems regulated by the code.

**CHANGE Section A101.5.2 Quorum [SFD 2012], to read as follows:**

**A101.5.2 Quorum.** Two members of the board shall constitute a quorum. In varying the application of any provisions of this code or in modifying an order of the *fire code official*, affirmative votes of the majority present, but not less than two, shall be required.

**CHANGE Section A101.7 Board decision, to read as follows:**

**A101.7 Board decision.** The Board shall only modify or reverse the decision of the fire code official by a concurring vote of two or more members.

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## Appendix B: Fire-Flow Requirements for Buildings

**AMENDED: Table B105.1 Minimum Required Fire Flow and Flow Duration for Buildings**

**Footnote c:** In special circumstances, where the public or private water utility 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.

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## Appendix D: Fire Apparatus Access Roads

**AMENDED: Section D103.2 Grade**

**D103.2 Grade fire apparatus access road grades and surface treatments.**

1. Road grades from 0% up to and including 6% shall have a minimum surface of 4" of compacted 95% AB.
2. Road grades over 6% up to and including 12% shall have an asphalt surface.
3. Road grades over 12% up to and including 15% shall have a concrete surface.
4. Road grades exceeding 15% shall not be permitted.