ORDINANCE G-7397

AN ORDINANCE AMENDING CHAPTER 9-1 OF THE CITY CODE BY REPEALING THE EXISTING PHOENIX CONSTRUCTION CODE ON FILE WITH THE CITY CLERK AND REPLACING SAID CODE BY ADOPTING 15 MODEL CODES, WITH AMENDMENTS BY THE CITY, AS THE NEW PHOENIX CONSTRUCTION CODE; AND ESTABLISHING EFFECTIVE DATE AND PROVIDING FOR APPLICATION OF EXCEPTIONS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the existing Construction Code of the City of Phoenix on file with the City Clerk, as adopted pursuant to Section 9-1 of the City Code, is hereby repealed and replaced with certain codes, as amended by the City, now adopted pursuant to Section 2 of this Ordinance.

SECTION 2. The following codes are hereby adopted in their entirety, subject to amendments by the City referenced below, which are attached to this Ordinance (with deletions struck through and additions underlined) and incorporated here by reference, with each code to be filed with the City Clerk and marked, known, and designated as a separate document of the Construction Code of the City of Phoenix under Section 9-1 of the City Code:

- 2024 International Building Code (IBC), including Appendix E;
- 2024 International Residential Code (IRC), including Appendices BA, BB, BF, BG, BI, BJ, BO, CA, CB, CD, CE, CF, NB, and NE;
- 2024 International Mechanical Code (IMC);
- 2024 International Energy Conservation Code (IECC);
- 2024 International Fuel Gas Code (IFGC);
- 2024 International Existing Building Code (IEBC);
- 2024 International Swimming Pool and Spa Code (ISPSC);
- 2024 International Plumbing Code (IPC), including Appendices C and E;
- 2024 Uniform Plumbing Code (UPC), including Appendices A, B, C, I, and M;
- 2023 National Electrical Code (NEC);
- 2022 ASME A17.1, Safety Code for Elevators and Escalators;
- 2023 ASME A17.3, Safety Code for Existing Elevators and Escalators;
- 2022 ASME A17.6, Standard for Elevator Suspension, Compensation, and Governor Systems;
- 2023 ASME A18.1, Safety Standard for Platform Lifts and Stairway Chairlifts; and
- 2024 International Green Construction Code (IgCC) (optional)

SECTION 3. That the 2024 International Building Code (IBC), including Appendix E, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 4. That the 2024 International Residential Code (IRC), including Appendices BA, BB, BF, BG, BI, BJ, BO, CA, CB, CD, CE, CF, NB, and NE, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 5. That the 2024 International Mechanical Code (IMC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 6. That the 2024 International Energy Conservation Code (IECC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 7. That the 2024 International Fuel Gas Code (IFGC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 8. That the 2024 International Existing Building Code (IEBC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 9. That the 2024 International Swimming Pool and Spa Code (ISPSC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 10. That the 2024 International Plumbing Code (IPC), including Appendices C and E, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 11. That the 2024 Uniform Plumbing Code (UPC), including Appendices A, B, C, I, and M, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 12. That the 2023 National Electrical Code (NEC) as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 13. That the American Society of Mechanical Engineers (ASME) A17.1-2022, Safety Code for Elevators and Escalators, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 14. That the American Society of Mechanical Engineers (ASME) A17.3-2023, Safety Code for Existing Elevators and Escalators, as adopted above is hereby amended as set forth in the attachment to this Ordinance.

SECTION 15. That the American Society of Mechanical Engineers (ASME) A17.6-2022, Standard for Elevator Suspension, Compensation, and Governor Systems, as adopted above is not currently subject to any amendments by the City.

SECTION 16. That the American Society of Mechanical Engineers (ASME) A18.1-2023, Safety Standard for Platform Lifts and Stairway Chairlifts, as adopted above is not currently subject to any amendments by the City.

SECTION 17. That the 2024 International Green Construction Code (IgCC) as adopted above (as an optional code) is hereby amended as set forth in the attachment to this Ordinance.

SECTION 18. That this Ordinance shall become effective on August 1, 2025.

SECTION 19. That after the effective date of this Ordinance, any person who has already substantially completed the design work on any project may request that the Planning and Development Director allow completion of the design using the preceding Construction Code of the City of Phoenix. If allowed at the Director's option and sole discretion, such a person will have until December 31, 2025 to finish the design work and submit a complete permit application to the City for review.

Section 20. That after the effective date of this Ordinance, any standard plans, as defined by this adopted Construction Code of the City of Phoenix, that were

approved under the preceding Construction Code of the City of Phoenix shall remain in effect and permits may be issued from these plans until July 31, 2026.

PASSED by the City Council of the City of Phoenix this 18th day of June 2025.

MAYOR

7/10/2025
Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: _____
Chief Counsel MRA

REVIEWED BY:

Jeffrey Barton, City Manager

MRA:smb:**LF25-1274**:6/18/25: 4915-8255-0352 v.1.docx

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Mayor and City Council **Date:** June 13, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 149 ON THE JUNE 18, 2025, FORMAL AGENDA – PUBLIC HEARING – AMEND CITY CODE - ORDINANCE ADOPTION – ADOPTION OF THE 2024 PHOENIX BUILDING CONSTRUCTION CODE WITH AMENDMENTS (ORDINANCE G-)

The Phoenix Building Construction Code (Code) establishes minimum requirements to safeguard the public health, safety and general welfare through building standards for construction in Phoenix. The City Council last approved an update to the Code in 2018. Periodic reviews and adoptions of new construction codes ensure development standards reflect current trends, safety advances, materials and technologies.

The Planning and Development Department (PDD), in collaboration with the Development Advisory Board (DAB), initiated an update of the Code in the summer of 2024. The update included the formation of a DAB Building Code Subcommittee comprised of DAB members and industry representatives. The DAB Building Code Subcommittee and PDD staff teams met for several months, and eight meetings reviewing the 15 codes and developed dozens of Phoenix specific amendments. The DAB Building Code Subcommittee recommended approval of the updated set of codes and amendments on March 27, 2025. The full DAB recommended approval of the subcommittee's recommendation on April 22, 2025. The Transportation, Infrastructure and Planning (TIP) Subcommittee approved adoption of the 2024 Phoenix Building Construction Code with modifications to International Residential Code (IRC) Section R322 (Inclusive Home Design) at their meeting on May 21, 2025. The TIP Subcommittee also requested PDD continue to work with the elevator industry on potential modifications to American Society of Mechanical Engineers (ASME) Code A17.1 Section 2.7.5.1.

As a result of ongoing collaboration between Councilwoman Stark, the Mayor's Strategic Workgroup on Accessibility and the Homebuilders Association of Central Arizona, additional modifications to the IRC Section R322.1 (Inclusive Home Design) are proposed. The modifications include – the front entrance doors do not require maximum opening forces or closing speeds, ramps to the front entrance do not require side rails where they don't have drop offs on the sides, interior doorways and hallways do not require minimum widths other than to one restroom and one other space, door hardware is allowed to be higher where serving as a pool barrier, thermostat and other controls do not have a required height where they can be operated remotely (such as by a phone application), and a restroom is not required

when the first floor is less than 150 square feet. The modifications are captured in Attachment A to the memo in **BOLD AND CAPITAL** letters where they are added and ~~strikethrough~~ where they are removed.

In response to the TIP Subcommittee's direction, staff continued to engage with representatives from the elevator industry regarding their comments on the proposed amendment to the ASME Code section regarding maintenance and inspections. As a result of these additional discussions, staff recommends withdrawing the amendment to AMSE A17.1 Section 2.7.5.1 from this adoption and continuing discussions at a national level for changes to the base code.

Staff recommends approval of the 2024 Building Construction Code and associated amendments along with the revised IRC Section R322 in Attachment A and withdrawal of the amendment to AMSE A17.1 Section 2.7.5.1.

Approved:

Alan Stephenson, Deputy City Manager

Enclosure:
Revised amendment to IRC Section 322

ATTACHMENT A

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Section R322

Submitted and modified by: Strategic Workgroup on Accessibility and further modified by staff

R322.1 Dwelling units or sleeping units. Where there are four or more *dwelling units* or *sleeping units* in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply. Other *dwelling unit* and *sleeping unit* containing structures shall comply with Section R322.1.1.

R322.1.1 Dwelling units.
NEW *dwelling units* and *sleeping units* shall comply with the inclusive home design features of Section R322.1.1

Exceptions: The following are not required to comply with Section R322.1.1:

1. All portions of the *dwelling units* or *sleeping units* not on the floor level that contains the accessible entrance.
2. A raised or sunken floor area in a portion of a living, dining, or sleeping room.
3. Where a *dwelling unit* or *sleeping unit* contains less than 70 square feet of *habitable space* on the dwelling's primary entrance level.
4. *Standard plans* ~~approved~~ for use in a residential subdivision that received preliminary site plan approval prior to the **EFFECTIVE DATE** ~~adoption~~ of the 2024 Phoenix Building Construction Code.
5. Upon determination by the *building official* that by virtue of terrain or other unusual characteristics of the building site, there are practical difficulties associated with compliance of any specific provision of Section R322.1.1 and that the additional cost to comply with the applicable provisions of this **SECTION WILL** ~~standard shall~~ exceed three hundred dollars, as shown by ~~clear and convincing~~ evidence presented by the applicant.

R322.1.1.1 Entrance.

At least one dwelling unit entrance shall be accessible and on an accessible route from the street or sidewalk, the dwelling unit's driveway, or the dwelling unit's garage or carport in compliance with Chapter 4 of ICC A117.1 - 2017~~, except the clear width need not exceed 36 inches (815 mm) minimum.~~ The required accessible entrance shall not be to a bedroom.

EXCEPTIONS:

1. **DOORS AND GATES IN THE ACCESSIBLE ROUTE AND THE ONE ACCESSIBLE ENTRANCE NEED ONLY COMPLY WITH ICC A117.1-2017 SECTION 404.2.1, 404.2.2, 404.2.3 AND 404.2.4 AS WELL AS SECTION R322.1.1.4.**
2. **THE CLEAR WIDTH NEED NOT EXCEED 36 INCHES MINIMUM.**
3. **RAMPS NEED NOT BE PROVIDED WITH HANDRAILS, MAXIMUM RAMP RISE, INTERMEDIATE LANDINGS, AND EDGE PROTECTION WHERE THE SIDES OF THE RAMP HAVE A MAXIMUM VERTICAL DROP OF ½" WITHIN 10 INCHES HORIZONTALLY.**

R322.1.1.2 Interior circulation paths.

THERE SHALL BE AN INTERIOR CIRCULATION PATH THAT CONNECTS THE ACCESSIBLE ENTRANCE, SECTION R322.1.1.7 TOILET ROOM OR BATHROOM, AND ONE *HABITABLE SPACE* WITH AN AREA OF 70 SQUARE FEET MINIMUM. THIS Interior circulation paths shall have a clear width of 36 inches ~~(815 mm)~~ minimum as measured between fixed or built-in elements. Exceptions in ICC A117.1-2017 Section 1104.4.1 are permitted to be used.

R322.1.1.3 CIRCULATION PATH DOORS.

User passage doors **IN THE SECTION R322.1.1.2 CIRCULATION PATH** shall have a clear opening width of 32 inches ~~(805 mm)~~ minimum; measured on a swinging door between the face of the door open to 90 degrees and the door stop.

R322.1.1.4 DOOR HARDWARE.

Door hardware **FOR USER PASSAGE DOORS ON THE ENTIRE FLOOR LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE** shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate~~, except locks used only for security and not used for normal operation~~. Operable parts of hardware shall be 34 inches ~~(865 mm)~~ minimum and 48 inches ~~(1220 mm)~~ maximum above the floor.

EXCEPTIONS:

1. **LOCKS USED ONLY FOR SECURITY AND NOT USED FOR NORMAL OPERATION.**
2. **POCKET DOORS.**
3. **WHERE THE DOOR SERVES AS PART OF A REQUIRED POOL OR SPA BARRIER, THE HEIGHT OF THE HARDWARE SHALL NOT APPLY.**

R322.1.1.53 Operable parts.

Lighting controls, electrical switches and receptacle outlets, user controls for thermostats, and user controls for security or intercom systems shall be placed 15 inches ~~(380 mm)~~ minimum and 48 inches ~~(1220 mm)~~ maximum above the floor.

ExceptionS:

1. **RECEPTACLE OUTLETS SERVING A DEDICATED USE.**
2. **CONTROLS AND SWITCHES THAT CAN BE REMOTELY OPERATED.**
3. **WHERE MANUFACTURER'S INSTALLATION INSTRUCTIONS SPECIFY A REQUIRED HEIGHT.**
4. floor receptacle outlets.
5. controls mounted on ceiling fans.
6. controls mounted on appliances.
7. controls mounted on smoke detectors and carbon monoxide detectors.

R322.1.1.64 Toilet rooms and bathrooms WALL REINFORCEMENT.

Toilet rooms and bathrooms on the floor level that contains the accessible entrance shall be provided with wall reinforcements for future grab bars where walls occur around toilets, showers, and bathtubs in compliance with Section 1104.11.1 of ICC A117.1-2017.

R322.1.1.7 TOILET ROOM OR BATHROOM CONTENTS AND FLOOR CLEARANCE.

One bathroom on the floor level that contains the accessible entrance shall be provided with a bathtub or a shower and shall contain a lavatory and a water closet. This bathroom shall be provided with floor clearance space that complies with either Section 304 or 1104.11.2 and 1104.11.3 of ICC A117.1-2017.

ExceptionS:

1. Where there are no spaces used for sleeping purposes on the level that contains the accessible entrance, the bathroom is not required to be provided with a bathtub or a shower.
2. **A TOILET ROOM OR BATHROOM IS NOT REQUIRED WHERE A *DWELLING UNIT* OR *SLEEPING UNIT* CONTAINS LESS THAN 150 SQUARE FEET OF *HABITABLE SPACE* ON THE LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE.**

Justification: Inclusive home design criteria has been in effect in Pima County and the City of Tucson since 2003. People over 65 years are the fastest growing sector of the American population and Phoenix is a retirement destination. Inclusive home design criteria allows people to stay in their homes and their neighborhood longer as they age.

Modifications to this amendment were approved by the Strategic Workgroup on Accessibility on 05/09/2025 to be presented to the Transportation, Infrastructure and Planning Subcommittee.

Further modifications were made on 05/20/2025, 06/05/2025, and 06/11/2025 following discussions between members of the strategic workgroup, home builders, and a councilmember.

Cost Impact: minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: The amendment proposal aligns with the goals of the City of Phoenix Strategic Work Group on Accessibility. Members of the work group were appointed by the City Manager.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee		Date: 03/18/2025
☐ Approved as submitted	☒ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee		Date: 03/27/2025
☐ Approved as submitted	☐ Modified and approved ☒ Denied	☐ No action taken
Development Advisory Board (DAB)		Date: 04/22/2025
☐ Approved as submitted	☐ Modified and approved ☒ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
☐ Approved as submitted	☒ Modified and approved ☐ Denied	☐ No action taken
City Council Action		Date:
☐ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 101.1

Submitted by: International Building Code Committee

[A] 101.1 Title
These regulations shall be known as the International Building Code as Amended by the City of Phoenix ~~*Building Code* of [NAME OF JURISDICTION]~~, hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Building Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Building Code as being applicable.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 101.2

Submitted by: International Building Code Committee

[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 plane* in height, shall comply with this code or the *International Residential Code*.

Exceptions. The provisions of this code shall not apply to:

1. Projects or properties owned by governmental entities other than the City of Phoenix to the extent they are exempted from this code by applicable state, federal, or county law.
2. Work primarily located within a public way such as streets, roads, sidewalks, bridges, drainage structures, street lights and traffic control signs or equipment. Pedestrian tunnels or bridges which cross a public way are regulated by this code when they directly connect one or more buildings located outside of the public way.
3. Canals, dams and hydraulic flood control structures constructed by or under contract with a governmental agency or jurisdiction.
4. Utility towers, poles, equipment or systems under the exclusive control of an electric utility and directly used to generate, transmit, transform, control or distribute electrical energy to utility customers. Electrical installations in buildings used by the electric utility, such as office buildings, that are not an integral part of a generating plant, substation or control center, and electrical installations located on the premises of a utility customer, such as exterior lighting, service entrance equipment or customer- owned substation equipment, are regulated by this code.
5. Installation of communications equipment under the exclusive control of communications utilities and located outdoors or in building spaces used exclusively for such installations. Communications wiring run inside a building is regulated by this code.
6. Piping and equipment owned and operated by a public service utility and directly used to produce, treat, distribute or meter water to utility customers, or directly used to collect, treat or dispose of sewage or waste water from utility customers. Domestic plumbing systems within water or sewer utility plants are regulated by this code.
7. Piping and equipment owned and operated by a public service utility and directly used to produce, distribute or meter natural gas to utility customers.
8. Construction means, methods, and sequencing, except as specifically provided for in this code.

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9. Construction site safety. The property owner(s), the contractor(s) and all construction workers are each responsible for compliance with applicable federal and state occupational health and safety laws and regulations.

[A] 101.2.1 Appendices.
Provisions in the appendices shall not apply unless specifically adopted.

Justification: These provisions for scoping more accurately delineate the City's responsibilities and establish the limits of this code pertaining to utilities, jobs under construction and other jurisdictions, per applicable Federal, State, and County laws and regulations.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 101.3

Submitted by: International Building Code Committee

[A] 101.3 Purpose.
The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, health and general welfare through structural strength, *means of egress*, stability, sanitation, light and *ventilation*, energy conservation, and for providing a reasonable level of life safety and property protection from the hazards of fire, *explosion* or *dangerous* conditions, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

The purpose of this Code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this code. Although the Planning & Development Department Director (hereinafter referred to as the "Director") or designee is directed to obtain substantial compliance with the provisions of this code, a guarantee that all buildings, structures or utilities have been constructed in accordance with all provisions of the code is neither intended nor implied.

Justification: This establishes that the Director will endeavor to obtain substantial compliance with the Code but cannot guarantee that the project complies in all respects. The responsibility for compliance with this code lies with the owner of the project.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 101.4

Submitted by: International Building Code Administrative Committee

[A] 101.4 Referenced codes.
The other codes listed in Sections 101.4.1 through 101.4.~~7~~10 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] 101.4.1 Gas.
The provisions of the *International Fuel Gas Code*, as amended, 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 inlets connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 Mechanical.
The provisions of the *International Mechanical Code*, as amended, 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.

[A] 101.4.3 Plumbing.
The provisions of the *Uniform Plumbing Code* or *International Plumbing Code*, as amended, 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*~~ *Uniform Plumbing Code* or *International Plumbing Code* shall also apply to private sewage disposal systems.

[A] 101.4.4 ~~Property maintenance.~~ Reserved.
~~The provisions of the International Property Maintenance Code 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.~~

[A] 101.4.5 Fire prevention.
The provisions of the *International Fire Code*, as amended, 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 of fire hazards in the structure or on the premises from occupancy or operations.

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[A] 101.4.6 Energy.
The provisions of the *International Energy Conservation Code*, as amended, shall apply to all matters governing the design and construction of buildings for energy efficiency.

[A] 101.4.7 Existing buildings.
The provisions of the International *Existing Building Code*, as amended, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

[A] 101.4.8 Electrical.
The provisions of the *National Electrical Code*, as amended, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

[A] 101.4.9 Residential.
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 plane in height, shall comply with this code or the *International Residential Code*, as amended.

[A] 101.4.10 Swimming pools.
The provisions of the *International Swimming Pool and Spa Code*, as amended, shall apply to the construction of public and private swimming pools and spas.

Justification: This amendment recognizes administrative amendments are made to each of the reference codes. It also recognizes the National Electrical Code, International Residential Code, and the International Swimming Pool and Spa Code as adopted reference codes. The Phoenix Fire Code is technically the International Fire Code with Phoenix Amendments per its adopting ordinance, which is a different ordinance than adopts this code.

The International Property Maintenance Code is not adopted by the city. Rather, property maintenance is regulated by the Neighborhood Services Department Preservation Ordinance.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 101.5

Submitted by: International Building Code Administrative Committee

[A] 101.5 Administrative Provisions
Chapter 1 of this document applies to all the documents of the Phoenix Building Construction Code. The administrative provisions in other documents of the Phoenix Building Construction Code apply to the document in which they appear.

[A] 101.5.1 Administrative Conflicts
Where conflicts occur between the administrative provisions of this document and the administrative provisions in other documents of the Phoenix Building Construction Code that are specific to the document in which they appear, the provisions specific to the document in which they appear shall apply.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. Generally, all of the administrative provisions for all of the separate documents come from the Chapter 1 provisions of this International Building Code, but some administrative provisions are retained in other documents where they apply only to those documents they apply in, as they are specific to that document.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1[A], Section 102.4.1

Submitted by: International Building Code Administrative Committee

[A] 102.4.1 Conflicts.
Other than as described in Section 101.5.1, where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Justification: This section regulates conflicts in non-administrative provisions of the codes. Section 101.5.1 regulates conflicts in administrative provisions.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 102.6

Submitted by: International Building Code Administrative Committee

[A] 102.6 Existing structures.
The legal occupancy of any *structure* existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the *International Existing Building Code* and the ~~*International Property Maintenance Code* or the *International Fire Code*.~~ Phoenix Fire Code.

[A] 102.6.1 Buildings not previously occupied.
A *building* or portion of a *building* that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of this code or the *International Residential Code*, as applicable, for new construction or with any current *permit* for such occupancy.

[A] 102.6.2 Buildings previously occupied.
The legal occupancy of any *building* existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the Phoenix Fire Code ~~*International Fire Code* or *International Property Maintenance Code*,~~ or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

Justification: The City uses the Neighborhood Preservation Ordinance for maintenance of existing and abandoned buildings; therefore, the Property Maintenance Code is not adopted.

The Phoenix Fire Department separately adopts the International Fire Code with amendments and that code with amendments is called the Phoenix Fire Code.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 103

Submitted by: International Building Code Administrative Committee

SECTION 103 ~~CODE COMPLIANCE AGENCY~~ PLANNING AND DEVELOPMENT DEPARTMENT

[A] 103.1 Creation of enforcement agency.
~~The **[insert name of department]** is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code~~. The authority and responsibility for administration and enforcement of this code is hereby assigned to the Director of the Planning & Development Department. The Director may designate a person or persons to fulfill these duties.

[A] 103.2 Appointment.
The *building official* responsibilities shall be ~~appointed~~ delegated by the ~~chief appointing authority of the jurisdiction.~~ Director of the Planning & Development Department.

[A] 103.3 Deputies.
In accordance with the prescribed procedures of this *jurisdiction* and with the concurrence of the appointing authority, the ~~*building official*~~ Director of the Planning & Development Department shall have the authority to appoint ~~a~~ deputy building officials, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *building official*.

Justification: This amendment follows the organizational structure of the department.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 104.2.3

Submitted by: International Building Code Administrative Committee

[A] 104.2.3 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved.

~~**Exception:** Performance-based alternative materials, designs or methods of construction and equipment complying with the International Code Council Performance Code. This exception shall not apply to alternative structural materials or to alternative structural designs.~~

Justification: The City is not adopting the International Code Council Performance Code. The subsections to this code Section already provide full flexibility and allowance to approve alternative designs including those following the provisions of the International Code Council Performance Code without it being a specific adopted standard.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**
This code provision is entirely new to this version of the IBC.

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 104.2.4

Submitted by: International Building Code Administrative Committee

[A] 104.2.4 ~~Modifications.~~ Appeals to the Building Official, interpretations, modifications and appeals to the Development Advisory Board.
Any person dissatisfied with a code enforcement decision made by a Planning & Development Department employee may request an appeal, formal interpretation, or a modification of a code requirement.

~~**[A] 104.2.4.1 Flood hazard areas.** The building official shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3 unless a determination has been made that:~~

~~1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate.~~
~~2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.~~
~~3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.~~
~~4. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.~~

[A] 104.2.4.1 Appeal to the Building Official.
Any person dissatisfied with a code enforcement decision made by a Planning & Development Department employee may request a review of that decision by the employee's supervisor or supervisor's designee.

Any person dissatisfied with a decision of the supervisor or supervisor's designee may appeal that decision to the *building official*. The appeal shall be made in writing on a form provided by the Planning & Development Department and shall be accompanied by a fee as set forth in Appendix A.2 of the Phoenix City Code. The decision of the *building official* shall be recorded in the files of the Department. The decision of the *building official* shall be final except as provided in Section 113 of these administrative provisions.

[A] 104.2.4.2 Interpretation.
Any person may request a written interpretation of a code requirement as applied to a specific situation. The request shall be in writing on a form provided by the Planning & Development Department, shall include all information, calculations or other data necessary to describe the specific situation in detail, and shall be accompanied by a fee

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as set forth in Appendix A.2 of the Phoenix City Code. The decision of the *building official* shall be recorded in the files of the Department.

[A] 104.2.4.3 Modifications.
Where there are practical difficulties involved in carrying out the provisions of this code, the *building official* shall have the authority to grant modifications for individual cases, upon application of the *owner* or the owner's authorized agent, provided that the *building official* shall first find that one or more special individual reason makes the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, *accessibility*, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the files of the department of building safety.

Requests for modification of a code requirement shall be made in writing on a form provided by the Planning & Development Department and shall be accompanied by a fee as set forth in Appendix A.2 of the Phoenix City Code. The applicant is responsible for providing all information, calculations or other data necessary to document or substantiate each request. The *building official* may approve, approve with stipulations, or deny the application based upon the substantiating data submitted. In deciding each modification, the *building official* may consider or require alternate methods or systems to be used in compensation for the particular code provision to be modified. The details of action granting modifications shall be recorded and entered in the files of the Department.

[A] 104.2.4.3.1 Multiple Modifications.
Where the *building official* has granted a code modification three or more times for the same issue, the *building official* shall have the authority to write an interpretation or policy for this issue that shall be enforceable as if it was a provision in this code.

[A] 104.2.4.4 Appeal to the Development Advisory Board.
Any person may appeal a decision made by the *building official* to the Development Advisory Board as set forth in Section 113 of these administrative provisions.

Justification: This sets up a policy of second opinions, appeals, interpretations and modifications providing customers with a means of appealing a decision made by an employee of Planning & Development.

Flood hazard areas are determined by floodplain management.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 104.7

Submitted by: International Building Code Administrative Committee

[A] 104.7 Official records.
The *building official* shall keep official records in accordance with the retention schedules set by the Phoenix City Clerk Department Records Management Program. ~~as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the building or *structure* to which such records relate remains in existence, unless otherwise provided by other regulations.~~

~~**[A] 104.7.1 Approvals.**~~
~~A record of approvals shall be maintained by the *building official* and shall be available for public inspection during business hours in accordance with applicable laws.~~

~~**[A] 104.7.2 Inspections.**~~
~~The *building official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.~~

~~**[A] 104.7.3 Code alternatives and modifications.**~~
~~Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.3; modifications in accordance with Section 104.2.4; and documentation of the final decision of the *building official* for either shall be in writing and shall be retained in the official records.~~

~~**[A] 104.7.4 Tests.**~~
~~The *building official* shall keep a record of tests conducted to comply with Sections 104.2.2.4 and 104.2.3.5.~~

~~**[A] 104.7.5 Fees.**~~
~~The *building official* shall keep a record of fees collected and refunded in accordance with Section 109.~~

Justification: This coordinates policy City-wide so that there are no conflicting requirements, and the policy can be set by the appropriate department.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025

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☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 104.10

Submitted by: International Building Code Administrative Committee

[A] 104.10 Lot Lines.

[A] 104.10.1 Building across a lot line
No *structure* shall be built across a *lot line*.

Exceptions:
1. If the provisions of Sections 104.10.1.1 or 104.10.1.2 are satisfied, a *lot line* does not exist for the purposes of Section 104.10.1.
2. Nonstructural coverings between double walls that separate *townhouse units*, as designed to the *International Residential Code*, are allowed to be built on *lot lines*.
3. *Fire walls* that are built as party walls are allowed to be built on *lot lines*.
4. Common walls that separate *townhouse units* are allowed to be built on *lot lines* if plumbing, mechanical, electrical, piping, or other services in any form do not traverse from one side to the other of these common walls and these common walls do not serve as gravity load bearing walls.

[A] 104.10.1.1 Lot combinations.
Where the owner(s) of two or more adjacent *lots* wish for the *lots* to be considered as one *lot* for the purposes of this code, the owner(s) may exercise one of the following options:
1. The *lots* may be combined into a single *lot* by platting or re-platting.
2. The *building official* may approve a permanent, nonrevocable lot combination agreement in a form approved by the *building official* that shows the *lots* combined by recording in the deed records of Maricopa County for all the *lots* involved. As part of this application the property owner shall provide evidence that all the *lots* combined are taxed and assessed by the Maricopa County Assessor as a single tax parcel.

[A] 104.10.1.2 Covenants to hold properties as one.
The *building official* may approve a permanent agreement between adjacent property owners for the purposes of considering two or more separately owned *lots* as one *lot* for the purposes of this code. Such agreement shall stipulate the reasons for the lot consolidation and the permanent requirements or prohibitions necessary to fully comply with this code as if all improvements were located on the same single *lot*.

[A] 104.10.2 Open space location
Required *yards* and open spaces shall be on the same *lot* as the *structure*.

Exceptions:
1. If the provisions of Sections 104.10.1.1, 104.10.1.2 or 104.10.2.1 are satisfied, a *lot line* does not exist for the purposes of Section 104.10.2.
2. Where this code specially allows measuring distances on a *public way*.

[A] 104.10.2.1 Open space easements.

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The *building official* may approve a permanent open space, nonbuilding easement on a *lot* for the purposes of providing *yard*s or open space sufficient to satisfy separation distance or egress requirements on an adjacent *lot*.

[A] 104.10.3 Sewer, water, or electric service across property lines
No sewer service, water service, or electric wiring methods and equipment shall be built across a *lot line*, other than a *lot line* separating the *lot* being serviced from the adjacent *public way*.

Exception: Where the provisions of Sections 104.10.1.1, 104.10.1.2 or 104.10.3.1 are satisfied, a *lot line* does not exist for the purposes of Section 104.10.3.

[A] 104.10.3.1 Utility easements.
The *building official* may approve the provision of sewer service, water service, or electric wiring methods and equipment to a *lot* when such service is located within a permanent, non-revocable private utility easement duly-recorded in the deed records of Maricopa County for all the properties involved.

[A] 104.10.4 Agreement conditions.
Agreements proposed or required under Section 104.10 shall be permanent and binding on all property owners, their heirs and assigns. The agreements shall be in writing, shall be approved by the *building official* and shall be recorded in the deed records of Maricopa County for all the properties involved. The agreements shall be enforceable by the *building official* and by each of the property owners, their heirs and assigns. The agreements shall require physical modification of any structures to fully comply with all applicable code requirements prior to alteration or expiration of the agreement. Alteration of the agreements or any condition or provision therein, or expiration or elimination of any such agreement, is prohibited except with the prior written approval of the *building official*. The *building official* shall have authority to revoke any agreement for noncompliance with any of its provisions, and thereafter to require the property owners to individually make each of their properties fully compliant with all applicable code requirements, without benefit of the agreement conditions.

Justification: To maintain building code requirements, there must be owner control over the spaces that could impact that compliance. Additionally, ownership over something that is needed by another owner to use their property is inappropriate. These provisions lay out the necessary safeguards to ensure that ownership control can be exercised.

Cost Impact: Minimal cost impact. Showing proof of sufficient ownership stake in situations may increase costs for design but will greatly reduce costs if ownership disagreements occur.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
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Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.1

Submitted by: International Building Code Administrative Committee

[A] 105.1 Required.
Any *owner* or *owner*'s 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 performed, shall first make application to the *building official* and obtain the required *permit*.

1. Separate permits shall be obtained for automatic fire extinguishing systems, fire alarm systems, and other uses or equipment regulated by the Phoenix Fire Code.

2. Separate permits shall be obtained from the Planning & Development Department for work within the public right of way including off-site sewer or water extensions; sewer or water taps and all connections to public sewer and water; paving, curb cuts, driveways and sidewalks, and landscaping. See Chapter 32 of the International Building Code for permits and restrictions on work within the public right of way.

3. Separate permits shall be obtained from the Planning & Development Department for site development work in accordance with the Phoenix City Code.

4. Factory-built buildings, manufactured homes and mobile homes require permits from both the State of Arizona Office of Manufactured Housing in accordance with applicable Arizona Revised Statutes (ARS), and from the Planning & Development Department in accordance with Chapter 31 of the International Building Code or Appendix BA of the International Residential Code.

~~**[A] 105.1.1 Annual permit.**~~
~~Instead of an individual *permit* for each *alteration* to an already *approved* electrical, gas, mechanical or plumbing installation, the *building official* is authorized to issue an annual *permit* upon application therefor to any *person*, firm or corporation regularly employing one or more qualified tradespersons in the building, *structure* or on the premises owned or operated by the applicant for the *permit*.~~

~~**[A] 105.1.2 Annual permit records.**~~
~~The *person* to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.~~

Justification: Carried over from previous codes. This amendment specifies requirements for permits from other city departments. Requirements for annual permits are specified in Section 117 of the International Building Code.

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Cost Impact: No cost impact. Separate permits, required to meet city codes and ordinances, may not result in a net increase in project fees.	
Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**	
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.2

Submitted by: International Building Code Administrative Committee

[A] 105.2 Work exempt from permit.
Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of ~~this jurisdiction~~ the City of Phoenix. *Permits* shall not be required for the following:

Building:

1. Other than storm shelters, one-story detached accessory structures used as tool and storage sheds, playhouses, non-cantilevered shade structures, and similar uses, provided that the floor area is not greater than ~~120 square feet (11 mm)~~ 200 square feet, except for unaltered *Intermodal Shipping Containers* not greater than 320 square feet, and the structure complies with city of Phoenix Zoning Ordinance requirements.
2. Fences, other than swimming pool barriers, not over ~~7 (2134 mm)~~ 3 feet (914.4 mm) high. Replacement of an existing permitted fence of the same material, height, and location, and accessory to a single-family residence. Fences between 3 feet and 7 feet high require a permit for City code and Zoning Ordinance requirements only.
3. Oil derricks.
4. Retaining walls that are not over ~~4 feet (1219)~~ 40 inches (1016 mm) in height measured from the ~~bottom~~ top of the footing to the top of the retaining wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Interior and exterior platforms, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling excluding toilets areas, bathrooms and showers, carpeting, cabinets and counter tops replacements in same location, and similar finish work.
8. Temporary motion picture, television, seasonal celebration and theater stage sets and scenery. Associated bleachers and grandstands are not included in this exemption.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than ~~24 inches (610 mm)~~ 18 inches (457 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.
10. Shade cloth type structures ~~constructed~~ used for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. ~~Nonfixed and movable~~ Fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height and not an accessible surface.

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14. Ground or roof supported structures, such as radio and television antenna towers, light poles, and flagpoles which do not exceed 200 pounds (90 kg) in weight or 45 feet (13,700 mm) in height above the ground surface.
15. Contractors' temporary construction offices which are associated with a permitted construction project in compliance with the city of Phoenix Zoning Ordinance and are intended to be removed from the site upon completion of the project. Structures which include sales offices which are open to the public do require a permit.
16. Roof covering replacement or roof recover with the same type of material as the original roofing.
17. Installation of a nonstructural weatherproof exterior covering over an existing weatherproof covering on an existing structure so long as the new covering will not affect the fire-resistive classification of the existing structure.

Exception: Installation of an Exterior Insulation and Finish System (EIFS) requires a permit.

1. Minor repair or replacement in kind of non-structural components such as, glass or glazing materials, sash, doors, patching walls or ceilings and replacing pieces of siding, soffits or facia. Installation of locking or security hardware on egress doors, or changing the types of locking devices requires a permit.

Electrical:

~~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, but 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.~~

1. Installation or replacement of equipment such as appliances, lamp holders, lamps and other utilization equipment manufactured, approved and identified for cord- and plug-connection to suitable permanently installed receptacles.
2. Repair or replacement of motors rated 50 HP or less, transformers rated 45 kVA or less, or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting approved and identified for cord- and plug-connection.
4. Repair or replacement in kind of any switch, other than a service disconnect, receptacle, contactor, control device or other utilization equipment rated 60 amperes or less.
5. Replacement in kind of any circuit breaker other than a service disconnect, rated at 125 amperes or less, or any fuse.
6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. Temporary wiring for theaters, motion picture and television studios, performance areas, and similar locations where not accessible to the general public.
9. Class 2 and Class 3 control and signal circuits not essential for safety to human life.
10. Installation, repair or replacement of electrical systems and components within machinery or equipment which is not defined by this Code as building service equipment.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.
8. Repair or replacement in kind of refrigeration units not over 5 tons (17.5 kW) of refrigeration capacity, when located outdoors. Replacement equipment shall be in the same location and equal to or less than the weight of that which is replaced. Repair or replacement of refrigeration systems located inside a building shall require a permit and compliance with all requirements of this Code for the classification of refrigerant utilized in the new equipment.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Replacement of water closets, valves or fixtures with new valves or fixtures complying with the water conservation requirements of this Code, except that a permit shall be required for the relocation of any valves, pipes or fixtures.
4. Repair or replacement of portable or built-in appliances which are not regulated by this code as building service equipment and which connect to the building water, drain or gas piping systems by approved means.
5. Replacement, in kind, of an existing water heater in one-and two-family dwellings when the work is performed by a licensed contractor.
6. Repair or replacement of existing 2" and smaller secondary backflow prevention assemblies. A test report, completed by a certified backflow assembly tester, shall be submitted for approval to the authority having jurisdiction at the time of installation or repair.

Justification: This amendment was approved in previous code adoptions. It has subsequently been evaluated by the committee for applicability to the 2024 IBC and carried forward as presented.

Cost Impact: Minimal Cost Impact. Specific exemptions save the customer time and money if a permit is not required.

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Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**	
ACTION TAKEN:	
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Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.3

Submitted by: International Building Code Administrative Committee

[A] 105.3 Application for permit or standard plan.

To obtain a *permit* or standard plan approval, the applicant shall first file an application therefore in writing on a form furnished by the ~~department of building safety~~ Planning & Development Department for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and locate the proposed *building* or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by *construction documents* and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the ~~applicant~~ owner, or the ~~applicant's~~ owner's authorized agent.
7. Give such other data and information as required by the building official.

Justification: Clarifies department responsibilities and identifies who can apply for the permit.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.3.1

Submitted by: International Building Code Administrative Committee

[A] 105.3.1 Action on application.
The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable.

[A] 105.3.1.1 Action for demolition permit.
Application for exterior demolition permits for commercial buildings 50 years of age or older as well as all properties located in the Downtown Code District (Chapter 12 of the Phoenix Zoning Ordinance) that are 50 years of age or older require public notice and shall be held for 30 calendar days from the date of application and evidence of such notice. Buildings identified as individually eligible for historic designation in the Phoenix Historic Property Register (Chapter 8 of the Phoenix Zoning Ordinance) require public notice and shall be held for 60 calendar days from the date of application and evidence of such notice.

Justification: Since implementation of the provision of the code amendment for the 30-day hold that went into effect December 2, 2016, and was subsequently amended on July 6, 2018 to include properties 50 years of age or older in the Downtown Code District, the Historic Preservation Commission (HPC) has expressed concern regarding the limited window of time in which to engage with property owners of historically eligible properties proposed for demolition in advance of the expiration of the 30-day hold. The HPC would like to see the hold with notice period extended from 30 to 60 days for properties the Historic Preservation Office has determined eligible for historic designation.

Cost Impact: The cost impact is that of the demolition application plan review fee as noted in the Planning and Development Fee Schedule, Chapter 9 Appendix A.2 of the Phoenix City Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.3.2

Submitted by: International Building Code Administrative Committee

[A] 105.3.2 Time limitation of application.

An application for a permit or standard plan approval for any proposed work shall be deemed to have been abandoned 12 months ~~180 days~~ after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ~~90~~ 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The application for extension shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

[A] 105.3.2.1 Standard plan expiration.

Standard plans shall expire upon the adoption of a new code.

Justification: The proposed change provides more flexibility to complete projects and allows PDD to recover administrative costs associated with the application extension.

Cost Impact: Minimal cost impact. Extension application fees are set in Appendix A.2 of the Phoenix City Code. The additional time could save the developer money, lost time in plan resubmittal, and review.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:		
2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 105.5

Submitted by: International Building Code Administrative Committee

[A] 105.5 Expiration.

Every *permit* issued, except demolition permits and permits subject to section 114 of this code, shall expire 24 months after the date of permit issuance, unless an extension is granted in accordance with section 105.5.1. ~~shall become invalid unless the work on the *site* authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the *site* by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.~~

[A] 105.5.1 Extension.

The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than one year each. The extension shall be requested in writing prior to permit expiration and justifiable cause demonstrated. The application for extension shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

Exception: The building official is authorized to adjust the fee for such extension based on the inspection hours left to complete the permit and shall include an administrative fee based on the general hourly plan review rate (two-hour minimum) as set forth in Appendix A.2 of the Phoenix City Code.

[A] 105.5.2 Reinstatement.

When a permit has expired, as described in section 105.5, the building official is authorized to grant, in writing, reinstatement of the permit for a period of not more than one year provided the following conditions are met:

1. No changes have been made or will be made in the original plans and specifications for such work; and
2. The original permit expired less than one year from the request to reinstate. The reinstatement shall be requested in writing and justifiable cause demonstrated. The application for reinstatement shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

Exception: The building official is authorized to adjust the fee for such extension based on the inspection hours left to complete the permit and shall include an administrative fee based on the general hourly plan review rate (two-hour minimum) as set forth in Appendix A.2 of the Phoenix City Code.

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[A] 105.5.3 Demolition.

Demolition permits shall expire if the work authorized by such permit is not completed within 60 days from the date of permit issuance, which includes clearance of all debris from the site. Reasonable and continuous progress shall be made to complete all demolition work as expeditiously as possible. See Section 3303 of the International Building Code for demolition permit conditions.

The building official is authorized to grant, in writing, one or more extensions of not more than 30 days. Additional time may be granted if justifiable cause can be demonstrated. The extension shall be requested in writing. The application for extension shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

The building official is authorized to grant, in writing, reinstatement of an expired demolition permit, for a period of not more than 30 days. Additional time may be granted if justifiable cause can be demonstrated. The reinstatement shall be requested in writing. The application for reinstatement shall include payment of a non-refundable fee as set forth in Appendix A.2 of the Phoenix City Code.

Justification: The changes provide flexibility of administrative oversight and additional consistency to extend and reinstate permits and allows PDD to recover administrative costs associated with the approvals.

Cost Impact: Minimal cost impact. Greater flexibility with extensions and reinstatements saves the developer unnecessary costs associated with resubmittal of plans and payment of new permit fees.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.6

Submitted by: International Building Code Administrative Committee

[A] 105.6 Suspension or revocation.

The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code~~.~~, or reasonable and continuous progress has not been made to complete the construction, or the continuance of any work becomes dangerous to life or property.

It shall be unlawful to proceed with any work for which a permit was issued after notice of permit suspension or revocation is served on the permit holder, the owner or the person having responsible charge of the work. Reinstatement of a suspended permit shall be by written notice from the building official authorizing work to resume, with or without conditions. Revoked permits shall be canceled and the permit fee shall not be refunded except as may be provided in Section 109.6 of these administrative provisions.

Justification: Carried over from previous codes and gives the building official greater flexibility to suspend or revoke a permit when necessary.

Cost Impact: The cost impact for this amendment is the cost associated with reinstating a suspended or revoked permit. Additional fees per section 114 of this code shall be assessed if any work is conducted or work continues after a permit has been suspended or revoked, without being reinstated or a new permit issued.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.7

Submitted by: International Building Code Administrative Committee

[A] 105.7 Placement of permit.

The building *permit* or copy shall be kept on the *site* of the work until the completion of the project. The permit holder shall post a visible sign which identifies the permit number and the street address or suite number where construction work is authorized until completion of the project. Other forms of identification may be used when approved by the building official.

Justification: Carried over from previous codes, Informs the public of permitted construction activity, and identifies premises for construction inspections.

Cost Impact: Minimal cost impact for posting of sign.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.8

Submitted by: International Building Code Administrative Committee

[A] 105.8 Record changes.

[A] 105.8.1 Owner name change.

Any time after a permit has been issued a new owner may be substituted for the original owner, provided the new owner submits an affidavit of ownership and agrees to assume all code compliance obligations related to the permit, including responsibility for correcting any work previously installed in violation of any code requirement.

[A] 105.8.2 Business name change.

Any time after a permit has been issued, the name of the tenant or business may be changed provided the intended occupancy or use of the premises is not changed.

[A] 105.8.3 Contractor change.

Any time after a permit has been issued, the recorded owner of the property may by affidavit request substitution of a new contractor for the contractor named on the original permit, provided the new contractor agrees to assume all code compliance obligations related to the permit including assuming responsibility for correcting any work previously installed in violation of any code requirement. Nothing in this section shall be construed as preventing a new contractor from obtaining a new permit to authorize only that work intended to be performed by the new contractor.

[A] 105.8.4 Registered design professional change.

Any time after a permit has been issued, where the *registered design professional in responsible charge* is changed see Section 107.3.4. Any time after a permit has been issued and changes are required to the *construction documents* see Section 107.4 and the rules governing *registered design professionals* as required by the State of Arizona. Any time the *registered design professional* in charge of a special inspections or observation program is changed, a new certificate indicating this responsibility certificate shall be submitted.

[A] 105.8.5 Address changes.

A permit is not transferable from one property to another and no address change shall be processed which would have this effect. Any time after a permit has been issued or any time a property owner wishes to change the official address of any property, the recorded owner may request an address change in writing on a form provided by the department. The application shall be accompanied by a nonrefundable processing fee as set forth in section 109 of these administrative provisions. The department shall assign all addresses in accordance with established City regulations and may approve, modify or deny any

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request accordingly. Where an address change requires revising more than 10 records, the department may charge an administrative fee based upon the hourly rate for plan revisions.

[A] 105.8.6 Scope of work changes.

Permit records shall be changed to increase or decrease the scope of work or valuation of any project. Any increase in scope of work or valuation requires an application for a new permit and payment of additional permit fees for the supplemental work. Any decrease in scope of work or valuation will be grounds for changing the permit record. In the case where a project scope is reduced after permit issuance, the original permit shall be revised to authorize the reduced scope of work, or, if no work has been started, the owner may in writing request to cancel the original permit and obtain a refund in accordance with Section 109.6 of these administrative provisions. In this case a new permit shall then be obtained for the actual work proposed.

[A] 105.8.7 Fees.

The fee for record changes shall be as set forth in Appendix A-2 of The Phoenix City Code.

Justification: Carried over from previous codes and gives specific requirements for various record changes.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 105.9

Submitted by: International Building Code Administrative Committee

[A] 105.9 Annexations.

A building under construction with a building *permit* issued by the Maricopa County Building Department (County) prior to the effective date of annexation, and where the footings and stem walls have been completed and approved by the County, shall obtain a *permit* from the City of Phoenix (City) to establish the scope of work and ensure the building is constructed in compliance with the County approved plans. Fees will be collected to recover the cost of City inspections as set forth in Appendix A.2 of the Phoenix City Code.

Building plans approved and permitted by the County for which no construction has commenced, or building(s) that are under construction and completed to a lesser degree than stated above on the effective date of annexation, shall be required to obtain a building *permit* from the City and pay fees based on the estimated cost of construction, as set forth in Appendix A.2 of the Phoenix City Code.

Construction shall conform to pertinent County zoning regulations in effect at the time the County *permit* is issued, prior to annexation.

Justification: Carried over from previous codes. Provides requirements for projects permitted by Maricopa County and then annexed into the city of Phoenix.

Cost Impact: Minimal Cost Impact. The customer will be responsible for the hourly Inspection fees related to the remainder of the work completed after annexation into the City of Phoenix, or for permit fees based on the valuation of construction if building plans were approved but never permitted in the County.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 107.1

Submitted by: International Building Code Administrative Committee

[A] 107.1 General.
Submittal documents consisting of *construction documents*, statement of *special inspections*, structural calculations, 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.~~ as required by the State of Arizona. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional* licensed by the State of Arizona.

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.

Justification: Retained as the team still feels that this provides necessary clarification on the requirement for professional registration.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☐ Approved as submitted	☒ Modified and approved	☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 107.2

Submitted by: International Building Code Administrative Committee

[A] 107.2 Construction documents.
Construction documents shall be in accordance with Sections 107.2.1 through 107.2.8.

[A] 107.2.1 Information on construction documents.
Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

[A] 107.2.1.1 Fire life safety report (FLSR).
Prior to submitting construction drawings for high-rise buildings, covered mall buildings, buildings containing atriums and other structures as determined by the building official or fire marshal, the design team shall prepare and submit a Fire Life Safety Report. This FLSR shall provide a description of the occupancies, design codes, egress, emergency systems, smoke control and other related systems, and a conceptual description of the suppression system. The first submittal of the building construction plans must incorporate the first review comments of the FLSR.

[A] 107.2.2 Fire protection system shop drawings.
Shop drawings for the *fire protection system(s)* shall be submitted to indicate conformance to this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

[A] 107.2.3 Means of egress.
The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 Exterior wall envelope.
Construction documents for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details

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described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall* system which was tested, where applicable, as well as the test procedure used.

[A] 107.2.5 Exterior balconies and elevated walking surfaces.
Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, the *construction documents* shall include details for all elements of the impervious moisture barrier system. The *construction documents* shall include manufacturer's installation instructions.

[A] 107.2.6 Site plan.
A site plan shall be submitted prior to submittal of *construction documents*. The site plan shall include information as specified on the published City of Phoenix pre-application submittal requirements. Upon receipt of preliminary site plan approval, construction documents may be submitted.

The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, *flood hazard areas*, *floodways*, and *design flood elevations*; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for *permit* is for *alteration* or *repair* or when otherwise warranted.

[A] 107.2.6.1 Design flood elevations.
Where *design flood elevations* are not specified, they shall be established in accordance with Section 1612.3.1.

[A] 107.2.7 Structural information.
The *construction documents* shall provide the information specified in Section 1603.

[A] 107.2.8 Relocatable buildings.
Construction documents for relocatable buildings shall comply with Section ~~3112~~ 3113.

Justification: Sections 107.2.1.1 and 107.2.6 defines submittal requirements. Section 107.2.8 corrects typographical error in base code. The Phoenix Fire Code section 105.4.2.2 requires a fire life safety report.

Cost Impact: Minimal cost impact associated with the fire life safety report.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 02/4/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 107.5

Submitted by: International Building Code Administrative Committee

[A] 107.5 Retention of construction documents.
One set of *approved construction documents* shall be retained by the *building official* ~~for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.~~ in accordance with the retention schedules set by the Phoenix City Clerk Department Records Management Program.

107.5.1 Standard plans.
Standard plans are valid under the code in effect at the time of submittal and valid for the duration of the code cycle as long as the plan remains active. Upon adoption of a new code, standard plans shall expire and be discarded by the building official in accordance with the retention schedules set by the Phoenix City Clerk Department Records Management Program.

Justification: Coordinates department policy with city clerk records management program requirements.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:		
2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/4/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 108

Submitted by: International Building Code Administrative Committee

SECTION 108 TEMPORARY STRUCTURES, USES, EQUIPMENT AND SYSTEMS.

[A] 108.1 General.
The *building official* is authorized to issue a *permit* for *temporary structures*, uses, equipment or systems. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause. Structures designed to comply with Section 3103.6 shall not be in service for a period of more than 1 year unless an extension of time is granted.

[A] 108.2 Conformance.
Temporary structures shall comply with the requirements in Section 3103.

[A] 108.3 Temporary service utilities.
The *building official* is authorized to give permission to temporarily supply service utilities in accordance with Section 112.

[A] 108.4 Termination of approval.
The *building official* is authorized to terminate such *permit* for a *temporary structure*, use, equipment or system and to order the same to be discontinued.

Justification:
During the 2024 IBC changes the potential for a temporary use was unintentionally removed in the model code, and it is being added back here to provide the same conformance requirements to temporary uses. This will allow the interdepartmental temporary indoor building uses policy.

The 2024 IBC will now define:

- Public-Occupancy Temporary Structure
- Service Life
- Temporary Event
- Temporary Structure

Cost Impact: Minimal cost impact. This code change proposal will reduce the cost for temporary uses to allow them to comply with the temporary provisions of the code.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

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Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 109.2

Submitted by: International Building Code Administrative Committee

[A] 109.2 Schedule of plan review and permit fees.
Where a *permit* is required, a fee for each plan review and *permit* shall be paid as required, in accordance with the schedule ~~as established by the applicable governing authority~~ set forth in Phoenix City Code Appendix A.2. Fees paid for plan reviews, permits or other services are not transferable.

[A] 109.2.1 Supplemental permits.
The fee for a supplemental plan review and permit to cover any additional work or additional valuation not included in the original permit shall be computed based on the valuation of the supplemental work. A new permit for a building addition shall be required to increase the building area authorized by a permit. Supplemental work started prior to obtaining a supplemental permit is subject to an investigation fee set forth in Section 109.4 of these administrative provisions.

Justification: References our established fee schedule and clarifies fees are not transferable. Clarify that an increase in scope requires a separate permit.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 109.3

Submitted by: International Building Code Administrative Committee

[A] 109.3 Permit valuations.
The applicant for a *permit* shall provide an estimated value of the work for which the *permit* is being issued at time of application. Such estimated valuation shall include the total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. ~~Where, in the opinion of the *building official*, the valuation is underestimated, the *permit* shall be denied, unless the applicant can show detailed estimates acceptable to the *building official*.~~ Estimated valuation is the higher of the valuation as calculated by the Planning & Development Department, or the valuation as provided by the applicant. Estimated valuation is calculated using the International Code Council Building Valuation Data adjusted for the City of Phoenix. The *building official* shall have the authority to adjust the final valuation for permit fees.

Justification: Aligns with language in Phoenix City Code, Chapter 9, Appendix A.2

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/27/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 109.7

Submitted by: International Building Code Administrative Committee

[A] 109.7 Inspection and re-inspections.
Permit fees provide for customary inspections only. When inspections are requested for weekends, holidays, or anytime other than the regular working hours of the building official, an additional fee will be required as set forth in Phoenix City Code Appendix A.2. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Re-inspection fees may also be assessed when the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the *building official*. When re-inspections are requested for weekends, holidays, or anytime other than the regular Planning & Development Department inspection hours, an additional fee will be required.

Justification: Clarifies fees for inspections and re-inspections in accordance with Phoenix City Code Appendix A.2

Cost Impact: Minimal cost impact attributed to irregular inspections or re-inspection fees. Potential decrease associated with maintaining project schedules.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 110.1

Submitted by: International Building Code Administrative Committee

[A] 110.1 General.
Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain visible and able to be accessed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.

Justification: This amendment allows requiring a survey where there are disputes regarding lot lines.

Cost Impact: Minimal cost impact. The cost of the survey.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 02/04/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 110.3.10.1

Submitted by: International Building Code Administrative Committee

[A] 110.3.10 Other inspections.

[A] 110.3.10.1 Building service equipment inspections.
All building service equipment for which a permit is required by this Code shall be inspected by the building official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel, power supply or sewer system until authorized by the building official.

1. **Electrical inspections.**
   A rough-in inspection is required for all conduit, semi-rigid piping or wiring after installation, but prior to being concealed. A final inspection is required when all conduit, wires, fixtures and equipment including covers has been installed and connected, but prior to energizing any such circuit or equipment.

2. **Mechanical inspections.**
   All mechanical equipment and systems for which a permit is required by this Code, including all associated ductwork, flues, condensate and refrigeration lines, shall be subject to inspection and shall remain accessible and exposed for inspection purposes until approved.

3. **Plumbing inspections.**
   A rough-in or underground inspection is required for all sewer, drainage and vent piping, and for all water and gas distribution systems prior to their being buried or concealed. A final inspection is required when all fixtures are set and operating or ready to operate pending final utility connection. Tests shall be performed as required by the applicable Plumbing Code.

4. **Operation of building service equipment.**
   The requirements of this section shall not be considered to prohibit the operation of any building service equipment installed to replace existing equipment serving an occupied portion of the building in the event a request for inspection of such equipment has been filed with the building official not more than 72 hours after such replacement work is completed and before any portion of such equipment is concealed by any permanent portion of the building.

Justification: Clarifies the required inspections for building service equipment.

Cost Impact: No cost impact..

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Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**	
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 110.3.10.2

Submitted by: International Building Code Administrative Committee

[A] 110.3.10.2 Swimming pool inspections.
A rough-in inspection is required after all fixed metal parts are in place and electrically bonded but prior to concealing or placement of any concrete or gunite. An inspection is required before plaster is placed and before the pool is filled with water. At the time of final inspection, all of the following must be complete:

1. Installation of all motors, lights and electrical circuits, including connection to approved overcurrent protection devices.
2. Installation and electrical bonding of all fixed metal parts within 5 feet (1524 mm) of the inside edge of the pool.
3. Installation of approved backflow prevention devices on the nearest hose bib(s) providing water supply for the pool.
4. Installation of all pool enclosures and barriers required by this Code.

Justification: This section clarifies the required inspections for the construction of swimming pools. By changing "A final" to "An inspection", this allows inspection staff to require an additional inspection/s if needed for pools being constructed with an automatic pool cover.

Cost Impact:
No cost impact. Clarifying the required minimum inspections.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

This amendment was approved in previous code adoptions. It has subsequently been evaluated by the committee for applicability to the 2024 IBC and carried forward as presented.

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 111

Submitted by: International Building Code Administrative Committee

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 ~~Change of~~ Use and occupancy.
A *building* or *structure* shall not be used or occupied in whole or in part, and a *change of occupancy* of a *building* or *structure* or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the ~~jurisdiction~~ City of Phoenix. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the ~~jurisdiction~~ City of Phoenix shall not be valid.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] 111.1.1 Change of occupancy.
Application may be made for the building official to consider issuing a new certificate of occupancy for a change in use or for new use of an existing building when no construction permit has been issued. Application for such a certificate shall be on a form provided by the Planning and Development Department and shall include payment of a nonrefundable application and inspection fee. This fee shall be in addition to any plan review fee or subsequent permit fee that may be required by Section 109 of these administrative provisions.

[A] 111.2 Certificate issued.
After the *building official* inspects the building or *structure* and does not find violations of the provisions of this code or other laws that are enforced by the department, the *building official* shall issue a certificate of occupancy that contains the following:

1. The *permit* number.
2. The address of the *structure*.
3. The name and address of the *owner* or the *owner*'s authorized agent.
4. A description of that portion of the *structure* for which the certificate is issued.
5. A statement that the described portion of the *structure* has been inspected for compliance with the requirements of this code.
6. The ~~name of the *building official*~~ date of issuance.
7. The edition of the code under which the *permit* was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The area, story location, and the design *occupant load* for each occupancy group in the building.
11. Where an *automatic sprinkler system* is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building *permit*.

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[A] 111.3 Temporary occupancy.
The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.3.1 Application.
Application for a temporary certificate of occupancy shall be on a form supplied by the Planning & Development Department and shall include payment of a nonrefundable inspection fee as set forth in Section 109 of these administrative provisions. Issuance of a temporary certificate of occupancy shall be subject to the property owner and the permit holder agreeing in writing to compliance with all stipulations set forth by the Planning and Development Department.

[A] 111.3.2 Duration.
The maximum duration for temporary occupancy of a building, or a portion thereof, shall be the expiration date of the permit under which the temporary Certificate of Occupancy was issued, at which time all requirements of the Phoenix Building Construction Code, Phoenix Fire Code, the Phoenix Zoning Ordinance and other applicable codes and ordinances shall have been completed.

[A] 111.4 Revocation.
The *building official* is authorized to suspend or revoke a certificate of occupancy or completion issued 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*~~ City of Phoenix.

Justification: To be consistent with current administrative code language and procedures.
Section 111.1 - Keep 2018 IBC language in heading.

Section 111.3 – 111.3.2 allows for a temporary certificate of occupancy and provides clarification to the application terms / stipulations and the temporary certificate of occupancy duration.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 113

Submitted by: International Building Code Administrative Committee

SECTION 113 MEANS OF APPEALS

[A] 113.1 General.
In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals called the Development Advisory Board (hereinafter called "the board"). The board ~~of appeals~~ shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall be governed by City Code Chapter 2, Article IX. ~~adopt rules of procedure for conducting its business.~~ The board shall render all decisions and findings in writing to the appellant and to the *building official*.

[A] 113.2 ~~Limitations on authority.~~ Reserved.
~~An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code.~~

[A] 113.3 ~~Qualifications.~~ Reserved.
~~The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.~~

[A] 113.4 Administration.
The *building official* shall take action without delay in accordance with the decision of the board.

Justification: To provide the name of the City's Board of Appeals and the City Code section that governs the Board.

Development Advisory Board members are appointed by City Council as designated in City Code Chapter 2, Article IX.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 114

Submitted by: International Building Code Administrative Committee

SECTION 114 VIOLATIONS

[A] 114.1 Unlawful acts.
~~It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.~~
Whenever, by the provisions of this Code, the performance of any act is prohibited or wherever any regulation, dimension or limitation is imposed on the erection, construction, alteration, repair, maintenance, demolition or occupancy of any building, structure or building service equipment, a failure to comply with the provisions of this Code shall be unlawful and constitute a violation. Every day on which a violation exists shall constitute a separate violation and a separate offense. The remedies herein are cumulative, and the City of Phoenix may proceed under one or more such remedies.

114.1.1 Responsible parties.
For the purpose of this Code, unless a particular section, subsection or clause placed compliance responsibility upon a different person, the property owner, the tenant or occupant in responsible control of the premises and the person, firm or corporation performing the work, all have the duty to ensure that all applicable requirements of this Code are complied with. Failure to comply with the provisions of this Code or with a lawful order of the Building official, subjects the owner, the tenant or occupant, and the person, firm or corporation performing the work to the criminal penalties and civil remedies prescribed in this section.

114.1.2 Submittal information.
It shall be unlawful and a violation of this Code for any person, firm or corporation to falsify or to materially misrepresent information submitted to the Building official as part of any application or request for approval required by this Code.

114.1.3 Alternate methods, materials and equipment.
It shall be unlawful and a violation of this Code for any person, firm or corporation to use any method, material or equipment as an alternate to the methods, materials or equipment permitted by this Code without first having obtained approval from the Building official in the manner provided in this Code.

114.1.4 Permits.
It shall be unlawful and a violation of this Code for any person, firm or corporation to:
1. Perform any work, for which a permit is required by this Code, until such permit has been obtained from the building official and been posted on the premises where the work is to be performed. Working beyond the authorized scope of a permit constitutes work without a permit.
2. Occupy, use or maintain any building, structure or other property improvement that was built, erected, altered or improved without a valid permit issued by the building official when such permit is required by this Code.

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114.1.4.1 Nonpermitted construction enforcement.
In cases of nonpermitted construction, an investigation shall be made before a permit may be issued for the work. Nonpermitted construction is grounds for the building official to stop all work on the project until appropriate permits are obtained. Nonpermitted construction cases shall be subject to the enforcement procedures set forth herein.

114.1.4.1.1 Application for permit.
The applicant must apply for or obtain a permit by the date indicated on the notice of violation by which to obtain a permit.

Exception: Additional time may be granted when deemed necessary depending on the complexity of work or other justifiable circumstances prohibiting meeting the designated date to obtain a permit.

114.1.4.1.2 Time limitation of application.
Permits for work commenced without a permit must be obtained no later than 60 calendar days from the date of application.

Exception: Additional time may be granted when deemed necessary depending on the complexity of work or other justifiable circumstances prohibiting meeting the designated date to obtain a permit by.

114.1.4.1.3 Fees.
Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system without first obtaining the necessary permit(s) shall be subject to the following penalties and fees in addition to the required permit fees.

1. **Investigation fee.** An investigation fee, in addition to the permit fee, shall be assessed whether or not a permit is then or subsequently issued. The investigation fee shall be as set forth in Appendix A.2 of the Phoenix City Code.

2. **Permit fees.** The permit fee for work commenced without permits shall be twice the published permit fees as set forth in Appendix A.2 of the Phoenix City Code.

3. **Job-site meeting fee.** The fee for the job-site meeting shall be set forth in Appendix A.2 of the Phoenix City Code.

Exceptions:

1. The Planning and Development Department may waive the investigation fee and/or additional permit fee where it can be demonstrated that the nonpermitted construction was completed by a previous owner.
2. When work without permits is to be demolished by the owner, the demolition permit fee shall be as set forth in Appendix A.2 of the Phoenix City Code.

114.1.4.1.4 Job-site meeting.
Upon issuance of the permit(s), a job meeting will be scheduled for the inspector to meet with the owner or authorized agent at the job site. The purpose of the job meeting is to determine corrective action required for compliance and to establish an inspection schedule. The fee for the job-site meeting shall be set forth in

Appendix A.2 of the Phoenix City Code. The Planning and Development Department may waive the job-site meeting fee where it can be demonstrated that the nonpermitted construction was completed by a previous owner. The permit shall be suspended if the jobsite meeting or inspection is not held within 45 calendar days of permit issuance.

114.1.4.1.5 Expiration
All work must be completed within 12 months from date of permit issuance. No action or inaction by the City shall relieve the permit holder or property owner from their duty to complete construction or request the required inspections within 12 months from the date of permit issuance.

114.1.4.1.6 Extension.
A one-time extension, not-to-exceed 90 calendar days, may be granted with the approval of the building official and is subject to a fee as set forth in Appendix A.2 of the Phoenix City Code. Applications for permit extensions must be received prior to expiration of the permit.

114.1.4.1.7 Reinstatement.
When a permit issued subject to section 114 has expired, section 105.5.2 applies with the exception of the expiration date shall not exceed 90 calendar days from the date of reinstatement. (Note: The exception to 105.5.2 does not apply).

114.1.5 Inspections.
It shall be unlawful and a violation of this Code for any person, firm or corporation to:

1. Fail to request all inspections required by the provisions of this Code.
2. Cover or conceal any work requiring inspection until such inspection has been made and approved by the building official.

114.1.6 Occupancy violation.
It shall be unlawful and a violation of this Code for any person, firm or corporation to:

1. Occupy or use any building or structure without first having obtained a Certificate of Occupancy as required by the provisions of this Code,
2. Occupy or use any building or structure for any use or activity other than that authorized by a Certificate of Occupancy for such building or structure.
3. Change the occupancy, use or character or use of any building or structure without first obtaining a new Certificate of Occupancy for such new use,
4. Continue to occupy or use any building or structure in violation of the conditions of any temporary Certificate of Occupancy or after the expiration of a temporary Certificate of Occupancy.

114.1.7 Unsafe buildings and building service equipment.
It shall be unlawful and a violation of this Code for any person, firm or corporation to:
1. Cause or to create any unsafe condition as defined in this Code,
2. Use or occupy any building or structure, or to use or operate any building service equipment, when such building, structure or building service equipment has been declared unsafe in accordance with the provisions of this Code. These requirements shall apply to all buildings, structures and building service equipment, whether new, existing, under construction or being demolished,
3. Fail to make repairs or otherwise fail to correct or abate any unsafe condition as defined in this Code,

4. Fail to comply with an unsafe condition abatement order issued by the building official in accordance with Section 116.8 of these administrative provisions.

114.1.8 Rubbish and debris.
It shall be unlawful and a violation of this Code for any person, firm or corporation to allow any rubbish, refuse or loose material resulting from construction operations associated with a valid building permit to remain uncontained or to be swept, thrown, blown or deposited on any public property or any adjoining private property.

114.1.9 Lawful orders.
It shall be unlawful and a violation of this Code for any person, firm or corporation to fail to comply with any lawful notice or order of the building official issued in accordance with the provisions of this Code.

114.2 Notice of violation.
The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Notices of violation of this Code shall be in writing and shall be served by personal service or by certified mail with return receipt requested. Service shall be deemed complete upon delivery.

The notice of violation shall identify the address or legal description of the property in question and shall state the nature and extent of the violation in such detail as to allow the correction or abatement of the violation. The notice shall provide the name and phone number of a City representative to contact concerning the violation and acceptable methods of correction or abatement.

Nothing herein shall preclude the building official from giving additional verbal or written information notices. Nothing herein shall require the issuance of a notice of violation prior to commencement of emergency abatement or civil or criminal violation proceedings.

114.2.1 Recording a violation.
The City of Phoenix may record a notice of violation with the County recorder. A recorded notice of violation shall run with the land. Failure to record a notice of violation shall not affect the validity of the notice as to persons who receive the notice. When the property is brought into compliance, a satisfaction of notice of violation shall be filed at the request of the owner or responsible party.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

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, shall be subject to penalties as prescribed by law.

114.4.1 Civil actions.
Any person, firm or corporation who causes, permits, facilitates, aids or abets any violation of this Code or who fails to perform any act or duty required by this Code is subject to a civil sanction of not less than 500 dollars ($500.00) nor more than 2,500 dollars ($2,500.00).

114.4.2 Commencement of civil action.
Any civil action to enforce the provisions of this Code shall be commenced, and summons shall be issued, in accordance with the procedures set forth in Arizona Revised Statutes, City ordinance or as provided in the Local Rules of Practice and Procedure – City Court – City of Phoenix.

Justification:
This section clarifies the necessary procedures and steps to abate violations of this code. The permit expiration dates mentioned in Section 114.1.4.1.5 Expiration, have been changed from a 6-month permit to a 12-month permit expiration. This provides the customer additional time to bring their property into compliance, as well as make the expiration date of permit subject to this section half the timeframe of a standard permit expiration of 24 months.

Cost Impact: The cost of fees associated with correcting violations.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 115.4

Submitted by: International Building Code Administrative Committee

[A] 115.4 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 subject to fines and fees established by the authority having jurisdiction for each offense.

Justification:
Fines associated with violation of a lawful order are established by civil sanctions issued by the Phoenix Municipal Court through adjudication. This process is further detailed in section 114 of this code. The Planning and Development department will assess Investigation Fees each instance a person is in violation of this section.

Cost Impact: Minimal cost impact. The cost of enforcement of these code sections is subsidized by the citizens who purchase permits.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 116

Submitted by: International Building Code Administrative Committee

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Unsafe Conditions
Structures or ~~existing~~ equipment that are or hereafter become unsafe~~, insanitary, or deficient because of inadequate *means of egress* facilities, inadequate light, and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance,~~ shall be deemed an unsafe condition. ~~Unsafe *structures* shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant *structure* that is not secured against unauthorized entry shall be deemed unsafe~~ An unsafe condition is any condition that, as deemed by the *building official*, poses a danger to human life or the public welfare, including, but not limited to, the following:

1. inadequate structural performance,
2. inadequate sanitary system performance,
3. inadequate *means of egress* facilities,
4. inadequate light,
5. inadequate ventilation,
6. constituting an explosion hazard,
7. constituting a fire hazard,
8. constituting a shock hazard,
9. constituting a toxicity hazard, or
10. involve occupancy of a higher relative hazard than the structure is built to support or shelter.

Unsafe structures or equipment shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section.

Sections 116.2 through 116.5 are removed in their entirety and replaced with the following:

[A] 116.2 Definitions. Unsafe structures and equipment shall be classified as being an unsafe or imminent unsafe condition in accordance with the following definitions:

UNSAFE CONDITION is a hazard that has the potential to cause harm or damage to life, health, or property if not corrected.

IMMINENT UNSAFE CONDITION is an unsafe condition that is a high, real, and immediate risk to life, health, or property.

[A] 116.3 Immediate Self Abatement and Notification
The person or persons occupying or having control of any unsafe building, structure or building service equipment who knows or should have known an unsafe condition exists shall take immediate steps to vacate the building or structure and to safeguard the health and safety of the

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public and all building occupants, and shall notify the appropriate agency or agencies of the situation as follows:

1. The fire department shall be notified immediately of all personal injuries, fires, explosions or hazardous materials incidents.
2. The Water Services Department shall be notifled immediately of all backflow, back siphonage, or cross-connection incidents.
3. The gas utility shall be notified immediately of any unsafe conditions relating to gas piping or gas-fired building service equipment.
4. The electric utility shall be notified immediately of any shock injuries, fire, or explosion relating to any electrical building service equipment.
5. The *building official* shall be notified within four hours of the occurrence of any imminently unsafe condition, including structural failure.
6. The *building official* shall be notified within 72 hours of any unsafe condition including damage to required building service equipment, any plumbing cross-connection, any fire that caused structural damage, or any other unsafe condition relating to building service equipment.

[A] 116.4 Authority for inspection and evaluation.
The *building official* shall follow the procedures for right of entry noted in Section 104.4.

When the *building official* has reason to suspect that an unsafe condition exists, the *building official* is authorized to immediately issue abatement orders in accordance with Section 116.6, or the *building official* may require the property owner to obtain a detailed engineering evaluation of the suspected unsafe condition before the *building official* determines the extent of abatement required. Where an engineering evaluation is performed, all the following are required:

1. When so ordered by the *building official*, the owner of any building or property suspected of containing an unsafe condition shall engage the services of a *registered design professional* to conduct a detailed investigation and analysis of the suspected unsafe condition. The cost of such an investigation and report shall be borne by the property owner.
2. The *registered design professional* retained by the owner shall conduct a detailed investigation and evaluation of the suspected unsafe condition and shall issue a written report to the property owner and to the *building official* on the condition of the building, structure, or building service equipment, including recommendations for steps necessary to abate any unsafe condition found. The report shall be delivered to the *building official* on or before the date specified in the *building official* order requiring such report.
3. The content, findings and recommendations contained in the owner's engineering report may be utilized by the *building official* to determine whether or not an unsafe condition exists, whether it creates an imminent unsafe condition and what, if any, abatement orders shall be issued. The *building official* is not required to accept the contents, findings, and recommendations contained in the owner's engineering report.
4. Failure of a property owner to produce an engineering report on or before the date specified in the *building official* order shall be grounds for the *building official* to proceed with abatement proceedings up to and including orders to immediately vacate or demolish the subject building or structure.

[A] 116.5 Notice of violation.
The *building official* shall serve a written notice of violation on the person or persons occupying or having control of the building, structure or building service equipment and on the person or persons having recorded interest in the property for unsafe conditions.

Notices of violation shall describe the unsafe conditions and declare any unsafe conditions that are determined to be an imminent unsafe condition. A specified time must be stated on the notice by which the unsafe conditions must be abated. A building permit must also be obtained to request an inspection to verify the unsafe conditions have been abated.

The notice of violation shall identify the address and legal description of the property in question and shall state the nature and extent of the unsafe condition in such detail as to allow the property owner to identify and abate the unsafe condition. The notice shall provide the name and phone number of a city representative to contact concerning the unsafe condition and acceptable methods of abatement.

Notices of violation declaring imminent unsafe conditions shall be served by personal service or by certified mail return receipt requested. Service shall be deemed complete upon delivery.

Nothing shall preclude the *building official* from giving additional oral or written information notices.

[A] 116.6 Abatement of unsafe buildings, structures or building service equipment.
The *building official* shall, after inspection, determine whether a building, structure, or building service equipment is an unsafe condition and, if so, whether it constitutes an imminent unsafe condition, as defined in Sections 116.1 and 116.2 of these administrative provisions.

[A] 116.6.1 Unsafe conditions.
If a building, a structure or any building service equipment is determined to be in an unsafe condition but not an imminent unsafe condition, the *building official* shall issue a written notice to the property owner or occupant of the premises per Section 116.5. The time allowed for repair or abatement shall be not less than that indicated on the Notice of Violation. Failure to repair or abate the unsafe condition within the time specified shall constitute grounds for the *building official* to initiate formal abatement procedures as described in Section 116.6.2.

[A] 116.6.2 Imminent unsafe conditions.
If a building, structure, or any building service equipment is determined to be in an imminent unsafe condition Sections 116.6.2.1 through 116.6.2.7 shall be followed.

[A] 116.6.2.1 Imminent unsafe: notice of violation
A notice of violation shall be issued. The notice of violation shall contain the information described in Section 116.5 as well as this section and declare the imminent unsafe condition to be a nuisance and shall order its immediate abatement in accordance with the provisions of this section.

The notice shall state the City's authority to abate the violation if the owner fails to do so and the City's ability to assess the costs of such abatement against the property. The notice shall state the procedures to follow should the owner wish to appeal the decision of the *building official.*

Nothing herein shall require the issuance of a notice of violation prior to commencement of emergency abatement or civil or criminal violation proceedings.

[A] 116.6.2.2 Imminent unsafe: buildings or structures.
In the case of an unsafe building or structure containing imminent unsafe conditions, the *building official* shall order the abatement by repair or by demolition of the building or structure. The unsafe building or structure and any buildings or structures placed in jeopardy by the unsafe buildings or structures shall be posted in accordance with Section

116.6.2.4. The buildings or structures shall not be occupied or reoccupied until determined safe by the *building official.*

[A] 116.6.2.3 Imminent unsafe: building service equipment.
In the case of an unsafe building service equipment installation containing imminent unsafe conditions, the *building official* shall attach or affix a warning red tag to the equipment declared to be unsafe. Where equipment is declared to be in an imminent unsafe condition, the *building official* shall order such equipment disconnected or its use discontinued until the condition is abated. In addition, the *building official* may order any building or structure which is placed in jeopardy by the unsafe equipment to be vacated, or the *building official* may order the disconnection of the affected utility service to the building, structure, or equipment, and these buildings or structures shall not be occupied, reoccupied or building service equipment reconnected until determined safe by the *building official.*

[A] 116.6.2.4 Imminent unsafe: posting of signs.
When necessary to protect life, health, or public welfare, the *building official* shall post signs which shall prohibit entry into an unsafe building or structure. With permission of the *building official*, it shall be lawful to enter the building for the purposes of removing personal property. It shall be unlawful to remove any such posted sign without permission from the *building official.*

[A] 116.6.2.5 Imminent unsafe: emergency barricades.
If any building or structure is a hazard to life or limb to persons using a *public way*, the public way shall be barricaded to prevent public use. Barricades shall be erected as deemed necessary by the *building official*. The costs for barricading of a public way under this section shall be assessed to and borne by the owner of the unsafe building or structure causing the need for such barricades.

[A] 116.6.2.6 Imminent unsafe: emergency abatement.
Where the continued existence of a building, structure, or building service equipment constitutes an imminent unsafe condition to life, health, or other property, the *building official* may cause such building or structure to be demolished, building service equipment removed or disconnected, swimming pool fenced or pumped dry or a cesspool or tank filled at once, all without notice. Such abatement shall be limited to the minimum work necessary to remove the imminent unsafe condition. The reasonable costs of any abatement shall be the responsibility of the owner.

[A] 116.6.2.7 Imminent unsafe: Court-ordered abatement.
In addition to any other abatement procedures provided in this Code, the *building official* may apply to the Municipal Court of the City of Phoenix for an order allowing the City to abate any unsafe condition. The reasonable costs of any abatement permitted by the court's order shall be the responsibility of the owner.

[A] 116.7 Appeals.
Decisions, orders, and notices of violation relating to unsafe buildings, structures, or building service equipment may be appealed to the *building official* and then to the Development Advisory Board in accordance with Section 113 of this Code

Justification: These provisions are necessary to establish to procedures and lawful requirements that the Planning and Development Department is to follow when dealing with potentially unsafe and unsafe conditions. The procedures and requirements differ depending on the perceived immediacy of the condition. This breakdown is defined as unsafe versus

imminently unsafe in Section 116.2. Department policy documents should be developed to go into specific guidelines for establishing unsafe conditions and which are imminently unsafe.

Vacant structures are addressed in Phoenix City Code Section 39-8 and are better dealt with by the Neighborhood Services Department.

Abatement efforts by the City and Court ordered abatement efforts should look to Phoenix City Code Chapter 39 Sections 39-20 and 39-22 through 39-24 for both guidance on ways to operate as well as other possible enforcement routes.

Cost Impact: No cost impact. This is clarifying language for how the Planning and Development Department approaches unsafe conditions

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 117

Submitted by: International Building Code Administrative Committee

[A] SECTION 117 ANNUAL FACILITIES PERMIT

[A] 117.1 Scope.
The Annual Facilities Program is an administrative system intended to simplify the permitting and inspection process for qualified facilities. This program allows inspector review of plans and maintains an inspection staff familiar with the construction history of qualified facilities. Additional permits shall be required in accordance with Section 105 of these administrative provisions. The Annual Facilities Program shall administer all permits issued for qualified facilities registered under this program. This permit process shall not preempt compliance with the technical requirements of this Code or with other city, county, state or federal laws and regulations.

[A] 117.2 Definitions. For the purpose of this section, certain terms are defined as follows:

AGENT means a person employed by a qualified facility owner as full-time staff or by contract, who is an architect or engineer registered in the State of Arizona.

CAMPUS means two or more buildings located on the same property and under the control of the qualified facility owner.

QUALIFIED FACILITY means a building, campus, structure, or building service equipment registered with the Annual Facilities Permit Program.

QUALIFIED FACILITY OWNER means a firm, corporation, political entity or property management company that occupies or controls the buildings, campus, structure or building service equipment and maintains such buildings and equipment in compliance with all provisions of this Code.

[A] 117.3 Annual facilities permits.

[A] 117.3.1 Initial application.
Every applicant for an Annual Facilities Permit shall fill out a form provided by the Planning & Development Department and shall pay an application and registration fee as set forth in
Appendix A.2 of the Phoenix City Code. The form shall include the following:

1. The name of the person authorized to act on behalf of the qualified facility owner(s).

2. The name of the agent who will be responsible for code compliance of the work performed under the Annual Facilities Permit. When the agent is employed by contract, the builder and the person who is authorized to act on behalf of the qualified facility owners cannot be the same individual.

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3. The location and total square footage of the entire facility at the site(s) intended to be included in the program. The building official shall take action on the application and the applicant shall be notified accordingly.

[A] 117.3.2 Validity of the annual facilities permits.
An Annual Facilities Permit shall be valid only as long as the named agent remains in the employ of the qualified facility owner in an active capacity.

If the agent should leave the employ of the qualified facility owner, such facility shall notify the building official within seven calendar days. The qualified facility owner shall obtain a replacement agent within 45 days of notification to the building official. If the building official is not notified within the prescribed period that a new agent has been obtained, the Annual Facilities Permit shall be suspended until such agent is obtained.

[A] 117.3.3 Annual facilities permit transfers.
An Annual Facilities Permit is not transferable.

[A] 117.4 Annual facilities permit renewal.
Annual Facilities Permits shall be renewed every 12 months by payment of a renewal fee as set forth in Appendix A.2 of the Phoenix City Code. Renewal fees shall be due and payable before the date of expiration of the permit or when a new application is required.

Any work performed after expiration or without a permit as specified in Section 105 of these administrative provisions shall be a violation of this code.

[A] 117.5 Annual Facilities Permit operation.
The agent shall notify the Planning & Development Department before the start of any work on facilities registered with the Annual Facilities Permit Program. The building official shall determine the nature and extent of plan review or inspections required. The qualified facility shall pay to the Planning & Development Department an hourly fee for professional services rendered as set forth in the Appendix A.2 of the Phoenix City Code.

The agent shall be responsible for ensuring that qualified facilities comply with the substantive provisions of this code. The agent, as authorized by rules established by the Arizona Board of Technical Registration, shall assure work has been performed in accordance with this code.

[A] 117.5.1 Plan reviews.
Plans, drawings, diagrams, and /or other data describing such work shall be provided to the building official for review before work commences. Plans shall be complete and comply with all the codes and ordinances applicable to the proposed work.

[A] 117.5.2 Work report and inspections.
All structural, architectural, plumbing, mechanical and electrical installations or construction shall be inspected in accordance with this code. Facilities shall be subject to inspection at regular intervals not to exceed six months.

[A] 117.5.3 Construction compliance.
The agent and the qualified facility owner are jointly responsible for assuring that all work performed at the qualified facility complies with all technical requirements of all applicable construction codes whether or not such work is specifically inspected.

[A] 117.6 Revocation of annual facilities permit.
The building official may suspend or revoke an Annual Facilities Permit when the qualified facility fails to comply with any of the program policies or for willful violation of any provision of this

Code. Violations that may result in annual permit suspension or revocation include, but are not limited to, one or more of the following:

1. Performing construction work without an agent as required in this section.
2. Performing construction work without the agent's knowledge or consent.
3. Concealing work without inspection approval or authorization.
4. Refusal to uncover concealed work.
5. Construction or installing work contrary to inspection orders.
6. Performing construction work prior to approval from the Annual Facilities Program.
7. Failure to report all construction work done under authority of the annual permit.
8. Refusal to eliminate unsafe hazards listed in Section 116 of these administrative provisions.
9. Failure to remain current on payment for plan review and inspection services.

An Annual Facilities Permit may be reinstated after all violations have been remedied to the satisfaction of the building official. If compliance involves actual work, a separate permit as required under Section 105 of these administrative provisions must be obtained and such permit is subject to regular permit fees as required under Section 109 of these administrative provisions. An investigation fee shall be paid in the amount equal to that prescribed in Section 114 of these administrative provisions.

Reinstatement of an annual permit, which has been suspended or revoked, requires payment of a new Annual Facilities Permit Fee, as prescribed in this Section.

Justification: These provisions create the Annual Facilities Permit Program. Section 117.1 Scope has been revised to clarify that Permits are required per section 105 of this code.

Cost Impact: Minimal Cost Impact. This program frequently represents a time and cost savings for customers.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 118

Submitted by: International Building Code Administrative Committee

[A] SECTION 118 BUILDING MAINTENANCE REGISTRATION

[A] 118.1 General.
The holder of a building maintenance registration is exempt from Section 105.1 of these administrative provisions for Level 1 alterations as defined in Section 503 of the International Existing Building Code and repair or maintenance of the electrical, mechanical or plumbing equipment in or on buildings, structures or premises owned and controlled by the registrant when he or she complies with all the provisions of this section. All other provisions of this code shall be complied with, including but not limited to, requirements for city inspection of structural, plumbing, mechanical or electrical installations prior to covering any such work.

[A] 118.2 Definition. For the purpose of this section, this term is defined as follows:

Building Maintenance Registration Means authority granted to a person, firm, corporation or political entity to perform work as specifically authorized in this section when such parties have full-time supervisory employees in the proper classification as described in Section 118.3 of these administrative provisions.

[A] 118.3 Supervisor(s) required.
All electrical, mechanical or plumbing work done under a building maintenance registration shall be performed or supervised by a licensed supervisor of the proper classification.

1. A licensed electrical supervisor may perform or supervise the electrical work.
2. A licensed mechanical supervisor may perform or supervise the mechanical work.
3. A licensed plumbing supervisor may perform or supervise the plumbing work
4. A licensed contractor may perform the duties and responsibilities of a licensed supervisor.

[A] 118.3.1 Application and fee for supervisor licenses.
The application shall be accompanied by a nonrefundable application fee as set forth in Appendix A.2 of the Phoenix City Code. Unless revoked for cause, a supervisor's license shall run with the building maintenance registration as long as the supervisor is employed by the registrant.

[A] 118.3.2 Supervisor qualification.
A qualified supervisor must meet one of the following criteria:

1. A person licensed by the State of Arizona as a licensed contractor (qualified person) in a category of work covered by this section.
2. A licensed electrical supervisor must hold a current IAEI Electrical General or ICC Commercial Electrical Inspector certification.
3. A licensed mechanical supervisor must hold a current IAPMO Mechanical Inspector or ICC Commercial Mechanical Inspector certification.

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4. A licensed plumbing supervisor must hold a current IAPMO Plumbing Inspector or ICC Commercial Plumbing Inspector certification.

[A] 118.3.3 Revocation of supervisor's license.
The building official may revoke or temporarily suspend any supervisor's license granted hereunder for cause. Before taking such action, the building official shall request, in writing, the person against who such action is contemplated to appear before him or her to show cause why such disciplinary action should not be taken. The supervisor whose license is revoked or suspended shall be notified of such action by certified mail. It shall be unlawful to perform any work in conflict with such notice.

[A] 118.4 Application and fee for building maintenance registration.
Every applicant for a building maintenance registration shall fill out a form provided by the Planning and Development Department and shall pay an application fee at time of filing in the amount as set forth in Appendix A.2 of the Phoenix City Code for each class of supervisor in his or her employ. The form shall include at least the following:

1. The name of the holder of the registration who is authorized and has the authority to act for the building owner(s).
2. The name of the licensed supervisor(s) or the contractor who will supervise or perform the work.
3. Copies of current code certifications for each supervisor.
4. Action shall be taken by the building official on such application and the applicant shall be notified accordingly.

[A] 118.5 Registration renewal.
Registrations shall be renewed not later than 12 months after initial registration by payment of a renewal fee equal to the application fee. Any work performed after expiration shall be a violation of this Code.

[A] 118.6 Validity of registration.
The registrations shall be valid only as long as the named licensed supervisor(s) shall remain in the employ of the registrant in an active full-time capacity. If these personnel should leave the employ of the registrant, the registrant shall notify the building official immediately. The registrant shall be required to obtain proper personnel according to the requirements of this code within 90 days of notification to the building official. If personnel are not obtained within the 90-day period, the registration shall be deemed suspended until such personnel are obtained.

[A] 118.7 Revocation of registration.
The building official may suspend or revoke a registration when the registrant fails to comply with any of the registration responsibilities or for violation of any provision of this code. Violations which may result in revocation of a building maintenance registration include, but are not limited to, one or more of the following:

1. Performing construction work outside the scope of the registration without obtaining a separate permit.
2. Performing construction work without a licensed supervisor as required in this section, or without the supervisor's knowledge, consent or oversight.
3. Concealing work without inspection approval or authorization.
4. Refusal to uncover concealed work.
5. Constructing or installing work contrary to inspection orders.
6. Failure to report all construction work done under authority of the building maintenance registration.
7. Refusal to eliminate unsafe conditions listed in Section 116 of this code.

When the building official determines that a violation has occurred and that suspension or revocation of the registration is warranted, the registrant shall be notified in writing by certified mail and shall be given an opportunity for an administrative hearing with the building official. The suspension or revocation shall take effect 10 days after the date of notification unless, within such time, the registrant requests an administrative hearing. When an administrative hearing is requested, the building official shall consider all evidence submitted at the hearing and shall notify the registrant in writing of the final decision within 10 days following such hearing. All final decisions of the building official to suspend or revoke a building maintenance registration may be appealed in accordance with Section 113 of these administrative provisions.

[A] 118.8 Work report and inspections.
A brief outline of all work done under the registration shall be prepared by the licensed supervisor(s) and shall be available to the building official during periodic inspections. Work shall not be concealed without first obtaining inspection approval from the building official. Work performed under the building maintenance registration shall be inspected at regular intervals not exceeding six months.

Justification: These provisions create the Building Maintenance Registration and are carried forward and expanded from previous editions of the Phoenix Building Construction Code. This allows minor work to be done under the supervision of a Licensed Supervisor without plan review or prior approval from Planning & Development Department.

Cost Impact: Minimal Cost Impact. This simplification and streamlining of the process for minor projects at registered facilities would save customers time and money.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/20/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Chapter 1 [A], Section 119

Submitted by: International Building Code Administrative Committee

[A] SECTION 119 JOURNEYMAN AND APPRENTICE LICENSES

[A] 119.1 License required.
All work performed on plumbing and mechanical systems where a permit is required according to Section 105 of these administrative provisions, is required to be performed by a Licensed Journeyman or by an Apprentice as defined in this section.

Exceptions:
1. A person licensed by the State of Arizona as a licensed contractor (qualified person) in a category of work covered by this section.
2. The owner/occupant of a single-family residence when performing work covered by this section on their residence or accessory buildings or structures.
3. Persons installing private water services, sewers or private sewage disposal systems as defined in the Phoenix Plumbing Code need not obtain a Journeyman or Apprentice license.

[A] 119.2 Definitions. For purposes of this section, terms are defined as follows:

1. **Journeyman Licenses** is the authority to perform or observe work requiring certain skills as identified in this section and is issued by the building official upon successful completion of an examination administered by the City of Phoenix.

2. **Licensed Journeyman** is a person skilled in an area of work covered by this section with sufficient work experience to pass the Journeyman Test administered by the City of Phoenix and is capable of performing work covered by their Journeyman License and supervising the work of Apprentices covered by this section.

3. **Apprentice** is a person learning a skill and working in an area of work covered by this section and working under the direct supervision of a Licensed Journeyman or State of Arizona Licensed Contractor.

[A] 119.3 Journeyman licenses.
Journeyman licenses shall be divided into classifications as follows:

1. **Journeyman plumber.** A Journeyman plumber may install plumbing systems within the scope of the Phoenix Building Construction Code.
2. **Journeyman gas fitter**. A Journeyman gas fitter may install gas appliances, including the piping and venting of these appliances within the scope of the Phoenix Building Construction Code.
3. **Journeyman mechanical systems installer.** A Journeyman mechanical systems installer may install all heating, ventilating, cooling, refrigeration or other mechanical systems and equipment within the scope of the Phoenix Building Construction Code.

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4. **Apprentice.** An Apprentice license may be issued to an individual who cannot qualify for the Journeyman status in one of the categories listed above. Apprentice licenses are valid for a period of one year.

[A] 119.4 Apprentice.
An apprentice must work under the supervision of a Licensed Journeyman or Arizona State Licensed Contractor at all times work is being performed. The Licensed Journeyman or state licensed contractor is responsible for the work of the apprentice.

[A] 119.5 Application for licenses.
Applicants shall submit either verification of experience (Journeyman) or notarized letter of request (Apprentice) with appropriate fees and application forms supplied by the Planning & Development Department. Applicants for Journeyman licenses shall schedule a test date subsequent to their application being accepted, or provide evidence that they have passed an approved third-party Journeyman license exam.

[A] 119.6 Fees.
Fees shall be paid upon submittal of the application for licensing. Test fees are refundable with cause prior to any test being taken. No fees are refundable after a test has been taken, regardless of the outcome. Fees are set forth in Appendix A.2 of the Phoenix City Code.

[A] 119.7 Examinations.

[A] 119.7.1 Frequency of examinations.
Approved third-party agencies shall hold examinations no less frequently than once every three months, in a suitable place, and for each classification for which there are applications on file. Examinations shall be held more frequently when necessary. The Planning & Development Department may also hold examinations when necessary.

[A] 119.7.2 Scope of examinations.
Each written examination shall relate specifically to that aspect of the trade(s) for which licensing is being requested. Examinations shall be in writing, and shall be sufficiently comprehensive to test the Code related knowledge of an applicant seeking Journeyman status. A prerequisite to testing is verification that the applicant has four or more years of practical experience in the discipline for which licensing is requested.

[A] 119.7.3 Notification of test results.
Licenses shall be issued to successful candidates within reasonable time after successful completion of an examination. Applicants who fail to pass their examination(s) shall be notified within 10 days after the examination. A retest date shall be established within 30 days.

[A] 119.8 Expiration and renewal.
Unless revoked for cause, all Journeyman licenses shall expire 36 months after the month in which they were issued. To renew a Journeyman license, it is necessary to pass a renewal examination and to pay a renewal fee as set forth in Appendix A.2 of the Phoenix City Code. An examination will be mailed to each holder of a Journeyman license prior to expiration of the current license. This examination is to be completed and returned within 60 days of license expiration. Failure to renew within 60 days after expiration of a license will result in its revocation, and will require that the initial Journeyman examination be taken before issuance of a new Journeyman license.

[A] 119.9 Journeyman or apprentice identification card.
At the time of licensing each Journeyman or Apprentice, and at the time of renewing each license, the Planning & Development Department shall provide each successful applicant with an

identification card showing the classification for which that person is licensed. At all times when performing work that requires a license, such person shall have a Journeyman or Apprentice card in their immediate possession, and shall produce it upon request of a Planning & Development Department representative. It shall be the responsibility of the contractor to determine that their workers are properly licensed.

Journeyman or apprentice licenses shall be issued only to individual persons and shall not be transferable.

[A] 119.10 Revocation of licenses.
The Planning & Development Department may revoke any license granted hereunder for cause. Upon notification, the licensee shall be given 30 days to justify in writing why revocation of the license is unwarranted. Failure to respond to such notification will be taken as voluntary forfeiture of the license and acceptance of any action revoking said license. Appeal of a final administrative decision may be filed within 10 days of formal notification as provided in Section 113 of these administrative provisions.

Justification: This retains the Journeyman Licensing program that has historically been in place in Phoenix. The program helps to ensure quality construction and is supported by the construction industry.

Cost Impact: Minimal Cost Impact. There may be a minimal additional cost to a project due to the requirement to use qualified staff, however, this is frequently offset by reduction in rework. The provision has been included in the Phoenix Building Construction Code for many years.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/17/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 202

Submitted by: International Building Code Committee

ELECTRIC VEHICLE CHARGING STATION. One or more vehicle spaces served by an electric vehicle charging system, including the electric vehicle charging system.

HIGH-RISE BUILDING. A *building* with an occupied floor or ~~occupied~~ *occupiable* roof located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

Justification: To maintain consistency with the terminology in the U.S. Access Board's proposed rule to amend their accessibility guidelines for the Americans with Disabilities Act, the added wording clarifies that the electrical vehicle charging system is part of the electric vehicle charging station.

The 2024 Code edition changed the terminology used throughout from occupied roof to *occupiable* roof. The terminology in the definition did not get changed. This amendment corrects this oversight, so the definition uses the same terminology as the rest of the Code.

Cost Impact: No cost impact. Use of consistent terminology.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 310.4.1

Submitted by: International Building Code Committee

310.4.1 Care facilities within a dwelling.
Care *facilities* for five or fewer *persons* receiving care that are within a single-family *dwelling* are permitted to comply with the *International Residential Code*. ~~provided~~ Other than where preempted by Arizona State Law, an *automatic sprinkler system* ~~is~~ installed in accordance with Section 903.3.1.3 of this code or *Section P2904* of the *International Residential Code* shall be provided.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed the Bret Tarver Sprinkler Ordinance to do so, due to the age of the Bret Tarver Sprinkler Ordinance. The Bret Tarver Sprinkler Ordinance's requirement places a threshold of 5,000 square feet on R-3 occupancies for where a sprinkler is required. As such, this base code section cannot be enforced other than through that 5,000 square foot lens associated with Bret Tarver. Where preempted, in single-family dwellings less than 5,000 square feet, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/29/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 420.4

Submitted by: International Building Code Committee

[F] 420.4 Automatic sprinkler system.
Other than where preempted by Arizona State Law, Group R occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.6. Quick-response or residential *automatic* sprinklers shall be installed in accordance with Section 903.3.2.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required that is more conservative than base code. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed Bret Tarver to do so, due to the age of the Bret Tarver ordinance.

The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units. With the potential for this law to be altered or clarified, the provisions for fire sprinklers are not removed from the code but are specifically pointing the user to the potential of state preemption for their requirement. Where preempted, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

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Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 706.1.1

Submitted by: International Building Code Committee

706.1.1 Party Walls.
Any wall located on a *lot line* between adjacent *buildings*, which is used or adapted for ~~*joint*~~ joint service between the two *buildings*, shall be a party wall and constructed as a *fire wall* in accordance with Section 706. Party walls shall be constructed without openings and shall create separate *buildings*.

Exceptions:

1. Openings in a party wall separating an *anchor building* and a *mall* shall be in accordance with Section 402.4.2.2.1.
2. Party walls and *firewalls* are not required on *lot lines* dividing a *building* for ownership purposes where the aggregate ~~height and~~ area of the portions of the *building* located on both sides of the *lot line* do not exceed the maximum ~~height and~~ area requirements of this code. The height of the portions of the *building* on each side of the *lot line* shall not exceed the maximum height requirements of this code. For the *building official's* review and approval, the official shall be provided with copies of dedicated access easements and contractual agreements that permit the *owners* of portions of the building located on either side of the *lot line* access to the other side for purposes of maintaining fire and *life safety systems* necessary for the operation of the building.

Justification: Italicizing the word "joint" is not appropriate because the code definition is not related to the use of the word in this context.

The term "party wall" must be incorporated into the first sentence of the code text because titles are only provided as general descriptions of the section, and not adopted as part of the code text.

It is appropriate to aggregate the area of portions of the *building* on both sides of the *lot line* for compliance with the maximum area requirements of this code. However, aggregating the height of each portion of the building is inappropriate for determining compliance with maximum height requirements of this code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

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Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 708.3

Submitted by: International Building Code Committee

708.3 Fire-resistance rating.
Fire partitions shall have a *fire-resistance rating* of not less than 1 hour except when required by Section 420.2 in a building that does not have an *automatic sprinkler system* in accordance with Section 903.2.8. Where *fire partitions* are required by Section 420.2 and the building does not have an *automatic sprinkler system* the *fire-resistance rating* shall be not less than 2 hours. Where the *fire partitions* have a required *fire-resistance rating* of more than 1 hour, opening protectives shall be provided in accordance with Table 716.1(2) for *fire barriers* having a *fire-resistance rating* greater than 1 hour.

Exceptions:

1. *Corridor* walls permitted to have a $^1/_2$-hour *fire-resistance rating* by Table 1020.2.
2. *Dwelling unit* and *sleeping unit* separations in *buildings* of Types IIB, IIIB and VB construction shall have *fire-resistance ratings* of not less than $^1/_2$ hour in *buildings* equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

Justification: The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units.

The base code of the International Residential Code (IRC) includes provisions for structures containing up to four dwelling units without automatic sprinkler systems by increasing the fire-resistance rating of walls and horizontal assemblies in structures without automatic sprinkler systems. This amendment brings this concept into the IBC for consistency. The fire-resistance rating in this amendment is in line with the increase specified in the IRC.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there may be a net cost increase or decrease from base code depending on the cost of the additional passive fire protection versus the cost of the sprinkler system.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 711.2.4.3

Submitted by: International Building Code Committee

711.2.4.3 Dwelling units and sleeping units.
Horizontal assemblies serving as *dwelling* or *sleeping unit* separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction where the building has an *automatic sprinkler system* in accordance with Section 903.2.8. The horizonal assemblies shall have not less than a 2-hour *fire-resistance rating* for a building without an *automatic sprinkler system*.

Exception: *Horizontal assemblies* separating *dwelling units* and *sleeping units* shall be not less than $^1/_2$-hour fire-resistance-rated construction in a building of Types IIB, IIIB and VB construction, where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

Justification: The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units.

The base code of the International Residential Code (IRC) includes provisions for structures containing up to four dwelling units without automatic sprinkler systems by increasing the fire-resistance rating of walls and horizontal assemblies in structures without automatic sprinkler systems. This amendment brings this concept into the IBC for consistency. The fire-resistance rating in this amendment is in line with the increase specified in the IRC.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there may be a net cost increase or decrease from base code depending on the cost of the additional passive fire protection versus the cost of the sprinkler system.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 714.4.1.2

Submitted by: International Building Code Committee

714.4.1 Through penetrations.
Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2.
Note: The exception is not amended. See base code.

714.4.1.1 Fire-resistance-rated assemblies.
Through penetrations shall be protected using systems installed as tested in the *approved* fire-resistance-rated assembly.

714.4.1.2 ~~Through~~ Penetration firestop system.
Through penetrations and non-recessed *membrane penetrations* shall be protected by an *approved penetration firestop* system installed as tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water (2.49 Pa) and shall have an *F rating* of not less than the required *fire-resistance rating* of the wall penetrated. Recessed fixtures shall comply with one of the exceptions to Section 714.4.2.

714.4.2 Membrane penetrations
Membrane penetrations shall comply with Section 714.4.1. Where walls or partitions are required to have a *fire-resistance rating*, recessed fixtures shall be installed such that the required *fire resistance* will not be reduced.
Note: The exceptions are not amended. See base code.

Justification:
The only amendment is to section 714.4.1.2. This is a clarification of a long-standing issue with interpreting the IBC with respect to recessed membrane penetrations other than electrical boxes and whether they need a T rating when tested to ASTM E814 or UL 1479. They do.

Exception 4 to Section 714.4.2 has a requirement for an F and T rating for these non-electrical boxes, but the base code points the user to the potential to use Section 714.4.1.2 for these situations that only contains an F rating. The use of base code Section 714.4.1.2 for only an F rating is at odds with the second sentence of Section 714.4.2. See the definition of *fire resistance* that includes retarding the passage of excessive heat. Due to the presence of this second sentence of Section 714.4.2 the use of base code Section 714.4.1.2 without a T rating is not currently allowed for recessed membrane penetrations. This amendment will clarify this.

Section 714.4.1.2 is amended as opposed to amending Section 714.4.2 directly, so that the option of Section 714.4.1.1 is maintained. 714.4.1.1 allows the penetration to be just as it was installed, where it was part of the wall's test for the wall's fire rating.

Cost Impact: No cost impact.
The second sentence of Section 714.4.2 already requires this. This is clarification.

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Approved in previous 2018 Code Adoption process:	☐ **YES** ☒ **NO**
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 901

Submitted by: International Building Code Committee

901.1 Scope.
The provisions of this chapter shall specify where fire protection and *life safety systems* are required and shall apply to the design, installation and operation of *fire protection* and *life safety systems*.

901.1.1 City of Phoenix amendments to fire protection and life safety systems
The City of Phoenix amendments to the fire protection and *life safety systems* are found in Chapter 9 of the most recently adopted version of the Phoenix Fire Code. Where conflicts occur between the provisions of this chapter and Chapter 9 of the Phoenix Fire Code, the provisions of the Phoenix Fire Code shall apply.

Justification:
To better coordinate the fire protection and life safety systems requirements found in both the Building Code and Fire Code and to avoid conflicts that may occur when providing the same information in two separate locations, this amendment has been provided in the Building Code to reference Chapter 9 of the Phoenix Fire Code for all City of Phoenix amendments to Chapter 9 fire protection and life safety systems.

Cost Impact: No cost impact.
This amendment will not in and of itself revise any code requirements.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: N/A ☒ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1025.1

Submitted by: International Building Code Committee

1025.1 General.
Approved luminous egress path markings delineating the exit path shall be provided in all *high-rise buildings* ~~of Group A, B, E, I-1, M or R-1 occupancies~~ in accordance with this section.

Justification: Removing the specific occupancy types and adding the verbiage of all will help align the building department requirements with what is already required by the fire department.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1025.2

Submitted by: International Building Code Committee

1025.2 Markings within exit components.
Egress path markings shall be provided in all *interior exit stairways*, *interior exit ramps* and *exit passageways* in accordance with Sections 1025.2.1 through 1025.2.6.3.

Justification: This amendment clarifies that all interior exit stairways, interior exit ramps, and exit passageways, in a high-rise building are required to have luminous egress path markings. This provides consistency with the provisions in the Phoenix Fire Department policies and eliminates unintended interpretation.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1101.1

Submitted by: International Building Code Committee

1101.1 Scope.
The provisions of this chapter and the Arizona Revised Statutes ARS sections 41-1492 through 41-1492.12 shall control the design and construction of *facilities* for accessibility for individuals with disabilities.

Justification: It is required by state law to be included in the Phoenix Building Construction Code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1102.1

Submitted by: International Building Code Committee

1102.1 Design.
Buildings and *facilities* shall be designed and constructed to be *accessible* in accordance with this code and ICC A117.1 and in accordance with provisions State of Arizona Attorney General Administrative Rules R10-3-401 through R-10-3-404 (2010 ADA Standards for Accessible Design, referred to as "2010 Standards", adopted by the U.S. Department of Justice), whichever standard provides the greatest degree of accessibility.

The word "accessible", appearing in all instances in Chapter 11, shall be italicized, including when hyphenated with another word.

Justification: It is required by State law to be included in the Phoenix Building Construction Code.

The use of the term "*accessible*" and "accessible" in this chapter is inconsistent. To mitigate misinterpretation, all instances of this term must be italicized to clearly indicate the requirement to comply with the provisions of this chapter.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 12/18/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1103.2.3

Submitted by: Strategic Workgroup on Accessibility

1103.2.3 Detached dwellings Detached one- and two- family *dwellings*, their accessory *structures* and their associated *sites* and *facilities* ~~are not required to comply with this chapter~~ shall comply with Section R322 of the *International Residential Code*.

Justification: The general exception to accessibility is removed and a reference is provided to the inclusive home design criteria in amended IRC Section R322.

Cost Impact: Minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: Please see rationale on IRC R322 proposals.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/18/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☐ Approved as submitted ☐ Modified and approved ☒ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☐ Approved as submitted ☐ Modified and approved ☒ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1103.2.5

Submitted by: International Building Code Committee

1103.2.5 Construction sites.
Structures, *sites,* and equipment directly associated with the actual processes of construction including, but not limited to, scaffolding, bridging, materials hoists, materials storage, or construction trailers are not required to comply with this chapter. The public portions of temporary sales offices/trailers shall be *accessible*. *Accessible* parking and an *accessible route* from the *accessible* parking to the sales office/trailer and throughout the public portions of the office/trailer, including the design center, shall be provided. *Accessible* toilet rooms shall be provided.

Justification: This is an issue that has caused confusion in the past, so this clarification helps avoid that confusion.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1103.2.11

Submitted by: Strategic Workgroup on Accessibility

1103.2.11 Residential Group R-1 or R-3. Buildings of Group R-1 containing not more than five dwelling units and sleeping units in aggregate for rent or hire that are also occupied as the residence of the proprietor ~~are not required to comply with this chapter. B~~ and buildings of Group R-3 congregate living facilities (transient) or boarding houses (transient) containing not more than five sleeping units for rent or hire that are also occupied as the residence of the proprietor ~~are not required to comply with this chapter.~~ shall comply with Section R322 of the *International Residential Code*.

Justification: The general exception to accessibility is removed and a reference is provided to the inclusive home design criteria in amended IRC Section R322.

Cost Impact: Minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: Please see rationale on IRC R322 proposals.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/18/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☐ Approved as submitted ☐ Modified and approved ☒ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☐ Approved as submitted ☐ Modified and approved ☒ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1104.1

Submitted by: International Building Code Committee

1104.1 Site arrival points.
At least one *accessible route* within the *site* shall be provided from public transportation stops, *accessible* parking, accessible electric vehicle charging spaces, *accessible* passenger loading zones, and public streets or sidewalks to the *accessible building* entrance served.

Exception: Other than in *buildings* or *facilities* containing or serving *Type B units*, an *accessible route* shall not be required between *site* arrival points and the *building* or *facility* entrance if the only means of access between them is a vehicular way not providing for pedestrian access.

Justification: Added accessible electric vehicle charging spaces as site arrival points because these are not necessarily accessible parking spaces; and EV charging spaces are proposed to be identified in the ADA as site arrival points.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/24 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1104.4

Submitted by: International Building Code Committee

1104.4 ~~Multistory~~ Multilevel buildings and facilities.
At least one *accessible route* shall connect each accessible *story, mezzanine* and *occupiable* roofs in multilevel *buildings* and *facilities*.

Justification: The use of the term "multistory" instead of "multilevel" in this title has been interpreted in the past to limit Section 1104.4 to multistory buildings and not multilevel buildings. Confusion has stemmed from the related Section 206.2.3 of the 2010 ADA that uses the term "multi-story" instead of multilevel. However, the definition of "story" in the ADA differs from the definition in the Code. Section 1104.4 is written in such a way to meet or exceed the requirements of the ADA and it is written in consideration of multilevel buildings and facilities, not just multistory buildings, and facilities.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/24 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1106.2

Submitted by: International Building Code Committee

1106.2 Required.
~~Where parking is provided, *accessible* parking spaces shall be provided in compliance with Table 1106.2, except as required by Sections 1106.3 through 1106.5. Where more than one parking *facility* is provided on a *site*, the number of parking spaces required to be accessible shall be calculated separately for each parking *facility*.~~

~~**Exception:** This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where *lots* accessed by the public are provided with an accessible passenger loading zone.~~

Where parking lots, garages or passenger loading zones are provided, *accessible* parking spaces and *accessible* passenger loading zones shall be provided in accordance with the Phoenix Zoning Ordinance and the 2010 ADA Standards for Accessible Design.

~~Table 1106.2~~
~~1106.3~~
~~1106.4~~
~~1106.5~~
~~1106.6~~
~~1106.7~~

1106.8 Parking meters and pay stations.
Where parking meters and pay stations serve *accessible* parking spaces, such parking meters and pay stations shall be *accessible*.

~~1106.9~~

Justification: The Phoenix Zoning Ordinance provides the scoping and technical provisions for *accessible* parking and *accessible* passenger loading zones. This amendment deletes the provisions in the PBCC and provides a reference to the Phoenix Zoning Ordinance and the ADA Standards for Accessible Design to eliminate redundant provisions.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee		Date: 12/18/24
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/27/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB)		Date: 04/22/2025
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 1107.2

Submitted by: International Building Code Committee

1107.2 Electric vehicle charging stations.
Electrical vehicle charging stations shall comply with Sections 1107.2.1, ~~and~~ 1107.2.2., 1107.2.3, and 1107.2.4.

An *electric vehicle charging station* is not required to be a parking space, but if it also serves to provide vehicle parking required by the Phoenix Zoning Ordinance, it shall be considered a separate parking *facility* and shall comply with the most restrictive requirements of both vehicle space types.

Exceptions:
1. *Electrical vehicle charging stations* provided to serve Group R-3 and R-4 occupancies are not required to comply with this section.
2. *Electric vehicle charging stations* used exclusively by buses, trucks, other delivery vehicles, law enforcement vehicles and motor pools are not required to comply with this section.

1107.2.1 Number of accessible vehicle spaces.
~~Not less than 5 percent of vehicle spaces on the *site* served by electrical vehicle charging systems, but not fewer than one for each type of electric vehicle charging system, shall be *accessible*.~~

At least 5 percent but not less than one electric vehicle charging space for each type of electric vehicle charging system in an *electric vehicle charging station* shall be *accessible*.

When an *accessible route* from an *electric vehicle charging station* is provided to an *accessible* entrance, the *accessible* electric vehicle charging spaces shall be placed on the shortest practical *accessible route* to the *accessible* entrance relative to the other electric vehicle charging spaces at the *electric vehicle charging station*.

1107.2.2 Vehicle space size.
Accessible electric vehicle charging spaces shall be ~~comply with the requirements for a van accessible parking space that is~~ 132 inches (3350 mm) minimum in width and 240 inches (6096 mm) minimum in length with an adjoining access aisle that is 60 inches (1525 mm) minimum in width. Access aisles shall extend the full length of the electric vehicle charging space. An *accessible* electric vehicle charging space access aisle adjoining two *accessible* electric vehicle charging spaces or an *accessible* parking space may be shared.

Accessible vehicle charging spaces, access aisles, and the vehicular ways serving them, shall have a vertical clearance of 98 inches (2490 mm) minimum.

Measurement of *accessible* electric vehicle charging spaces and access aisles shall be made from the centerline of the markings.

Exception: Where *accessible* electric vehicle charging spaces or their access aisles are not adjacent to another *accessible* electric vehicle charging space or its access aisle, or

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accessible parking space; measurements may include the full width of the line defining the *accessible* electric vehicle charging space or its access aisle.

Access aisles shall adjoin an *accessible route* required by Sections 1104.1 and 1104.2.

Accessible electric vehicle charging spaces shall be designed to allow a stationary vehicle in the *accessible* vehicle charging space from obstructing the required *accessible route*, the access aisle, and the *accessible* operable parts clear floor space.

1107.2.3 Accessible electric vehicle space and access aisle surfaces.

Accessible electric vehicle charging spaces and access aisles shall have *accessible* floor surfaces with slopes not steeper than 1:48. Changes in level are not permitted in the access aisles.

Access aisles shall be on the same level as the vehicle charging spaces they serve, shall not overlap vehicular ways, and shall be marked to discourage parking in them.

1107.2.4 Accessible electric vehicle charging system.

An electric vehicle charging system serving an *accessible* electric vehicle charging space shall be *accessible*, and on an *accessible route*; and shall comply with Section 1107.2.4.

Clear floor space at *accessible* operable parts shall be positioned for a parallel approach and shall be centered on the operable part, except where multiple *accessible* operable parts are present the clear floor space may be centered on the group of operable parts if the reach range to each operable part is not exceeded.

Electric vehicle charging cables that exceed 5 pounds (22.2N) shall include a cable management system to support the excess weight.

Except where a handset-type device is provided, an electric vehicle charging system that allows for private listening shall provide a mode of operation for controlling the volume.

Except where a handset-type device is provided, an electric vehicle charging system that provides non-private listening shall include an incremental volume control with output amplification up to a level of at least 65dB. The volume shall automatically reset to the default level after every use.

The content on a display screen, for an electric vehicle charging system that provides a display screen, shall be visible from a point located 40 inches (1015mm) above the center of the clear floor space for the display screen.

At least one mode of characters on a display screen, for an electric vehicle charging system that provides a display screen, shall be in a sans serif font. Where a display zoom feature is not provided, characters shall be 3/16 inch (4.8 mm) minimum in height based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

Where flashing is used to convey information, indicate an action, prompt a response, or distinguish a visual element, flashes shall not exceed a rate of three per second.

Where provided, status indicators shall be discernible visually, and by touch or sound.

Where provided, color coding shall not be used as the only means to convey information, indicate an action, prompt a response, or distinguish a visual element.

Where provided, audible signals or cues shall not be used as the only means to convey information, indicate an action, prompt a response, or distinguish a visual element.

Where provided, handset-type devices designed to be held to the ear shall provide volume gain conforming to 47 CFR 68.317. If the handset-type device is corded, the cord shall be 29 inches (735 mm) minimum in length. Handset-type devices shall reduce interference with hearing aid technologies and provide a means for effective magnetic wireless coupling in conformance with TIA–1083–B.

Where an electric vehicle charging system provides real-time video, the quality of the video shall be sufficient to support communication using sign language.

Where an electric vehicle charging system displays or processes video with audio, synchronized captioning of the audio shall be provided.

Justification: This amendment contains both scoping provisions and technical criteria for accessible electric vehicle charging stations and associated elements in compliance with the requirements that are included in the U.S. Architectural and Transportation Barriers Compliance Board's (aka U.S. Access Board) proposed rule that will amend the accessibility guidelines which are a codified part of the Americans with Disabilities Act. This amendment provides necessary information in compliance with the proposed rule that was not available at the time the 2024 IBC and the referenced ICC A117.1-17 was developed but will be required with amendment, in the near future by the ADA. The minimum size of the space and the aisle are coordinated not to conflict with the Phoenix Zoning Ordinance.

Cost Impact: No cost impact. The 2024 IBC already requires accessible EV charging stations but neither the IBC, nor the ICC A117.1-17, include adequate technical criteria to make these accessible. The technical criteria required to make these accessible will be specified by the ADA shortly, so this amendment will have no impact on the cost of an EV charging station in Phoenix relative to other jurisdictions.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/10/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1108.6.2.2.1

Submitted by: International Building Code Committee

1108.6.2.2.1 Type A units.
In Group R-2 occupancies containing more than 20 *dwelling units* or *sleeping units*, at least 2 percent but not less than one of the units shall be a *Type A unit*. All Group R-2 units on a *site* shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units. Where two or more *Type A units* are provided, at least 5 percent but not less than one *Type A unit* shall include a bathroom with a shower complying with ICC A117.1 for *Type A units*. In Group R-2 occupancies containing more than 20 *dwelling units* or *sleeping units* that are located within a thirteen hundred twenty-foot radius of a light rail station platform, at least 6 percent, but not less than one of the units within that radius shall be a Type A unit.

Justification: This increases availability of more adaptable dwelling units and sleeping units within a ¼ mile radius of a light rail station.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1108.7.2

Submitted by: International Building Code Committee

1108.7.2 Multistory units.
A *multistory dwelling unit* or *sleeping unit* that is not provided with elevator service is not required to be a *Type A or Type B unit*. Where a *multistory unit* is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a *Type B unit* and, where provided within the unit, a living area, a kitchen, and a toilet *facility* shall be provided on that floor.

Justification: The *Type A unit* is a more adaptable version of the *Type B unit*. If a *Type B unit* is not required, then a *Type A unit* is also not required.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/24 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1109.2

Submitted by: International Building Code Committee

1109.2 Assembly area seating.
A *building*, room or space used for assembly purposes with *fixed seating, bleachers*, *grandstands* or *folding and telescopic seating* shall comply with Sections 1109.2.1 through 1109.2.5. Lawn seating shall comply with Section 1109.2.6. Assistive listening systems shall comply with Section 1109.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1109.2.8. Dining areas shall comply with Section ~~1109.2.9~~ 1110.14.

Justification: The 2024 IBC added Section 1110.14 for dining surfaces and created a potentially confusing redundancy. This amendment provides reference to Section 1110.14 and removes reference to Section 1109.2.9 which is deleted by a separate amendment.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/24 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1109.2.9

Submitted by: International Building Code Committee

~~**1109.2.9 Dining and drinking areas.**~~
~~In dining and drinking areas, all interior and exterior floor areas shall be accessible and be on an *accessible route*.~~
~~**Exceptions:**~~

1. ~~An *accessible route* between accessible levels and *stories* above or below is not required where permitted by Section 1104.4, Exception 1.~~
2. ~~An *accessible route* to dining and drinking areas in a *mezzanine* is not required, provided that the *mezzanine* contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.~~
3. ~~In sports *facilities*, tiered dining areas providing seating required to be accessible shall be required to have *accessible routes* serving at least 25 percent of the dining area, provided that *accessible routes* serve accessible seating and where each tier is provided with the same services.~~
4. ~~Employee-only work areas shall comply with Sections 1103.2.2 and 1104.3.1.~~

~~**1109.2.9.1 Dining surfaces.**~~
~~Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one, of the dining surfaces for the seating and standing spaces shall be accessible and be distributed throughout the *facility* and located on a level accessed by an *accessible route*.~~

Justification: Section 1109.2.9 is being deleted and the information included in Section 1110.14 by a separate amendment to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact. No technical provisions have been changed.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/18/2024 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1110.2

Submitted by: International Building Code Committee

1110.2 Toilet and bathing facilities.

Exceptions:

3. Where multiple single-user toilet rooms ~~or bathing rooms~~ are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be *accessible*.

Justification: The 2010 ADA Standards for Accessibility Design does not include bathrooms in this exception. This amendment eliminates a conflict with the ADA provision.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1110.14.1

Submitted by: International Building Code Committee

1110.14.1 Dining surfaces.
~~Not less than 5 percent of the seating and standing space provided at fixed, built-in, and movable dining surfaces shall be accessible.~~ Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one of the fixed or built-in dining surfaces for the seating and standing spaces shall be *accessible* and at least 5 percent, but not less than one of the moveable dining surfaces for the seating and standing spaces shall be *accessible*.
In dining and drinking areas, all interior and exterior floor areas shall be *accessible* and be on an *accessible route*.
Exceptions:

1. An *accessible route* between accessible levels and *stories* above or below is not required where permitted by Section 1104.4, Exception1.
2. An *accessible route* to dining and drinking areas in a *mezzanine* is not required, provided that the *mezzanine* contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.
3. In sports *facilities*, tiered dining areas providing seating required to be accessible shall be required to have *accessible routes* serving at least 25 percent of the dining area, provided that *accessible routes* serve accessible seating and where each tier is provided with the same services.
4. Employee-only work areas shall comply with Section 1103.2.2 and 1104.3.1.

Justification: Title II and Title III of the 2010 ADA Standards for Accessibility Design regulates fixed and built-in elements only. This clarifies that fixed and built-in dining surfaces must be considered as a group separately from moveable dining surfaces to comply with the ADA. A moveable *accessible* dining surface will not satisfy the requirement for an *accessible* fixed or built-in dining surface. 5 percent of the moveable *accessible* dining surfaces were also required by the 2018 Code and must be provided in the same area as the non-accessible moveable dining surfaces. This amendment includes provisions originally in Sections 1109.2.9 and 1109.2.9.1 of the 2024 edition which have been deleted by a separate amendment and placed into this Section to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact. No technical provisions have been changed.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/24
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1110.14.3

Submitted by: International Building Code Committee

1110.14.3 Dispersion.
Accessible seating and standing space at *accessible* fixed, built-in, or moveable dining ~~or work~~ surfaces shall be distributed throughout the space or *facility* containing ~~such elements and~~ that type of dining surface. *Accessible* seating and standing space at fixed or built-in *accessible* work surfaces shall be distributed throughout the space or *facility* containing that type of work surface. *Accessible* dining and work surfaces shall be located on a level accessed by an *accessible route*.

Justification: The 2010 ADA Standards for Accessibility Design regulates fixed and built-in elements only. This clarifies that fixed and built-in dining surfaces must be considered as a group separately from moveable dining surfaces and must be located in the same area as the non-accessible fixed or built-in dining surfaces are located to comply with the ADA. A moveable *accessible* dining surface will not satisfy the requirement for an *accessible* fixed or built-in dining surface. Five percent of the moveable *accessible* dining surfaces were also required by the 2018 code and must be provided in the same area as the non-accessible moveable dining surfaces in order not to conflict with Title II of the ADA when it applies. This amendment includes provisions originally in Section 1109.2.9.1 of the 2024 edition which has been deleted by a separate amendment and placed into this section to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 1/9/25 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1112.1

Submitted by: International Building Code Committee

1112.1 Signs. Required *accessible* elements shall be identified by the International Symbol of Accessibility at the following locations.

11. *Accessible* electric vehicle charging spaces. Signs shall be 60 inches (1525 mm) minimum above the surface of the electric vehicle charging space to the bottom of the sign.

Exception: In residential facilities, where electric vehicle charging spaces are assigned spaces, identification of *accessible* electric vehicle charging spaces shall not be required.

Justification: Added item 11 to comply with the requirement that is included in the U.S. Access Board's proposed rule to amend their accessibility guidelines for the Americans with Disabilities Act.

Cost Impact: The cost of a sign at each accessible EV charging space.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1203.1

Submitted by: International Building Code Committee

SECTION 1203 TEMPERATURE CONTROL

1203.1 Equipment and systems.
Interior spaces intended for human occupancy shall be provided with active or passive ~~space~~ heating and cooling systems capable of maintaining an indoor temperature ~~not less than 68°F (20°C)~~ between 70°F (21°C) and 82°F (28°C) (if cooled by air conditioning, and 86°F (30°C) if cooled by evaporative cooling), measured at a point 3 feet (914mm) above the floor in the center of the room. ~~on the design heating day~~ The installation of portable space heaters or coolers shall not be used to achieve compliance with this section.

Exception: Space heating and cooling systems are not required for:

1. Interior spaces where the primary purpose of the space is not associated with human comfort.
2. Group F, H, S or U occupancies.

Justification: This amendment requires newly constructed buildings to comply with City of Phoenix Neighborhood Preservation Ordinance Sec. 39-5(B)(1)(b), which deals with buildings that are rented. All newly constructed buildings may be rented at some point in their life.

Cost Impact: Significant cost impact; this amendment requires cooling in all interior spaces intended for human occupancy, which the base code does not.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 1607.1

Submitted by: International Building Code Committee

TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L0, AND MINIMUM CONCENTRATED LIVE LOADS

OCCUPANCY OR USE			UNIFORM (psf)	CONCENTRATED (POUNDS)	ALSO SEE SECTION
27.	Residential	One- and two-family dwellings:		-	Section 1607.21
		Habitable attics and sleeping areas	~~30~~ 40		
		All other areas	40		

Justification: Actual live loads applied to spaces at any given moment in time are dramatically lower than the values shown throughout the building code, however the structure must be capable of sustaining and not failing under the maximum reasonable load that it will be exposed to during short-duration, high-intensity, extraordinary, or transient loading events. This could include building material placements during remodels as well as crowding in special or emergency situations. The commentary to ASCE 7-16 identifies the mean maximum load for owner occupied residential uses as 38 psf. The mean maximum load for sleeping areas used only for that purpose is not identified and may not have been studied but is likely at or below 30psf. During the structure's reasonable lifetime, the potential for the use of a bedroom to be used in the same manner as other areas in residential occupancies is quite high and so this amendment is maintained from previous code versions to make failure during the loading scenarios identified less likely.

Cost Impact: No cost impact. This code amendment will not be a change from previous editions of the Phoenix building codes.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 1/9/25 ☐ No action taken
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Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1611.1

Submitted by: International Building Code Committee

1611.1 Design rain loads
Each portion of a roof shall be designed to sustain the *load* of rainwater as per the requirements of Chapter 8 of ASCE 7. Rain loads shall be based on the summation of the static head, d_s, hydraulic head, d_h, and ponding head, d_p, using Equation 16-20. The hydraulic head shall be based on hydraulic tests data or hydraulic calculations assuming a flow rate corresponding to a rainfall intensity equal to or greater than the 15-minute duration storm with return period given in Table 1611.1. Rainfall intensity shall be determined in inches per hour for 15-minute duration storms for the risk categories given in Table 1611.1 for the location of the structure. Approved 15-minute duration rainfall intensity values are available at https://asce7hazardtool.online, or an approved equivalent. The ponding head shall be based on structural analysis as the depth of water due to deflections of the roof subjected to unfactored rain load and unfactored *dead load*.

Justification: The 2024 IBC is using rainfall intensity based on a 15-minute duration. The base model code previously used a 60-minute intensity. Previous editions of the code provided figures to determine the intensity of rainfall. The code removed the figures when it changed to 15-minute average rainfall intensity. This leaves the designer to find an acceptable source of rainfall data and provide it when they did not need to before. This code amendment will directly allow the use of the data from the ASCE website, as it is already frequently used for seismic accelerations and wind speeds. The website identified in this code amendment is in the base model code in Section 1609.3 for identifying acceptable sources for wind speeds.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
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Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1612.3

Submitted by: International Building Code Committee

1612.3 Establishment of flood hazard areas.
~~To establish *flood hazard areas*, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The *Flood Insurance Study* for **[insert name of jurisdiction]**," dated **[insert date of issuance]**, as amended or revised with the accompanying *Flood Insurance Rate Map* (*FIRM*) and Flood Boundary and *Floodway* Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.~~

Flood hazard areas for use in this code are established in Phoenix City Code Chapter 32B

Justification: The City Code establishes the City's flood hazard areas.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1613.1

Submitted by: International Building Code Committee

1613.1.1 Risk Category III and IV Seismic Design Category.
ASCE 7-22 Section 11.7 is amended as follows:

Risk Category I and II buildings and other structures assigned to Seismic Design Category A need only comply with the requirements of Section 1.4. Nonstructural components in SDC A are exempt from seismic design requirements. In addition, tanks assigned to Risk Category IV shall satisfy freeboard requirement in Section 15.6.5.1. Risk Category III and IV structures shall be designed to a minimum *seismic design category* of B.

Exception: Where the *site class* is determined via shear wave velocity testing of the top 100 feet of soil and Section 11.6 indicates so, Risk Category III and IV structures are permitted to be designed to Seismic Design Category A and only comply with Section 1.4.

Justification: The seismic design category of a structure is dependent upon risk category, location, and soil properties at the site. Frequently, the soil properties are estimated, as opposed to directly investigated. This estimation method is much less robust than direct measurement of the soil's shear wave velocity. As such, when this estimation method is used to determine a seismic design category of A at a site, there is a large risk that this is incorrectly assigned, and that risk is too high for structures that represent a substantial hazard to human life or serve as essential facilities.

Cost Impact: Cost impact is minimal. Possible cost of earthquake analysis for high-risk category structures.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1704.1

Submitted by: International Building Code Committee

SECTION 1704
SPECIAL INSPECTIONS AND TESTS, CONTRACTOR RESPONSIBILITY AND ~~STRUCTURAL~~ OBSERVATION
1704.1 General.
Special inspections and tests, statements of *special inspections*, responsibilities of contractors, submittals to the *building official* and ~~*structural*~~ *observations* shall meet the applicable requirements of this section.

Justification: This section includes observations for electrical, mechanical, and plumbing, not just structural.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 1704.6

Submitted by: International Building Code Committee

1704.6 Structural observations
Where required by the provisions of Section 1704.6.1, the *owner* or the *owner's* authorized agent shall employ ~~a~~ the *registered design professional* responsible for the structural design, or another *registered design professional* who is familiar with the structural design and is acceptable to the *building official* to perform *structural observations*. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance to the *approved construction documents*. *Structural observation* does not include or waive the responsibility for the inspections in Section 110 or the *special inspections* in Section 1705 or other sections of this code. *Structural observation* shall be performed, at a minimum, at significant stages of the construction. ~~Prior to the commencement of observations, the structural observer shall submit to the *building official* a written statement identifying the frequency and extent of *structural observations*. At the conclusion of the work included in the *permit*, the structural observer shall submit to the *building official* a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.~~

1704.6.1 Structural observations for *structures*
Structural observations shall be provided for those structures where one or more of the following conditions exist:
1. The *structure* is classified as *Risk Category* III or IV.
2. The *structure* is a *high-rise building*.
3. The *structure* is assigned to *Seismic Design Category* E, and is greater than two *stories above grade plane*.
4. Such observation is required by the *registered design professional* responsible for the structural design.
5. Such observation is specifically required by the *building official*.
6. The *structure* contains elevated post-tensioned concrete floors or roofs.
7. The *building height* is greater than 75 feet.
8. The *structure* is greater than three *stories above grade plane*.

1704.6.2 Statement of Observations
Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.6.3 Procedures
The *registered design professional* responsible for *structural observation* shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring *structural observation* as set forth in the inspection and observation program for each project.

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The *registered design professional* responsible for performing *structural observation* shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official.*

In addition to individual reports, the *registered design professional* responsible for *structural observation* shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.6.4 Certificate of compliance.
Upon completion of the portions of the work requiring *structural observation*, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation reports and the Certificate of Compliance.

The Certificate of Compliance for *structural observation* shall read as follows:

"I certify to the best of my knowledge the structural requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring *structural observation* is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: These requirements are necessary to outline the functioning of the required observations for projects that are complex enough to require an engineer to visit the site to assist having the complex project be constructed as designed.

Post-tensioned concrete relies more heavily on accurate placement of post-tensioned tendons and mild reinforcement when compared to other types of concrete.

There had previously been an amendment for deferred units part of the lateral force resisting system that was capturing more situations than intended, so this was removed, but policy can still be set by the building official per item 5, where this should be required.

Cost Impact: Minimal cost impact. This amendment will require some complex structures to have a site visit by a structural engineer.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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Development Advisory Board (DAB)	Date: 04/22/2025
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 1704.7

Submitted by: International Building Code Committee

1704.7 Electrical observations.
The owner shall employ the *registered design professional* responsible for the electrical design, or another *registered design professional* who is familiar with the electrical design and is acceptable to the *building official* to perform visual observation of complex electrical equipment and systems for general conformance to the approved plans and specifications, including but not limited to, placement and interconnection of equipment. Electrical observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Electrical Observations are in addition to the inspections required by Section 110 and the special inspections required by Section 1705.21, and shall be provided when one of the following conditions exist:

1. Installation or alteration of that portion of health care facility electrical systems which falls within the scope of Article 517 of the *National Electrical Code*, including such systems installed in facilities where outpatient surgical procedures are performed.
2. Installations or alteration of electrical systems over 600v.
3. Installation or alteration of electrical systems within locations classified as hazardous by provisions of the *National Electrical Code*, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubritoriums.
4. When such observation is required by the *registered design professional* responsible for the electrical design.
5. When such observation is specifically required by the *building official*.

1704.7.1 Statement of Observations
Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.7.2 Procedures.
The *registered design professional* responsible for electrical observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring electrical observation as set forth in the inspection and observation program for each project.

The *registered design professional* responsible for performing electrical observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official.*

In addition to individual reports, the *registered design professional* responsible for electrical observation shall file with the *building official* a written monthly progress report indicating the

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dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.7.3 Certificate of compliance.
Upon completion of the portions of the work requiring electrical observation, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation reports and the Certificates of Compliance.

The Certificate of Compliance for electrical observation shall read as follows:

"I certify to the best of my knowledge the electrical requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring electrical observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: The above types of electrical work requiring Electrical Observations involve higher hazards and more complex systems. In addition to electrical inspections performed by City of Phoenix electrical inspectors and any required Special Electrical Inspections; these work types require Electrical Observations performed by a (State of Arizona) Registered Professional Electrical Engineer.

Cost Impact: Minimal Cost Impact. This amendment will require some complex structures to have a site visit by an electrical engineer.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 1704.8

Submitted by: International Building Code Committee

1704.8 Mechanical observations.
The owner shall employ the *registered design professional* responsible for the mechanical design, or another *registered design professional* who is familiar with the mechanical design and is acceptable to the *building official*, to perform visual observation of complex mechanical equipment and systems for general conformance to the approved plans and specifications, including, but not limited to, placement and interconnection of equipment. Mechanical observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Mechanical observations are in addition to the inspections required by Section 110 and the special inspections required by Section 1705.20, and shall be provided when one of the following conditions exist:

1. Outdoor Air Engineered Ventilation System per the exception to *International Mechanical Code Section* 403.2
2. *Appliances* and *equipment* that are not *listed* and *labeled* and are approved via Section 104.2.3.
3. When such observation is required by the *registered design professional* responsible for the mechanical design.
4. When such observation is specifically required by the *building official.*

1704.8.1 Statement of Observations
Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.8.2 Procedures.
The *registered design professional* responsible for mechanical observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring mechanical observation as set forth in the inspection and observation program for each project.

The *registered design professional* responsible for performing mechanical observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official.*

In addition to individual reports, the *registered design professional* responsible for mechanical observation shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

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1704.8.3 Certificate of compliance.
Upon completion of the portions of the work requiring mechanical observation, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation reports and the Certificates of Compliance.

The Certificate of Compliance for mechanical observation shall read as follows:

"I certify to the best of my knowledge the mechanical requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring mechanical observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: The above types of mechanical work requiring Mechanical Observations involve more complex systems. In addition to mechanical inspections performed by City of Phoenix mechanical inspectors and any required Special Mechanical Inspections; these work types require mechanical observations performed by a (State of Arizona) Registered Professional Mechanical Engineer.

Cost Impact: Minimal Cost Impact. Increased costs associated with hiring a registered design professional to perform mechanical observations.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1704.9

Submitted by: International Building Code Committee

1704.9 Plumbing observations.
The owner shall employ the *registered design professional* responsible for the plumbing design, or another *registered design professional* who is familiar with the plumbing design and is acceptable to the *building official*, to perform visual observation of complex plumbing equipment and systems for general conformance to the approved plans and specifications, including, but not limited to, placement and interconnection of equipment. Plumbing observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Plumbing observations are in addition to the inspections required by Section 110 and the special inspections required by Section 1705.21 and shall be provided when one of the following conditions exist:

1. Siphonic Roof Drainage Systems
2. *Alternative Engineered Designs* per the *International Plumbing Code*.
3. Peak water demand and pipe sizing per the Uniform Plumbing Code.
4. When such observation is required by the *registered design professional* responsible for the plumbing design.
5. When such observation is specifically required by the *building official*.

1704.9.1 Statement of Observations
Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.9.2 Procedures.
The *registered design professional* responsible for plumbing observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring plumbing observation as set forth in the inspection and observation program for each project.

The *registered design professional* responsible for performing plumbing observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the *registered design professional in responsible charge* and to the *building official*.

In addition to individual reports, the *registered design professional* responsible for plumbing observation shall file with the *building official* a written monthly progress report indicating the dates of each site visit, observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

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1704.9.3 Certificate of compliance.
Upon completion of the portions of the work requiring plumbing observation, a Certificate of Compliance shall be issued to the *building official* under the seal and signature of the *registered design professional* responsible for such observation. A Certificate of Occupancy will not be issued until the *building official* receives all required observation ~~special inspection~~ reports and the Certificates of Compliance.

The Certificate of Compliance for plumbing observation shall read as follows:

"I certify to the best of my knowledge the plumbing requirements of the *Phoenix Building Construction Code* and approved plans and specifications have been complied with insofar as the portion of the work requiring plumbing observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

Justification: The above types of plumbing work requiring Plumbing Observations involve more complex systems. In addition to plumbing inspections performed by City of Phoenix plumbing inspectors and any required Special Plumbing Inspections; these work types require plumbing observations performed by a (State of Arizona) registered design professional.

Cost Impact: Minimal Cost Impact. Increased costs associated with hiring a registered design professional to perform plumbing observations.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1705.21

Submitted by: International Building Code Committee

1705.21 Electrical special inspections.
The types of equipment or installations noted below shall be tested or inspected by a special inspector.

1. Ground-fault protection performance tests for equipment provided with ground-fault protection.
2. Switchboards, panelboards, motor control centers and other equipment rated at 1,000 amperes or more, or over 600 volts.
3. Transformers rated 100 KVA or more, single phase; or 300 KVA or more, three phase.
4. Conductors that supply equipment rated at 1,000 amperes or more, or over 600 volts.
5. Emergency and standby power systems, including switchboards, panelboards, distribution boards, transfer equipment, power source, conductors, fire pumps and exhaust and ventilation fans.
6. Selective Coordination - This includes verification of the installation in accordance with the required selective coordination study.
7. Special cases – Work which, in the opinion of the building official, involves unusual hazards or conditions.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in electrical design that require Special Inspection. The above types of electrical work requiring Special Electrical Inspections involve higher hazards and more complex systems. In addition to electrical inspections performed by City of Phoenix electrical inspectors; these work types require Special Electrical Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Electrical inspection to test for proper mechanical operation, and
3. Electrical testing to test for proper electrical connection / functioning and to detect damaged electrical components prior to the equipment being cleared to be energized.

Cost Impact: Minimal Cost Impact
The cost is associated with hiring qualified electrical special inspectors.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 12/12/2024
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1705.22

Submitted by: International Building Code Committee

1705.22 Mechanical special inspections.
The types of equipment or installations noted below shall be tested or inspected by a special inspector in accordance with regulations established by the building official:

1. Duct smoke detectors for air distribution systems as required by *International Mechanical Code* section 606.5.
2. Fire, fire / smoke, radiation and smoke damper operation for dampers required by *International Mechanical Code* section 607.2.
3. Installation of grease duct enclosure alternative systems allowed under the exceptions to the *International Mechanical Code* section 506.3.11.
4. Special cases—Work which, in the opinion of the building official, involves unusual hazards or conditions.
5. Test and Balance report for air balance of ventilation systems installed in ambulatory care and I-2 occupancies designed and installed in accordance with ASHRAE 170 as required by *International Mechanical Code* section 407.1.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in mechanical design that require Special Inspection. The above types of mechanical work requiring Special Mechanical Inspections involve more complex systems and currently the City of Phoenix Inspection staff does not perform these types of inspections. In addition to mechanical inspections performed by City of Phoenix mechanical inspectors; these work types require Special Mechanical Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Mechanical inspection to test for proper mechanical operation.

Cost Impact: Minimal cost impact. The cost is associated with hiring qualified mechanical special inspectors.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1705.23

Submitted by: International Building Code Committee

1705.23 Plumbing special inspections.
The types of equipment or installations noted below shall be tested or inspected by a special inspector.

1. Medical Gas and Vacuum Systems as required by *International Plumbing Code* section 1202 and *Uniform Plumbing Code* Chapter 13.
2. Special cases - Work which, in the opinion of the *building official*, involves unusual hazards or conditions.

Exception: The building official may waive the requirement for special inspection if the construction is of a minor nature.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in plumbing design that require Special Inspection. The above types of plumbing work requiring Special Plumbing Inspections involve more complex systems and currently the City of Phoenix Inspection staff does not perform these types of inspections. In addition to plumbing inspections performed by City of Phoenix plumbing inspectors; these work types require Special Plumbing Inspections by qualified third-party special inspectors.

These special inspections generally include:
1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Plumbing inspection to test for proper mechanical operation.

Cost Impact: Minimal cost impact. The cost is associated with hiring qualified plumbing special inspectors.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1803.2

Submitted by: International Building Code Committee

1803.2 Investigation required.
Geotechnical investigations shall be conducted in accordance with Section 1803.3 through 1803.5.

Exceptions:

1. The *building official* shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Section 1803.5.1 through 1803.5.6 and Section 1803.5.10 and 1803.5.11
2. The *building official* shall be permitted to waive the requirement for a geotechnical investigation for lightweight or temporary structures where reasonable presumptive load bearing values are used.

Justification: Phoenix has had a long-standing policy to allow the use of presumptive load-bearing soil values found elsewhere in the code in lieu of a full geotechnical investigation for some structures as these can be a large financial burden for projects that only involve small-scale structures with low loads. This provision does not undo the powers found elsewhere in the code for requiring a geotechnical investigation where the classification, strength, moisture sensitivity or compressibility of the soil is in doubt. Additionally, the code compels a geotechnical investigation where the area is likely to have expansive soil.

Cost Impact: Minimal cost impact. This amendment reduces the cost of construction for small projects by not requiring a full geotechnical investigation.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1803.5.13

Submitted by: International Building Code Committee

1803.5.13 Post-tensioned slabs on ground.
A geotechnical investigation is required for the design of all structural post-tensioned slabs on ground. A geotechnical investigation is not required where the post-tensioning is added only for crack control with individual wall and column footings provided. Where required, the investigation report shall include all soil parameters as outlined in PTI DC-10.5. Information required on the drawings includes, but is not limited to, slab type, soil parameters, bearing value and depth, coefficient of subgrade friction, soil subgrade modulus, e_m and y_m for expansive soils and all special inspection requirements.

Justification: Structural post-tensioned slabs on ground are complicated to design structurally and can only be designed correctly with soil information from the specific construction site.

Cost Impact: Minimal cost impact. A geotechnical investigation is required to complete these designs.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1806.2

Submitted by: International Building Code Committee

1806.2 Presumptive load-bearing values.
The load-bearing values used in design for undisturbed supporting soils, compacted fill per the exception to Section 1804.6, and rock near the surface shall not exceed the values specified in Table 1806.2 unless data to substantiate the use of higher values are submitted and *approved*. Where the *building official* has reason to doubt the classification, strength or compressibility of the soil or rock, the requirements of Section 1803.5.2 shall be satisfied.

Presumptive load-bearing values shall apply to materials with similar physical and engineering characteristics. Mud, organic silt and organic clays (OL, OH), peat (Pt) and undocumented fill shall not be assumed to have a presumptive load-bearing capacity unless data to substantiate the use of such a value are submitted.

Exception: A presumptive load-bearing capacity shall be permitted to be used where the *building official* deems the load-bearing capacity is adequate for the support of lightweight or *temporary structures*.

Justification: The presumptive values are associated with undisturbed soils of that classification or with compacted fill of that classification. This is reflected in the code that undocumented fill shall not be assumed to have a presumptive capacity. This change is simply to make this point more obvious to increase clarity of the code and reduce confusion.

A querying of local geotechnical professionals as to what is considered undisturbed and how long soil needs to return to an undisturbed state resulted in answers that it was at least thousands of years. Once disturbed, soil is always disturbed and to obtain similar bearing values again it must be appropriately compacted.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:				
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 1807.3

Submitted by: International Building Code Committee

1807.3 Embedded posts and poles.
Designs to resist both axial and lateral *loads* employing posts or poles as columns embedded in earth or in concrete footings in earth shall be in accordance with Sections 1807.3.1 through 1807.3.3 or ASABE EP 486.3

1807.3.1 Limitations
The design procedures outlined in this section are subject to the following limitations:

1. The frictional resistance for structural walls and slabs on silts and clays shall be limited to one-half of the normal force imposed on the soil by the weight of the footing or slab.
2. Posts embedded in earth shall not be used to provide lateral support for structural or nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflection required.
3. The embedded posts or poles designed to these provisions are allowed to be considered *shallow foundations* if the ratio of the depth of embedment to the least horizontal dimension of the footing is less than or equal to six.

Wood poles shall be treated in accordance with AWPA U1 for sawn timber posts (Commodity Specification A, Use Category 4B) and for round timber posts (Commodity Specification B, Use Category 4B).

1807.3.2.3 Vertical Load.
The resistance to vertical loads shall be determined using the vertical foundation pressure set forth in Table 1806.2, the downward shaft resistance of Section 1810.3.3.1.4, or as determined in a geotechnical report specifically for this type of foundation.

Justification: Structures such as parking lot shade structures, canopies, drive through menus, pole barns, and other structures are frequently supported by embedded posts and poles. The question frequently comes up as to whether the more stringent deep foundation provisions need to be applied over the shallow foundation provisions, which would void the purpose of this section existing. This amendment answers this common question to reduce confusion.

These embedded posts and poles were added in the code as the foundation's deformation under lateral load is small, so that foundation movement approximates rigid body motion. This is the definition of a shallow post foundation in the Shallow Post and Pier Foundation Design document by the American Society of Agricultural and Biological Engineers. This same concept is in IBC Section 1810.2.4 for when the foundation is permitted to be idealized as rigid, so its identified ratio is used here.

The 12-foot limitation is already in the code, but hidden in the terms of an equation, so this amendment seeks to bring greater prominence to it.

The vertical load amendment is included here to allow shaft resistance to be used for these types of low embedment footings in the prescriptive manner shown in 1810.3.3.1.4.

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Cost Impact: Minimal cost impact. This amendment will reduce the cost of construction by allowing these types of foundations to not follow the provisions in the deep foundations section.
Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO
ACTION TAKEN:
2024 Code Committee Date: 01/22/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1905.6

Submitted by: International Building Code Committee

~~**1905.6.1 Seismic Design Categories A and B.**~~
~~In structures assigned to Seismic Design Category A or B, detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement.~~

1905.6.2 Seismic Design Categories A, B, C, D, E and F.
Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, and *structures* of any Seismic Design Category shall not have any new elements of structural plain concrete, except as follows:

Amendment to Item 3, exception 1:

1. Where assigned to Seismic Design Category A, B, and C, detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement.

Justification: Unreinforced concrete structures exhibit poor performance from soil settlement and in wind and earthquake events. Minimum reinforcing in concrete elements provides a minimal level of structural integrity and crack mitigation to help with these performance issues. This amendment maintains previous code requirements for reinforcing.

Cost Impact: Minimal cost impact. This will require minimum reinforcement in concrete that does not meet an exception.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1907.2

Submitted by: International Building Code Committee

1907.2 Nonstructural slabs-on-ground.
Nonstructural slabs-on-ground shall be required to comply with Sections 1904.2, 1907.3, ~~and~~ 1907.4, and 1907.5. Portions of the nonstructural slabs-on-ground used to resist uplift forces or overturning shall be designed in accordance with accepted engineering practice throughout the entire portion designated as dead load to resist uplift forces or overturning.

Justification: Many structures have, and continue to be, constructed with post-tensioned slabs on ground. If a tendon is cut throughout the life of the structure, it can cause serious injury to people in the area. This amendment clarifies permanent identification of such slabs is required for both structural and nonstructural slabs-on-ground.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 1907.5

Submitted by: International Building Code Committee

1907.5 Post-tensioned slabs on ground.
All post-tensioned slabs on ground shall be permanently stamped, marked, or otherwise identified in a conspicuous location indicated the slab is a post-tensioned slab. Conspicuous locations include, but are not limited to, entrance porches, slabs at garage doors, or patio slabs.

Justification: Many structures have been, and continue to be, constructed with post-tensioned slabs on ground. If a tendon is cut throughout the life of the structure, it can cause serious injury to people in the area. The stamp provides a rapid identification that the slab is constructed with tendons and the contractor will know to identify tendon locations prior to cutting or drilling into the slab.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/9/2025 ☐ No action taken
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Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 2106.1

Submitted by: International Building Code Committee

2106.1 Seismic design requirements for masonry.
Masonry *structures* and components shall comply with the requirements in Chapter 7 of TMS 402 depending on the structure's *seismic design category*. All new participating and nonparticipating masonry elements, regardless of *seismic design category*, shall meet the following minimum reinforcement requirements:

Exception: Masonry veneer does not require this minimum reinforcement.

1. Vertical wall reinforcement of at least 0.20 square inch (129 mm2) in cross-sectional area shall be provided continuously from support to support at each corner, at each side of each opening, at the ends of walls, at each side of movement joints, and at a maximum spacing of 4 feet (1219 mm) apart horizontally throughout the wall.

2. Horizontal wall reinforcement not less than 0.20 square inch (129 mm2) in cross-sectional area shall be provided (1) at the bottom and top of wall openings and extend at least 24 inches (610 mm) but not less than 40 bar diameters past the opening, (2) continuously at structurally connected roof and floor levels and at the top of walls, (3) at the bottom of walls or in the top of foundations when doweled in walls, and (4) at a maximum spacing of 10 feet (3048 mm) unless uniformly distributed joint reinforcement is provided. Nonparticipating horizontally spanning masonry elements shall also comply with the minimum requirements per TMS 420 7.4.3.1.1.

3. Where anchor bolts are used to connect horizontal elements to the tops of columns, anchor bolts shall be placed within lateral ties. Lateral ties shall enclose both the vertical bars in the column and the anchor bolts. There shall be a minimum of two No. 4 (M #13) or three No. 3 (M #10) in the top 5 inches (127 mm) of the column.

Justification: Unreinforced masonry structures exhibit poor structural performance. Phoenix has historically required minimal reinforcing in masonry structures to provide a minimal level of structural integrity and crack mitigation to help with these performance issues. This amendment maintains previous code requirements for reinforcing and provides clarification for participating and nonparticipating masonry elements as defined by TMS.

Cost Impact: Minimal cost impact. This will require minimum reinforcement to be provided in new masonry elements.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee Date: 01/9/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025

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☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 2701.1

Submitted by: International Building Code Committee

2701.1 Scope.
The provisions of this chapter and NFPA 70 shall govern the design, construction, erection and installation of the electrical components, appliances, equipment and systems used in buildings and structures covered by this code. The *International Fire Code*, the *International Property Maintenance Code* and NFPA 70 shall govern the use and maintenance of electrical components, appliances, equipment and systems. The *International Existing Building Code* and NFPA 70 shall govern the alteration, repair, relocation, replacement and addition of electrical components, appliances, or equipment and systems. Emergency power systems shall be as defined in the National Electrical Code (NFPA 70) Section 700.2. Standby power systems shall be as defined in the National Electrical Code (NFPA 70) Section 701.2.

Justification: Clarifies the definition of emergency and standby power systems consistent with the installation code covering these systems, the National Electrical Code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 2902.2

Submitted by: International Plumbing Code Committee

2902.2 Separate facilities.
Where plumbing fixtures are required, separate toilet facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.
2. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 50 ~~100~~ or fewer.
4. Separate toilet facilities shall not be required in business *occupancies* in which the maximum occupant load is ~~25~~ 50 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 2902.1.2.
6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 of the *International Plumbing Code* and for urinals in accordance with Section 405.3.5 of the *International Plumbing Code*.

Justification: These revisions are made to provide consistency between the 2024 UPC section 422.2, 2024 IBC section 2902.2 and the 2024 IPC to allow for small business and mercantile occupancies to provide a single toilet facility for up to 50 occupants.

Cost Impact: Cost savings and increases will vary.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/09/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: N/A ☒ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 2902.6

Submitted by: International Building Code Committee

2902.6 Small occupancies.
Drinking fountains shall not be required for an occupant load of ~~15~~ 50 or fewer.

Justification: This amendment is made to provide relief to small businesses from the cost of installing drinking fountains, but also to save the physical space they would take up. This revision is made to provide consistency between UPC, IPC, and IBC.

Cost Impact: Minimal cost impact. Cost savings.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 1/29/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 3002.4

Submitted by: ASME/Elevator Code Committee

3002.4 Elevator car to accommodate ambulance stretcher.
Where elevators are provided in *buildings* four or more *stories* above or four or more *stories* below, *grade plane*, not fewer than one elevator shall be provided for fire department and emergency medical access to all floors. ~~The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway entrance.~~ All elevators that require emergency medical access shall be in accordance with 3002.4.1 through 3002.4.5.

3002.4.1 Size of the emergency access elevator (EMS) cab.
The elevator car shall be of such a size and arrangement to accommodate ambulance stretchers 24-inch by 84-inch (610mm by 2134mm) with not less than 5-inch (127mm) radius corners, in the horizontal, open position. On Alterations to existing elevators, insufficient car size will not be required to meet the stretcher accommodation size.

3002.4.2 Identification of the emergency access elevator.
All EMS elevators shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76mm) in height and shall be placed on both sides of the elevator hoistway door frames at all floors.

3002.4.3 Emergency medical access (EMS) key switches and markings.
1. The medical service operation shall be activated and or controlled by a two position on/off keyed switch, mounted near the elevator at every elevator floor landing and in the elevator cab enclosure. key shall be removable only in the “off” position at the lobbies and in the elevator cab enclosure.
2. Keys for EMS shall be of tubular 7 pin style 137 construction and shall have a biting code of 6143521. the key shall be coded "FEOK1"
3. All fixtures for EMS shall be provided with a jewel light which will illuminate when activated and shall be identified with the words "Medical Emergency".
4. The "Medical Emergency" lettering shall be a minimum of 6 mm (0.25 in.) in height with a color blue background.

3002.4.4 Lobby medical emergency operation.
1. When any of the elevator lobby EMS key switch are turned to the "on" position it shall activate a continuous audible signal in the car. it shall also activate a visual "Medical Emergency” signal in the car and at the floor landing where initiated.
2. After turning the switch to the “on" position the elevator shall return non-stop to the floor where activated. All car calls shall be cancelled and unable to be registered. An elevator on EMS shall not respond to hall calls.
3. Upon arrival to a floor in response to the EMS call, the elevator audible signal shall cease, and the doors shall remain open until the lobby key switch is turned to the "off"

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position. If the key switch is turned to the "off" position the visual indication shall remain illuminated for 60 seconds. During this time emergency personnel must activate the car EMS key switch to retain control of the car. Upon expiration of the delay without activation of the car EMS switch the car shall return to normal service.

3002.4.5 Car operation.

1. Upon entering the car, it shall not accept a car call until the in-car EMS key switch is turned to the "on" position. After turning the key on and registering a call, the car shall automatically close and proceed to the call. All door zone detection devices shall be operative. If more than one call is registered it shall stop at the nearest call and cancel all others at which time a second choice can be made.
2. Upon arriving at the desired floor, the doors shall open automatically, and the elevator shall remain on EMS until the key is turned to the "off" position.
3. If the car is on any other form of special service such as inspection, fire fighters, etc. when EMS service is initiated, the audible and visual signal shall be activated but the elevator shall not respond to the EMS call.
4. If the car has responded to a medical emergency call prior to a fire fighters service call the EMS service shall not be overridden by fire fighters service call until the car returns to the main floor, but the fireman service audible and visual signal shall be activated.

Justification: Original request in 2006 from Phoenix Fire Department. 2012 request for clarification from elevator companies. 2025 clarification and wording for 2022 code.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 3003.1.4

Submitted by: ASME/Elevator Code Committee

[F] 3003.1.4 Venting.

Where standby power is connected to elevators, the machine room, machine space, control room or control space air conditioning ~~*ventilation* or air conditioning~~ shall be connected to the standby power source.

Justification: To prevent elevator equipment from overheating while on building stand-by power. To clarify existing policy.

Cost Impact: Cost of independent air conditioning system to offset cost of maintenance and repairs.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 3005.2

Submitted by: ASME/Elevator Code Committee

3005.2 Temperature Control.
Elevator machine rooms, machinery spaces that contain the driving machine, and control rooms or spaces that contain the operation or motion controller for elevator operation shall be provided with an independent ~~*ventilation* or~~ air-conditioning system to protect against the overheating of the electrical equipment. The system shall be capable of maintaining temperatures ~~within the range established for the elevator equipment~~ not greater than 90 degrees to ensure safe and normal operation of the elevator.

Justification: (1) Experience with existing elevator equipment that have been installed with air conditioning set to the upper limit of the manufacture's operating range has shown a higher percentage of equipment failures and shortened life cycle occur due to the extreme temperatures in Phoenix. (2) To eliminate unsafe conditions created from heat related problems such as controller doors being left open, and fans added to equipment rooms. (3) To avoid shutdowns.

Cost Impact: Cost of independent air conditioning system.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 3105

Submitted by: International Building Code Committee

3105.1 General.
Awnings, shade structures, and *canopies* shall comply with the requirements of ~~Sections 3105.2 and 3105.3~~ this section and other applicable sections of this code. All provisions of this code shall apply to shade structures except as specifically modified by this section.

3105.1.5 Definitions. The following terms for the purposes of this section and as used elsewhere in this code, shall have the meanings shown herein.

INDUSTRIAL SHADE CANOPY. An industrial shade canopy is an awning or canopy structure which provides solar protection for outdoor Group F or Group S factory, industrial, or storage uses or equipment. Industrial shade canopies shall be individually classified as to occupancy classification.

MERCANTILE SHADE CANOPY. A mercantile shade canopy is an awning or canopy structure which provides solar protection for the outdoor display and sale of merchandise as well as incidental storage as a Group M occupancy and a part of a Group M occupancy, and includes the following:

1. A roof structure with not less than 50 percent of its perimeter wall area unenclosed; or
2. A slatted, lattice or louvered roof structure with not less than 25 percent of the roof area open to the sky; or
3. An open structural framework covered with shade cloth fabric as specified in Section 3105.3. Mercantile shade canopies shall not apply to motor fuel dispensing facilities.

NON-IRC PATIO COVER. A non-IRC patio cover is an awning or canopy structure which provides solar protection for outdoor seating, dining, walkway or pedestrian entry areas accessory to a building of any occupancy, and includes the following:
1. A roof structure with not less than 50 percent of its perimeter wall area unenclosed; or
2. A slatted, lattice or louvered roof structure with not less than 25 percent of the roof area open to the sky; or
3. An open structural framework covered with shade cloth fabric as specified in Section 3105.3.
Non-IRC patio covers shall not apply to canopies or roof structures over vehicle drive-through lanes or porte-cocheres used by motor vehicles.

PARKING LOT SHADE STRUCTURE. A parking lot shade structure is a modified Group S-2 open parking garage. A parking lot shade structure is a freestanding roof supported on columns and entirely open on all sides with no enclosures beneath the roof.

RETRACTABLE AWNING. A retractable awning is a cover with a frame that retracts against a building or other structure to which it is entirely supported.

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3105.2 Design and construction.
Awnings, shade structures, and *canopies* shall be designed and constructed to withstand wind or other lateral loads, and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressures or loads. Structural members shall be protected to prevent deterioration. Awnings shall have frames of noncombustible material, fire-retardant treated wood, heavy timber complying with Section 2304.11, or 1-hour construction with combustible or noncombustible covers and shall be either fixed, retractable, folding or collapsible.

3105.3 Awnings, shade structure, and canopy materials.
Awnings, shade structures, and canopies shall be provided with an approved covering that complies with one of the following:

1. The fire propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701.2.
2. Has a flame spread index not greater than 25 when tested in accordance with ASTM E84 or UL 723.3.
3. Meets all of the following criteria when tested in accordance with NFPA 286:
   3.1 During the 40 kW exposure, flames shall not spread to the ceiling.
   3.2 Flashover, as defined in NFPA 286, shall not occur.
   3.3 The flame shall not spread to the outer extremity of the sample on any wall or ceiling.
   3.4 The peak heat release rate throughout the test shall not exceed 800 kW.

Exception: The fire propagation performance and flame spread index requirements shall not apply to awnings installed on detached one- and two-family dwellings.

3105.4 Industrial shade canopies.
Industrial shade canopies shall comply with the provisions of Chapter 3 for their designated occupancy except as specifically modified below.

3105.4.1 Construction and height.
Industrial shade canopies shall be limited to one story in height and shall be entirely of non-combustible construction.

3105.4.2 Location on property.
Industrial shade canopies shall comply with Table 601 and 705.2 for fire-resistive protection. Shade canopies attached to unlimited area buildings shall not encroach within the required 60 foot (18288 mm) open yard area. Not less than 50 percent of the shade canopy perimeter area shall be unenclosed.

3105.4.3 Allowable area.
Industrial shade canopies may be attached to a Group F or a Group S occupancy building of any construction type when the total combined area of the building and the shade canopy does not exceed the area limits specified in Sections 503 and 506 for the type of construction for the building.

3105.4.4 Sprinkler systems.
Industrial shade canopies shall be protected by an automatic sprinkler system if required by the Phoenix Fire Code.

3105.5 Mercantile shade canopies and non-IRC patio covers. Mercantile shade canopies and non-IRC patio covers shall comply with the provisions of this code for their designated occupancy, except as specifically modified below.

3105.5.1 Construction and height.
Mercantile shade canopies and non-IRC patio covers shall be limited to one story in height and shall be entirely of non-combustible construction. Tables 601 and 705.2 shall **not** apply for these structures.

Exceptions:

1. Shade membrane fabric compliant with Section 3105.3.

3105.5.2 Location on property.
Mercantile shade canopies and non-IRC patio covers shall be located not less than 5 feet (915 mm) from the property line. Mercantile shade canopies and non-IRC patio covers attached to unlimited area buildings shall not encroach within the required 60 foot (18 288 mm) open yard area.

3105.5.3 Allowable area.
Mercantile shade canopies may be attached to a Group M occupancy building and non-IRC patio covers may be attached to any non-IRC building when the total combined area of the building and the shade canopy does not exceed the area limits specified in Sections 503 and 506 for the occupancy and type of construction of the building. Mercantile shade canopies and non-IRC patio covers with a roof covering of shade membrane fabric shall not exceed 5,000 square feet in area.

3105.5.4 Sprinkler systems.
Mercantile shade canopies and non-IRC patio covers shall be protected by an automatic sprinkler system as specified in this code and the Phoenix Fire Code.

3105.6 Parking lot shade structures.
Parking lot shade structures shall be used exclusively for the solar protection of parked motor vehicles and shall not be used to shelter any other use.

3105.6.1 Construction and height.
Parking lot shade structures shall be entirely of noncombustible construction.

Exceptions:

1. Shade membrane fabric compliant with Section 3105.4, can only be used with a maximum allowable area of 12,000 square feet in compliance with Section 3105.7.3.

Parking lot shade structures shall have a clear height of not less than 7 feet (2134 mm). Where van accessible shaded parking is required by this code or by the Phoenix Zoning Ordinance, the clear height shall be not less than 98 inches (2490 mm).

3105.6.2 Location on property.
Parking lot shade structures shall be located not less than 3 feet (915 mm) from any building or property line. Parking lot shade structures which meet all the requirements of this section shall be permitted in any required yard, without affecting any of the general building limitations specified in Chapter 5 of this code.

3105.6.3 Allowable area.
Parking lot shade structures shall not exceed 300 feet (91440 mm) in length or 40 feet (12192 mm) in width. A clear separation of not less than 20 feet (6096 mm) shall be

maintained between shade structures on the same property. No shade structure shall cover or encroach into any required fire lane.

3105.6.3.1 Allowable area for minimum 21 feet clear high parking lot shade structures.
The allowable area may be determined by Section 406.5.5 of this code provided the site fire apparatus access is approved by the Fire Marshal.

3105.6.4 Roof-top shade structures.
Parking lot shade structures complying with the provisions of this section may be installed to shade open parking on the roof of Group S-2 parking garages. This installation shall not be construed as affecting the construction type, allowable area, height, or number of tiers of the parking garage. Where the parking garage is required to be protected by an automatic sprinkler system, all parking lot shade structures on the roof shall also be so protected.

3105.6.5 Sprinkler systems.
Parking lot shade structures shall be protected by an automatic sprinkler system as specified in this code and the Phoenix Fire Code.

Justification:
The intent of this section is to provide less restrictive construction standards than this Code would otherwise require, provided all of the special design and construction requirements of these sections are met.

Mercantile shade canopies and non-IRC shade structures may be located 5 feet from a property line for the following reasons:

The framework is of non-combustible construction, open on all sides and limiting the fire loading area to 5,000 square feet, it seemed rational that the radiant heat from either a fire in the structure or from an adjacent structure would affect the frame in the same way. Therefore, the allowance of an unrated frame at 5 feet versus the 10 feet required by strict adherence to the code, seems reasonable since the code would allow a combustible roof overhang to project within 5 feet of a property line. The fire loading underneath the overhang would be allowed by code. The columns in these structures are not considered exterior walls, per the definition of wall in the code, opening protection would not be required.

Limiting the area to 5,000 square feet was based on Group M occupancies used for display and sale of upholstered furniture or mattresses where an automatic sprinkler system would not be required under base code.

Parking lot shade structures meeting the following criteria have been allowed in the City of Phoenix for over a decade: maximum 40 feet by 300 feet in area, non-combustible framework, a minimum of 3 feet from a property line with a non-combustible or shade membrane fabric roof. The need to expand the area is a result of solar industry utilizing established parking lots for their product. By placing the minimum height and fire apparatus access requirements to increase the area of non-combustible construction, it seemed rational the effect on building safety would be no more severe than the original uncovered parking lot. The setback of 3 feet is allowed for a non-combustible roof overhang with the same reasoning as above for not rating the frame.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section 3110.1

Submitted by: International Building Code Committee

3110.1 General.
Automatic vehicular gates shall comply with the requirements of Sections 3110.2, ~~and~~ 3110.3, ~~and~~ other applicable sections of this code, and the Phoenix Fire Code.

Justification: This amendment refers the applicants to the Phoenix Fire Code for additional design and permitting requirements.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/9/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 3113

Submitted by: International Building Code Committee

SECTION 3113 RELOCATABLE AND FACTORY-BUILT BUILDINGS

~~**3113.1 General.**~~
~~The provisions of this section shall apply to relocatable buildings. Relocatable buildings manufactured after the effective date of this code shall comply with the applicable provisions of this code.~~
~~Exception: This section shall not apply to manufactured housing used as dwellings.~~

~~**3113.1.1 Compliance.**~~
~~A newly constructed relocatable building shall comply with the requirements of this code for new construction. An existing relocatable building that is undergoing alteration, addition, change of occupancy or relocation shall comply with Chapter 14 of the International Existing Building Code.~~

~~3113.2 Supplemental information.~~
~~Supplemental information specific to a relocatable building shall be submitted to the authority having jurisdiction. It shall, as a minimum, include the following in addition to the information required by Section 105:~~
~~1. Manufacturer's name and address.~~
~~2. Date of manufacture.~~
~~3. Serial number of modular.~~
~~4. Manufacturer's design drawings.~~
~~5. Type of construction in accordance with Section 602.~~
~~6. Design loads including: roof live load, roof snow load, floor live load, wind load and seismic site. class, use group and design category.~~
~~7. Additional building planning and structural design data.~~
~~8. Site-built structure or appurtenance attached to the relocatable building.~~

~~**3113.3 Manufacturer's data plate.**~~
~~Each relocatable module shall have a data plate that is permanently attached on or adjacent to the electrical panel, and shall include the following information:~~
~~1. Occupancy group.~~
~~2. Manufacturer's name and address.~~
~~3. Date of manufacture.~~
~~4. Serial number of module.~~
~~5. Design roof live load, design floor live load, snow load, wind and seismic design.~~
~~6. Approved quality assurance agency or approved inspection agency.~~
~~7. Codes and standards of construction.~~
~~8. Envelope thermal resistance values.~~
~~9. Electrical service size.~~
~~10. Fuel-burning equipment and size.~~
~~11. Special limitations if any.~~

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~~**3113.4 Inspection agencies.**~~
~~The building official is authorized to accept reports of inspections conducted by approved inspection agencies during off-site construction of the relocatable building, and to satisfy the applicable requirements of Sections 110.3 through 110.3.11.1. 3113.1~~

3113.1 General.
Factory-built buildings, manufactured homes, and mobile homes shall comply with applicable laws of the State of Arizona and this code. The provisions of this section for factory-built buildings, manufactured homes, and mobile homes take precedence over other code provisions which are inconsistent therewith. The general provisions of this code shall apply in all areas where there are not specific provisions in this section.

3113.1.1 Arizona law.
The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, Arizona Revised Statutes ARS 41-4001 through ARS 41-4010 and is not included in this Code.

3113.1.2 Factory-built building installation.
The installation of factory-built buildings, manufactured homes, and mobile homes including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Phoenix On-Site Permit is required for compliance with Phoenix Zoning Ordinance requirements and with Building Code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Phoenix building permit is required for all on-site construction (except foundations) including connection to or alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the Phoenix Zoning Ordinance such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

3113.1.3 Alterations and additions.
Repairs, alterations and site-built additions to factory-built buildings, mobile homes, and manufactured homes are regulated by this code and by the Phoenix Zoning Ordinance and require City of Phoenix permits.

3113.1.4 Occupancy and use.
Occupancy and use of a factory built-building, manufactured home or mobile home is prohibited without first obtaining inspection approval and a certificate of occupancy from the building official, to verify compliance with the Phoenix Zoning Ordinance and other applicable city codes and ordinances.

3113.2 Definitions. For the purpose of this Section, the following definitions shall apply:

FACTORY BUILT BUILDING is a residential or non-residential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home.

MANUFACTURED HOME is a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

MOBILE HOME is a structure built prior to June 15, 1976, on a permanent chassis, capable of

being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except that it does not include recreational vehicles or factory-built buildings.

ON-SITE PERMIT is the permit issued by the building official which authorizes the placement of a factory-built building, manufactured home, or mobile home on a site. The on-site permit shall authorize only the placement, foundation or unit tie-down, and specific connections to utility services which are authorized by a permit issued by the State of Arizona Office of Manufactured Housing. All other work on the site shall require a building permit issued by the building official in accordance with Section 105 of this code. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

3113.3 Installation requirements.
No factory-built building, manufactured home, or mobile home shall be moved onto or installed on any lot or site in the City of Phoenix except in compliance with these provisions.

3113.3.1 State insignia required.
No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

3113.3.2 State permit required.
No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

3113.3.3 On-site permit required.
No person firm or corporation shall move onto any site, or relocate on any site, any factory-built building, manufactured home, or mobile home until an On-Site Permit has been issued by the City of Phoenix building official.

A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance with the separation and area restrictions of other sections of this code and with all provisions of the Phoenix Zoning Ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the On-Site Permit shall be issued to the owner of the site or his authorized agent.

3113.3.4 Building permit required.
The person, firm or corporation obtaining the On-Site Permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction which connects to or alters existing buildings or existing onsite sewer, water, gas or electrical systems.

2. For all on-site construction which is required by or regulated by the Phoenix Zoning Ordinance, such as for design review elements, signs, parking, landscaping, site amenities and accessibility.

3. For all construction or alteration which is not part of the State-approved factory-built building, manufactured home, or mobile home including all interior fit-up, tenant improvement or remodeling work which is not specifically included in such State permit.

4. When a City of Phoenix inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

3113.4 Repairs, alterations, and additions.
No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed without first having obtained a permit from the building official for the specific work to be performed. All such work shall comply with the requirements of this Code.

3113.5 Fire protection.
Factory-built buildings shall be protected pursuant to the Phoenix Fire Code.

Justification: The 2018 IBC added a section for Relocatable Buildings; however, the State of Arizona has jurisdiction to regulate the construction of these buildings including manufactured housing used as dwellings. The City of Phoenix has worked extensively, and will continue to work, with the State of Arizona on the construction of these buildings. This is an existing amendment carrying forward.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/22/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)
Section Appendices A through N

Submitted by: International Building Code Committee

Adopt
Appendix E: Supplementary Accessibility Requirements. Amended as outlined below:

The word "accessible", appearing in all instances in Appendix E, shall be italicized, including when hyphenated with another word.

Justification: Adoption only of Appendix E as an amendment for the 2024 IBC. The requirements of this appendix do not match the 2010 ADA Standards and includes sections not subject to enforcement by the Phoenix Building Construction Code such as laundry equipment, mailboxes, telephones and clocks. The 2010 ADA Standards were adopted as part of the Phoenix Building Construction Code and those requirements are adequate. The use of the term *accessible* and accessible in this Appendix is inconsistent.

Appendix E amended to clarify all instances of this term must be italicized to clearly indicate the requirement to comply with the provisions of this code and Chapter 11.

Appendices A, B, C, D, F, G, H, I, J, K, L, M where needed are already covered by existing ordinances.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/22/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Chapter 1

Submitted by: International Residential Code Committee

CHAPTER 1 SCOPE AND ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 IRC" shall refer to the unchanged base code.

R101.1 Title. These provisions shall be known as the International Residential Code ~~Residential Code for One- and Two-Family Dwellings of~~ as amended by the city of Phoenix and shall be cited as such and will be referred to herein as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

R101.2 Scope. The provisions of this code or the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of 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 plane in height.

Exception: The following shall be permitted to be constructed in accordance with this code. where provided with an automatic sprinkler system complying with Section P2904:

1. Live/work units located in one- and two-family dwellings, or townhouses and complying with the requirements of Section 508.5 of the International Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A day care facility for five or fewer persons of any age receiving care within a dwelling unit.

R101.2.1 Appendices. - See this section of the 2024 IRC

R101.3 Purpose. - See this section of the 2024 IRC

SECTION R102 APPLICABILITY – Reserved, except as noted below.

R102.6.1 Additions, alterations or repairs. - See this section of the 2024 IRC

SECTION R103 CODE COMPLIANCE AGENCY – Reserved.

SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL – Reserved.

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SECTION R105 PERMITS – Reserved.

SECTION R106 CONSTRUCTION DOCUMENTS – Reserved.

SECTION R107 TEMPORARY STRUCTURES AND USES – Reserved.

SECTION R108 FEES – Reserved.

SECTION R109 INSPECTIONS – Reserved.

SECTION R110 CERTIFICATE OF OCCUPANCY – Reserved.

SECTION R111 SERVICE UTILITIES – Reserved.

SECTION R112 MEANS OF APPEALS – Reserved.

SECTION R113 VIOLATIONS – Reserved.

SECTION R114 STOP WORK ORDER – Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Residential Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Residential Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/24/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Chapter 2: Definition: Standard Plans

Submitted by: International Residential Code Committee

SECTION R202 DEFINITIONS

[RB] STANDARD PLANS. Plans authorized by the Planning & Development Department to be used in construction on a repetitive basis. Standard plans may include options allowing variations to the building design that may alter the interior and exterior appearance.

Justification: The definition allows standard plans to be used in lieu of separate submittals for each production home.

Cost Impact: The use of standard plans reduces the cost for the department and the home builders.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/6/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Chapter 2 Definition: Fire Separation Distance

Submitted by: International Residential Code Committee and modified by the DAB Building Code Subcommittee

SECTION R202 DEFINITIONS

[RB] FIRE SEPARATION DISTANCE. The shortest distance measured from the building face to one of the following:

1. To the closest interior *lot line*.
2. To the centerline of a street, an alley or a public way.
3. To an imaginary line between two *buildings* or townhouse units on the lot.

~~The distance shall be measured at a right angle from the face of the wall framing.~~

Justification: This amendment acknowledges that fire does not necessarily spread at 90 degrees to the face of exterior walls and therefore removes the last sentence to make it the true shortest distance measurement.
Previous amendments have indicated that the measurement point was to the wall framing, as this frequently aligned with the face of the concrete stem wall below and made the measurement point easier to identify earlier in construction and simplified lot layouts. Where the exterior wall finishes do not appreciably reduce the distance, the building face could be interpreted within reasonable tolerances to the same point as the previous amendments.

Cost Impact: Minor cost impact. Where property lines or imaginary lot lines are not parallel to the building face, this may require the wall to be fire rated when by base code it would not be.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 3/24/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 3/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R301.1.5

Submitted by: International Residential Code Committee

R301.1.5 Access to a public way.
All buildings shall be located on lots fronting a public way or other approved access to a public way. Such approved access shall be recorded with the county of Maricopa, with the approval of the building official or recorded on the approved plot plat in accordance with the Phoenix City Code. The access shall be in compliance with the Phoenix Fire Code.

Justification: Clarifies access requirements for all lots. Carried forward from the previous amendments.

Cost Impact: No cost impact. No additional cost impact above what was approved in the 2012 & 2018 amendments.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R301.1.6

Submitted by: International Residential Code Committee

R301.1.6 Lot Corner Identification.
In construction applications where legally surveyed lot corner identification markers are not readily verifiable or are missing, the building official, when deemed necessary, shall require lot boundary markers to be surveyed and permanently identified in accordance with State law at the owner's or applicant's expense. The survey shall be executed by a registrant licensed to do such work by the Arizona State Board of Technical Registration.

Justification: Often construction is started without locating the legal corners of a lot, leading to disputes after substantial completion of the work. This requirement would limit such cases and ensure compliance to both the Residential Code and the Zoning Ordinance.

Cost Impact: Minimal cost impact. While there could be a possible cost for a survey, this code amendment could save costs by preventing construction in a prohibited location. The same text is used in this proposal as approved on 12-01-06, 5-15-13 and 11-8-17 amendments.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee	Date: 01/16/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee	Date: 03/20/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
City Council Action	Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R301.2 and Table R301.2

Submitted by: International Residential Code Committee

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. ~~Additional criteria shall be established by the local jurisdiction and set forth in table R301.2.~~

Table R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Due to space limitations, the table could not be reproduced, only the values are listed)	
Ground snow load°	N/A
Wind speed (mph):	105
Topographic effects[k]:	NO
Special wind region[l]:	NO
Windborne debris zone[m]	NO
Seismic design category[f]:	B
Weathering[a]	Negligible
Frost line depth[b]:	0
Termite[c]:	Moderate to heavy
Winter design temperature[e]	None to slight
Ice barrier underlayment required[h]	No
Flood hazards[g]	See Phoenix city code
Air freezing index[i]	N/A
Mean annual temperature	71.2°F

MANUAL J DESIGN CRITERIA
Refer to Section M1401.3 and N1103.7 of the 2024 IRC
~~Elevation:~~
~~Latitude:~~
~~Winter heating:~~
~~Summer cooling:~~
~~Altitude correction factor:~~
~~Indoor temperature design:~~
~~Design temperature cooling:~~
~~Heating temperature difference:~~
~~Cooling temperature difference:~~
~~Wind velocity heating:~~
~~Wind velocity cooling:~~
~~Coincident wet bulb:~~
~~Daily range:~~
~~Winter humidity:~~

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~~Summer humidity:~~

For SI: 1 pound per square foot = 0.0479 kPa, 1 mike per hour = 0.447 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(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or 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 basic wind speed map [Figure R301.2(5) A]. Wind exposure category shall be determined on a site specific basis in accordance with Section R301.2.1.4.
e. The outdoor design dry-bulb temperature shall be selected from the columns of 971 /2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official. [Also see Figure R301.2(1).]
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 (a) the date of the jurisdictions' entry into the National Flood Insurance Program (dated of adoption of the fires code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and the (c) the panel numbers and dates of the currently effective FIRM' and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1m 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 (FG-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 32o 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 32o 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(5) A, where there are local historical data documenting unusual wind conditions, the jurisdiction shall fill in the 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 zones(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 form ACCA Manual J or established criteria determined by the jurisdiction.~~
n. The jurisdiction shall fill in this section of the table using the Ground Snow Loads.

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Justification: In order for this document to be adopted. The completed reference table has to be a part of it. The deleted sentence is not required as the amendment refers to another code section rather than providing data.
Cost Impact: No cost impact.
Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**
ACTION TAKEN:
2024 Code Committee Date: 01/24/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
Development Advisory Board (DAB) Subcommittee Date: 03/20/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
Development Advisory Board (DAB) Date: 04/22/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
City Council Action Date: ☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R301.2.4

Submitted by: International Residential Code Committee

R301.2.4 Floodplain construction

Buildings and structures constructed in whole or in part in flood hazard areas ~~as established in Table R301.2, and substantial improvement and repair of substantial damage of buildings and structures in whole or in part in flood hazard areas~~, shall be designed and constructed in accordance with ~~Section R306~~. Chapter 32B of the Phoenix City Code. ~~Buildings and structures that are located in more than one flood hazard area, including A Zones, coastal A Zones and V Zones, shall comply with the provisions associated with the most restrictive flood hazard area. Building and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24.~~

~~**R301.2.4.1 Alternative provisions.**~~
~~As an alternative to the requirements in Section R306, ASCE 24 is permitted subject to the limitations of this code and limitations therein.~~

Justification: The city's floodplain ordinance is contained in Chapter 32B of the Phoenix city code.

Cost Impact: No cost impact. Current city code requirements are in place.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Section Table R301.5

Submitted by: International Residential Code Committee

Table R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Habitable attics and attics served with fixed stairs	~~30~~ 40
Sleeping rooms	~~30~~ 40

Justification:
Habitable attics and sleeping rooms can be used as floor space and 40 psf more closely reflects floor live loading. The code change reflects the changes made to the 2018 IBC and is recommended by the Structural Sub-Committee.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R302.2

Submitted by: International Residential Code Committee

R302.2 Townhouses.
Walls separating *townhouse units* shall be constructed in accordance with Section R302.2.1 or R302.2.2 and shall comply with Sections R302.2.3 through R302.2.5. No plumbing, mechanical, electrical, piping, or other services in any form are allowed to traverse from one side to the other side of the wall or walls separating *townhouse units.*

Justification:
Townhouse units, as defined in this code, extend from the foundation to the roof. Townhouses do not have ownership agreements between unit owners for common spaces and elements, like condominiums are required to per Arizona state law. This requires the code to regulate their independent functioning with respect to utilities and structural independence, so that one neighbor does not impair the ability of the other to be able to use their fully functioning property.

Fire sprinkler piping and electrical installations are allowed within the common wall framing cavity, so long as they only serve the same-side unit, for the same ownership reasons as discussed above.

Cost Impact: Minimal cost impact. Services will have to be delivered individually to each townhouse unit.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/12/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 03/20/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R302.2.6

Submitted by: International Residential Code Committee

R302.2.6 Structural independence. Each townhouse *unit* shall be structurally independent.

Exceptions:

1. Foundations supporting exterior walls, or common walls.
2. Structural roof and wall sheathing from each unit not exceeding ¾" thickness fastened to the common wall framing.
3. Nonstructural wall and *roof coverings*.
4. Flashing at termination of *roof covering* over common wall.
5. ~~*Townhouse units* separated by a common wall as provided in Section R302.2.2, Item 1 or 2.~~
6. ~~*Townhouse units* protected by an automatic sprinkler system complying with Section P2904 or NFPA 13D.~~

Justification: Unlike in the International Building Code, there is no maximum size to structures built to the IRC, as such the separation of the units under fire conditions are very important to stop a fire in one unit from spreading to all the units and causing the entire unlimited sized townhouse from being lost.

Note that the townhouse units themselves have no required fire-resistance, just the wall between them. The point of structural independence is so that common walls function so that a fire in one unit causing structural collapse of that unit does not cause the structural collapse of the common wall, as such these walls should not serve as gravity load bearing walls. Doing so greatly increases the chances of the wall being pulled down from one unit collapsing. Gravity framing will have large resistance to vertical failure at the plane of the wall, unlike sheathing. Exceptions 5 and 6 are removed to reinforce this functioning. Exception 2 remains such that the common walls can still be used as braced walls. The ¾" thickness maximum is taken from the exception to IBC Section 706.2 for fire walls that allow floor and roof sheathing to cross the fire wall. This maximum dimension is necessary to restrict the maximum strength of the sheathing, so that it can fail on the fire side during a fire without pulling down the common wall.

Cost Impact: Minimal cost impact. Framing cannot bear on common walls.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee		Date: 02/12/2025
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R302.5.1

Submitted by: International Residential Code Committee

R302.5.1 Opening protection.
Openings from a private garage or carport directly into a room used for sleeping purposes or a hallway that only accesses sleeping room(s) shall not be permitted. Other openings between the garage or carport and dwelling unit shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated door or windows. Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

Justification: Whether a garage or carport, the rooms used for sleeping purposes should be protected from the hazard inherent in this use. Industry is supportive of the self-closing provisions to provide an additional level of safety.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Section R309

Submitted by: International Residential Code Committee

SECTION R309 AUTOMATIC SPRINKLER SYSTEMS

R309.1 Townhouse automatic sprinkler systems.
Other than where preempted by Arizona State Law, an automatic sprinkler system shall be installed in *townhouses*.

Exception: An automatic sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic sprinkler system installed when not required in accordance with the Phoenix Fire Code.

R309.1.1 Design and Installation. Automatic sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R309.2 One- and two-family dwellings automatic sprinkler systems.
Other than where preempted by Arizona State Law, an automatic sprinkler system shall be installed in one- and two-family *dwellings*.

Exception: An automatic sprinkler system shall not be required for *additions* or *alterations* to *existing buildings* that are not already provided with a sprinkler system when not required in accordance with the Phoenix Fire Code.

R309.2.1 Design and Installation. Automatic sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required that is more conservative than base code. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed Bret Tarver to do so, due to the age of the Bret Tarver ordinance.

The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units and all townhomes. With the potential for this law to be altered or clarified, the provisions for fire sprinklers are not removed from the code but are specifically pointing the user to the likelihood of state preemption for their requirement. Where preempted, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

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ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 1/17/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
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City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Section R310.6 & R311.6

Submitted by: International Residential Code Committee

R310.6 Power Source

Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial power source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R310.2.2 shall be permitted to be battery powered~~.~~ where alteration or repairs do not result in the removal of interior wall or ceiling finishes unless there is an attic or crawl space or basement available which could provide access for hardwiring of smoke alarms.

R311.6 Power Source

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial power source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R311.2.2 shall be permitted to be battery powered~~.~~ where alteration or repairs do not result in the removal of interior wall or ceiling finishes unless there is an attic or crawl space or basement available which could provide access for hardwiring of smoke alarms.

Justification: The base code language would allow projects that fall under the technical definition of alteration and repair that are complete gut remodels, whole house rewires, etc. to only be required to provide battery powered smoke and carbon monoxide alarms. It also lends to suggesting that additions that are receiving new electrical wiring could also be constructed with smoke and carbon monoxide alarms that are not hardwired. This is not consistent with the intent of the smoke and carbon monoxide alarm provisions of providing consistent, redundant levels of safety for sleeping occupants in the building. It stands to reason that such projects should fall under the same requirement for power source as newly constructed dwelling units. The language used in the amendment is language that has been derived from previous versions of the code.

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Cost Impact: Minimal cost impact	
Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**	
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/31/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R319.4.4

Submitted by: International Residential Code Committee

R319.4.4 Bars, grilles, covers and screens.

Where bars, grilles, covers, screens or similar devices are placed over *emergency escape and rescue openings*, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with sections R319.2.1 through R319.2.2 and R319.4.1. Such devices shall be releasable or removable from the inside without the use of a key or tool or special knowledge or force greater than that required for the normal operation of the escape and rescue opening. The dwelling shall be equipped with smoke alarms installed in accordance with Section R310.

Justification: Retains current requirements for smoke detectors when quick release security bars over bedroom windows are installed. Carryover.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/24/2025 ☐ No action taken
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Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R319.5

Submitted by: International Residential Code Committee

R319.5 Replacement windows for emergency escape and rescue openings.

Replacement for emergency escape and rescue openings installed in buildings meeting the scope of this code shall be exempt from Sections R319.2 and R319.4.4, provided that the replacement window meets the following conditions:

1. The replacement window is the ~~manufacturer's largest standard size window that will fit within the~~ same size as the existing frame or existing rough opening. The replacement window shall be ~~permitted to be of the same operating style as the existing window or a~~ an operating style that provides for ~~an equal or greater~~ the greatest window opening area, height dimensions, and width dimensions.~~, than the existing window.~~ If an operating style can meet the requirements of 319.2, that operating style shall be provided.
2. The replacement window is not part of a change of occupancy. See Section 319.7.1

Justification: Aligns with current city policy established in 2007. Replacement emergency escape and rescue openings should meet minimum code requirements where possible. When it is not possible, the emergency escape and rescue opening should not be further reduced in size but instead improved where possible. Further reducing the size of emergency escape and rescue openings creates a higher hazard for occupants and rescue personnel.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/14/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R319.6

Submitted by: International Residential Code Committee

R319.6 Dwelling additions

Where dwelling unit additions contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling unit additions have basements, an emergency escape and rescue opening shall be provided in the new basement.

Exceptions:

1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening that meets the requirements of R319.2.1 through R319.4.4.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening that meets the requirements of R319.2.1 through R319.4.4 in an existing basement that is accessed from the new basement.
3. ~~An operable window complying with Section R319.7.1 shall be acceptable as an emergency escape and rescue opening.~~

Justification: Provides clarification of requirements for existing emergency escape and rescue openings. Removes added language allowing for less safe emergency and escape and rescue openings. Aligns with current city polices and requirements established in 2007.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/14/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R319.7

Submitted by: International Residential Code Committee

R319.7 Alterations or repairs of existing basements.

New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R319.1 and R319.2. ~~Other than new sleeping rooms, w~~Where existing basements undergo alterations or repairs, an emergency escape and rescue opening shall be provided in accordance with R319.1 and R319.2 ~~is not required~~.

Exception: ~~An operable window complying with R319.7.1 shall be acceptable as an emergency escape and rescue opening~~. For existing basements not containing habitable space, where alterations or repairs do not result in new habitable space, an emergency escape and rescue opening shall not be required.

Justification: Clarifies section reference for sizing requirements of emergency escape and rescue openings. Also removes added language allowing for less safe emergency and escape and rescue openings. Aligns with current city policy and requirements established in 2007. Allowing a reduced size for emergency escape and rescue openings creates a hazard for occupants and rescue personnel.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:		
2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/14/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R319.7.1

Submitted by: International Residential Code Committee

R319.7.1 Existing emergency escape and rescue openings.

Where a change of occupancy would require an emergency escape and rescue opening in accordance Section R319.1, operable windows serving as the emergency escape and rescue opening shall comply with ~~the following:~~ R319.1.1 through R319.4.4.

~~1. An existing operable window shall provide a minimum net clear opening of 4 square feet (0.38 m^2) with a minimum net clear opening height of 22 inches (559 mm) and a minimum net clear opening width of 20 inches (508 mm)~~

~~2. A replacement window where such window complies with both of the following:~~
~~2.1. The replacement window meets the size requirements in Item 1.~~
~~2.2. The replacement window is the manufacturer's largest standard-size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.~~

Justification: Most changes of occupancies in Residential construction result in a higher occupant load, and/or involve the care of individuals. Maintaining the city's current and longstanding policy (2007) of emergency and escape and rescue openings provides for an increased level of safety and a higher probability of escape and rescue in an emergency. Allowing a reduction in the size requirements of emergency and rescue openings creates a hazard for occupants and rescue personnel.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/14/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R322.1

Submitted and modified by: Strategic Workgroup on Accessibility and further modified by staff

R322.1 Dwelling units or sleeping units. Where there are four or more *dwelling units* or *sleeping units* in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply. Other *dwelling unit* and *sleeping unit* containing structures shall comply with Section R322.1.1.
~~**Exception:** Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.~~

R322.1.1 Dwelling units.
New *dwelling units* and *sleeping units* shall comply with the inclusive home design features of Section R322.1.1

Exceptions: The following are not required to comply with Section R322.1.1:

1. All portions of the *dwelling units* or *sleeping units* not on the floor level that contains the accessible entrance.
2. A raised or sunken floor area in a portion of a living, dining, or sleeping room.
3. Where a *dwelling unit* or *sleeping unit* contains less than 70 square feet of *habitable space* on the dwelling's primary entrance level.
4. *Standard plans* for use in a residential subdivision that received preliminary site plan approval prior to the effective date of the 2024 Phoenix Building Construction Code.
5. Upon determination by the *building official* that by virtue of terrain or other unusual characteristics of the building site, there are practical difficulties associated with compliance of any specific provision of Section R322.1.1 and that the additional cost to comply with the applicable provisions of this section will exceed three hundred dollars, as shown by evidence presented by the applicant.

R322.1.1.1 Entrance.

At least one dwelling unit entrance shall be accessible and on an accessible route from the street or sidewalk, the dwelling unit's driveway, or the dwelling unit's garage or carport in compliance with Chapter 4 of ICC A117.1 - 2017. The required accessible entrance shall not be to a bedroom.

Exceptions:

1. Doors and gates in the accessible route and the one accessible entrance need only comply with ICC A117.1-2017 Section 404.2.1, 404.2.2, 404.2.3 and 404.2.4 as well as section R322.1.1.4.
2. The clear width need not exceed 36 inches minimum.
3. Ramps need not be provided with handrails, maximum ramp rise, intermediate landings, and edge protection where the sides of the ramp have a maximum vertical drop of ½" within 10 inches horizontally.

R322.1.1.2 Interior circulation path.
There shall be an interior circulation path that connects the accessible entrance, Section

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R322.1.1.7 toilet room or bathroom, and one *habitable space* with an area of 70 square feet minimum. This Interior circulation path shall have a clear width of 36 inches minimum as measured between fixed or built-in elements. Exceptions in ICC A117.1-2017 Section 1104.4.1 are permitted to be used.

R322.1.1.3 Circulation path doors.
User passage doors in the Section R322.1.1.2 circulation path shall have a clear opening width of 32 inches minimum; measured on a swinging door between the face of the door open to 90 degrees and the door stop.

R322.1.1.4 Door hardware.
Door hardware for user passage doors on the entire floor level that contains the accessible entrance shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of hardware shall be 34 inches minimum and 48 inches maximum above the floor.

Exceptions:
1. Locks used only for security and not used for normal operation.
2. Pocket doors.
3. Where the door serves as part of a required pool or spa barrier, the height of the hardware shall not apply.

R322.1.1.5 Operable parts.
Lighting controls, electrical switches and receptacle outlets, user controls for thermostats, and user controls for security or intercom systems shall be placed 15 inches minimum and 48 inches maximum above the floor.

Exceptions:
1. Receptacle outlets serving a dedicated use.
2. Controls and switches that can be remotely operated.
3. Where manufacturer's installation instructions specify a required height.
4. floor receptacle outlets.
5. controls mounted on ceiling fans.
6. controls mounted on appliances.
7. controls mounted on smoke detectors and carbon monoxide detectors.

R322.1.1.6 Toilet room and bathroom wall reinforcement.
Toilet rooms and bathrooms on the floor level that contains the accessible entrance shall be provided with wall reinforcements for future grab bars where walls occur around toilets, showers, and bathtubs in compliance with Section 1104.11.1 of ICC A117.1-2017.

R322.1.1.7 toilet room or bathroom contents and floor clearance.
One bathroom on the floor level that contains the accessible entrance shall be provided with a bathtub or a shower and shall contain a lavatory and a water closet. This bathroom shall be provided with floor clearance space that complies with either Section 304 or 1104.11.2 and 1104.11.3 of ICC A117.1-2017.

Exceptions:
1. Where there are no spaces used for sleeping purposes on the level that contains the accessible entrance, the bathroom is not required to be provided with a bathtub or a shower.
2. A toilet room or bathroom is not required where a *dwelling unit* or *sleeping unit* contains less than 150 square feet of *habitable space* on the level that contains the accessible entrance.

Justification: Inclusive home design criteria has been in effect in Pima County and the City of Tucson since 2003. People over 65 years are the fastest growing sector of the American population and Phoenix is a retirement destination. Inclusive home design criteria allows people to stay in their homes and their neighborhood longer as they age.

Modifications to this amendment were approved by the Strategic Workgroup on Accessibility on 05/09/2025 to be presented to the Transportation, Infrastructure and Planning Subcommittee.

Further modifications were made on 05/20/2025, 06/05/2025, and 06/11/2025 following discussions between members of the strategic workgroup, home builders, and a councilmember.

Cost Impact: minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: The amendment proposal aligns with the goals of the City of Phoenix Strategic Work Group on Accessibility. Members of the work group were appointed by the City Manager.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	☐ Approved as submitted	☒ Modified and approved	☐ Denied	☐ No action taken — Date: 03/18/2025
Development Advisory Board (DAB) Subcommittee	☐ Approved as submitted	☐ Modified and approved	☒ Denied	☐ No action taken — Date: 03/27/2025
Development Advisory Board (DAB)	☐ Approved as submitted	☐ Modified and approved	☒ Denied	☐ No action taken — Date: 04/22/2025
Transportation, Infrastructure and Planning Subcommittee	☐ Approved as submitted	☒ Modified and approved	☐ Denied	☐ No action taken — Date: 05/21/2025
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken — Date:

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R322.2

Submitted by: International Residential Code Committee

SECTION R322 ACCESSIBILITY

R322.2 Model home complex.

R322.2.1 No-step entrance.
At least one single family dwelling as part of a Model Home Complex, as described in the Phoenix Zoning Ordinance, shall have a no-step entrance as described in Section R322.2.2.

R322.2.2 Dwellings.
Residential single family dwellings, as part of a Model Home Complex, as described in the Zoning Ordinance, shall have a route of travel as described herein. The route of travel shall be a continuous no–step path connecting each subdivision sales office or public way to the primary entry.

The route of travel shall conform to the following requirements:

1. The running slope shall not exceed 1:12.
2. Routes of travel complying with this section are not required to have handrails.
3. The route of travel shall be a firm, stable, and slip resistant surface for a minimum width of 36 inches (914 mm) continuous and clear for a height of 7 feet (2.134 m) above the route.
4. The entry to the model home shall have a maneuvering space of a minimum 48 inches (1219 mm) by 48 inches (1219 mm) on the exterior side of the entry door.
5. The threshold at the entry shall not exceed ½ inch (13 mm).
6. The no step entry shall be identified by a readily viewable sign.

Justification: To provide a somewhat accessible route to the model home to allow access without traversing steps or steep slopes. This requirement was approved by the Development Advisory Board on May 17th, 2001 and has been in the Phoenix Building Construction Code since that time.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB)	Date: 04/22/2025

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☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
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City Council Action	Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R325.8

Submitted by: International Residential Code Committee

R325.8 - Required heating and cooling.
~~Where the winter design temperature in table R301.2 is below 60° F (16° C), every dwelling unit~~ Interior spaces intended for human occupancy shall be provided with heating and cooling facilities capable of maintaining a room temperature ~~of not less than 68° F (20°C)~~ between 70°F (21°C) and 82°F (28°C) (if cooled by air conditioning, and 86°F (30°C) if cooled by evaporative cooling), measured at a point 3 feet (914mm) above the floor in the center of the room. ~~and 2 feet (610 mm) from the exterior walls in habitable rooms at the design temperature~~. The installation of one more portable space heaters or portable space coolers shall not be used to achieve compliance with this section.

Justification:
This amendment requires newly constructed buildings to comply with City of Phoenix Neighborhood Preservation Ordinance Sec. 39-5(B)(1)(b), which deals with buildings that are rented. All newly constructed buildings may be rented at some point in their life.

Cost Impact: Significant cost impact; this amendment requires cooling in all interior spaces intended for human occupancy, which the base code does not.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R330.3.1

Submitted by: International Residential Code Committee

R330.3.1 Spacing

Individual units shall be separated from each other by not less than 3 feet (914 mm) except where other separation distances are specified by the ESS listing and the manufacturer's installation instructions~~.~~, or as permitted in accordance with the Phoenix Fire Code.

Justification:

New code section. Installation of ESS systems are also reviewed and inspected by the Phoenix Fire Department. Language is provided to ensure compliance with and allowances provided by the Phoenix Fire Code. The Phoenix Fire Code has provisions for permitted locations based on large scale fire testing. Many manufacturers conduct large scale fire testing of their own equipment, which may provide more possible installation locations for the customer.

Cost Impact: No cost impact. Possible cost savings.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/14/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R330.4

Submitted by: International Residential Code Committee

R330.4 Locations

ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, except where smaller separation distances are permitted by the UL 9540 listing and manufacturer's installation instructions~~.~~, or as permitted in accordance with the Phoenix Fire Code.
4. Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard. Openings into the dwelling shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-latching or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4.

ESS shall not be installed in sleeping rooms, or closets or spaces opening directly into sleeping rooms.

Justification:

New code section. Installations of ESS systems are also reviewed and inspected by the Phoenix Fire Department. Language is provided to ensure compliance with and allowances provided by the Phoenix Fire Code. The Phoenix Fire Code has provisions for permitted locations based on large scale fire testing. Many manufacturers conduct large scale fire testing of their own equipment, which may provide more possible installation locations for the customer.

Cost Impact: No cost impact. Possible cost savings.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 3/14/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 3/27/2025

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☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Section R333

Submitted by: International Residential Code Committee

R333 Fireplace Restrictions

R333.1 Definitions.

For the purpose of this section, the following words and terms shall be defined as follows:

FIREPLACE: A built-in-place masonry hearth and fire chamber or a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL: Includes but is not limited to, wood, coal, or other non-gaseous or non-liquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as "inappropriate fuel" to burn in residential wood burning devises.

WOOD STOVE: A solid fuel burning heating appliance including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

R333.2 General.

In accordance with the City of Phoenix Council adopted Ordinance G-4062, on or after December 31, 1998, no person, firm or corporation shall construct or install a fireplace or a wood stove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a wood stove, unless the fireplace or wood stove complies with one of the following.

1. A fireplace which has a permanently installed gas or electric log insert.
2. A fireplace, wood stove or other solid burning appliance which has been certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations part 60, subpart AAA.
3. A fireplace, wood stove or other solid fuel burning appliance that has been tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA.
4. A fireplace, wood stove or other solid fuel burning appliance which has been determined by the Maricopa County Air Pollution Control Officer to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA, as in effect on July 1, 1990.
5. A fireplace which has a permanently installed wood stove insert which complies with subparagraph 2, 3, or 4 above.

Exceptions: The following installations are not regulated and are not prohibited by this section:

1. Furnaces, boilers, incinerators, kilns, and other similar space heating or industrial process equipment.
2. Cook stoves, barbecue grills, and similar appliances designed primarily for cooking.
3. Fire pits, barbecue grills, and other outdoor fireplaces.

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R333.3 Fireplace or wood stove alterations prohibited.

Fireplaces constructed or installed on or after December 31, 1998, that contain a gas or electric log insert or a wood stove insert, shall not be altered to directly burn wood or any other solid fuel. On or after December 31, 1998, no person, firm, or corporation shall alter a fireplace, wood stove, or other solid fuel burning appliance in any manner that would void its certification or operational compliance with the provisions of this section.

Fireplaces constructed or installed on or after December 31, 1998, shall not be altered without first obtaining a permit from the City to ensure compliance with this section.

Justification: This amendment is included to comply with Chapter 40 of the Phoenix City Code and with Maricopa County Air Pollution Control regulations.

Cost Impact: No cost impact. Matches existing regulations.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R401.3

Submitted by: International Residential Code Committee

R401.3 Drainage.
Delete the text of this section of the IRC and replace it with: All drainage shall conform to the requirements of Chapter 32A of the Phoenix City Code.

Justification: The City's Grading and Drainage ordinance is contained in Chapter 32A of the Phoenix City Code. This amendment eliminates any potential conflicts.

Cost Impact: No cost impact. The City Code requirements are applicable whether this amendment exists or not.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/17/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: N/A ☒ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R401.4.1

Submitted by: International Residential Code Committee

R401.4.1 Geotechnical evaluation.
In lieu of a complete geotechnical evaluation, the presumptive load-bearing values in Table R401.4.1(1) ~~and the soil classifications in Table R401.4.1(2)~~ shall be assumed for undisturbed supporting soils near the surface when approved by the building official.

Presumptive load-bearing values shall apply to materials with similar physical and engineering characteristics. Mud, organic silt and organic clays, peat, disturbed soils and undocumented fill shall not be assumed to have a presumptive load-bearing capacity unless data to substantiate the use of such a value are submitted.

Justification: This amendment is intended to further assist the design community in clarifying when a geotechnical evaluation is required. Unprepared fill materials, disturbed soils, mud, muck, peat, organic silt and soft clays have no presumptive load-bearing capacity without soil tests. Authorization for construction on these exceptionally weak soils should be provided by a geotechnical engineer.

Table R401.4.1(2) is intended as a guide to aid soil classification when that is not done as part of a full geotechnical report. Indicating that the designer is required to assume a soil classification is dangerous to the property without any type of soil knowledge being present. The Table should be used as a guide when already knowing the local soil expansion and collapse potential along with the soil particle size distribution.

Cost Impact: Minimal cost impact. The cost of a geotechnical evaluation and testing is minimal when compared to the cost of repairs for foundation failures that may occur as a result of structures being supported on weak soils.

Soil testing for particle size distribution alone to classify the soil is quite cheap when you bring a small soil sample into a laboratory, at approximately $30, however many soil testing companies that aren't just laboratories will attempt to sell the customer an entire geotechnical investigation, and that is much more expensive.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:				
2024 Code Committee			Date: 01/24/2025	
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee			Date: 03/20/2025	
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB)			Date: 04/22/2025	
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section 403.1

Submitted by: International Residential Code Committee

R403.1 General

All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other *approved* structural systems that shall be of sufficient design to accommodate all loads according to Section R301and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

> **Exception**: For enclosure of existing carport and patio covers, non-bearing wood framed exterior walls within the projection of the existing roof may be supported on an existing, uncracked concrete slab. The minimum slab thickness shall be 3.5 inches and the construction shall comply with the requirements of R304 for protection against decay.

Justification: This will allow enclosure of existing covered areas without requiring construction of a new footing. The only loads on the base of the wall are lateral loads from wind, which can be resisted by existing slab.

Cost Impact: Minimal cost impact. Reduce cost for carport and patio enclosures.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R502.3.1

Submitted by: International Residential Code Committee

R502.3.1 Sleeping areas and attic joists.

Table R502.3.1(~~1~~ 2) shall be used to determine the maximum allowable span of floor joists that support sleeping areas and attics that are accessed by means of a fixed stairway in accordance with Section R318.7 provided that the design live load does not exceed ~~30~~ 40 pounds per square foot (~~1.44~~ 1.92 kPa) and the design dead load does not exceed 20 pounds per square foot (0.96 kPa). The allowable span of ceiling joists that support attics used for limited storage or no storage shall be determined in accordance with Section R802.5.

Justification: This will coordinate the required design table with the proposed amendment to Table R301.5 for live loads in sleeping areas.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section R606.12

Submitted by: International Residential Code Committee

R606.12 Seismic requirements

All new masonry elements shall meet the minimum reinforcing requirements of R606.12.2.2.3, R606.12.2.3.2 and R606.12.2.3.3. In addition, the seismic requirements of this section shall apply to the design of masonry and the construction of masonry building elements located in Seismic Design Category D0, D1, or D2. Townhouses in Seismic Design Category C shall comply with the requirements of Section R606.12.2. These requirements shall not apply to glass unit masonry conforming to Section R607, anchored masonry veneer conforming to Section R703.8 or adhered masonry veneer conforming to Section R703.12.

Justification: This will require minimum reinforcing in all new masonry construction. This reinforcing has been required in previous editions of the Phoenix Construction Code at the recommendation of the Structural Engineers Association of Arizona as an inexpensive way to significantly increase the safety of masonry construction. The code change reflects the changes made to the 2018 IBC and is recommended by the Structural Sub-Committee.

Cost Impact: Minimal cost impact

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Chapter 11, Section N1101.4.1

Submitted by: Home Builders Association of Central Arizona

N1101.4.1 RESNET testing & inspection protocol.
The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standards (MINHERS) for third party testing and inspections shall be deemed to meet the requirements of sections N1102.5.1, N1102.5.1.2 and N1103.3.7 and shall meet the following conditions:

1. Third Party Testing & 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. N1102.5.1– Building Envelope – Thermal Air Barrier Checklist
   b. N1102.5.1.2– Testing – Air Leakage Rate
   c. N1103.3.7– 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.

Justification: From HBACA - This amendment was developed in collaboration between the MAG Building Codes Committee Members, SRP, APS, and the HBACA and has been adopted in many municipalities throughout the region. It is also included in MAG's Building Code Amendment and Standards Manual. Note that this proposed amendment is slightly different than the amendment adopted in 2018 and 2021 to reflect changing code sections.

Staff Committee Rationale for Recommendation: Amendment carried forward. Doesn't lower standards but allows less dwelling units to be tested.

Current disallowance of MINHERS standards for sampling of single-family homes per MINHERS addendum 78i effective January 1, 2025, subject to RESNET change.

Cost Impact: Applicant did not provide any information.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

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ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 03/25/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section N1104.1.5

Submitted by: International Residential Code Committee

~~**N1104.1.5 (R404.1.5) Gas lighting.**~~
~~Gas-fired lighting *appliances* shall not be equipped with a *continuous pilot* and shall be equipped with an *on-demand pilot, Intermittent ignition* or *interrupted ignition* as defined be ANSI Z21.20.~~

Justification: These products as described are not currently readily available, nor are they popular in our jurisdiction.

The gas piping systems for this installation are complex and expensive to install already. These requirements would dramatically drive up the cost of the devices if chosen to be installed.

This is not a building safety issue and as such should be optional for the homeowner/builder if they desire to mitigate the cost of operation over the life of the system.

Cost Impact: No Cost Impact

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/24/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section N1104.2 – N1104.3.1

Submitted by: International Residential Code Committee

~~N1104.2 (R404.2) Interior lighting controls.~~

~~All permanently installed luminaires shall be controlled as required in Sections N1104.2.1 and N1104.2.2.~~
~~Exception: Lighting controls shall not be required for safety or security lighting.~~

~~N1104.2.1 (R404.2.1) Habitable spaces.~~

~~All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~N1104.2.2 (R404.2.2) Specific locations.~~

~~All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~N1104.3 (R404.3) Exterior lighting controls.~~

~~Exterior lighting controls shall comply with Section N1104.3.1.~~
~~N1104.3.1 (R404.3.1) Controls for individual dwelling units.~~
~~Where the total permanently installed exterior lighting power is greater than 30 watts, the permanently installed exterior lighting shall comply with the following:~~
~~1. Lighting shall be controlled by a manual on and off switch that permits automatic shutoff actions.~~

~~2. Lighting shall be automatically shut off when daylight is present and satisfies the lighting needs.~~

~~3. Controls that override automatic shutoff actions shall not be allowed unless the override automatically returns automatic control to its normal operation within 24 hours.~~

Justification: Not all commercially available residential lights are dimmable and installing motion sensors poses safety concerns with lights going off unexpectedly, such as in bathrooms, garages, laundry rooms etc., as it is typical with motion sensors if they are not installed with a high level of detailed attention paid due to the limited range and positioning of the sensor. To

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achieve full range of motion sensor functionality, additional ceiling mounted sensors would be required to mitigate safety concerns especially in large spaces. These additional sensors are not readily available for residential applications, are expensive, difficult to install in a residential application, and can be finicky at best for the intended function of this code.

The exterior lighting requirements are difficult to achieve as these control products are not readily available in the current market. Systems that do exist are expensive and complicated to install, driving up costs overall. Most commercially available residential exterior lights are already equipped with photocells, which shut the light of when daylight is sensed automatically, meeting most of the intent of this section of this code already. Additionally, most commercially available security lights contain photocells AND motion sensor capabilities.

Manufacturing of incandescent lighting has not been allowed for some time now, and new/old stocks is dwindling by the day if one can even source them anymore. The Other portions of this code make the installation of incandescent lighting next to impossible to install and comply. With the code requirements for high efficiency lighting, combined with required high efficiency lighting manufacturing requirements, the market is saturated with these efficient products vastly reducing energy consumption on a large scale in alignment with the intent of this code. Implementing these code requirements proposed to strike, will not drastically increase the desired consumption reduction in any measurable way. The increased safety hazards posed do not outweigh any potential energy savings which will be minimal at best while increasing costs significantly.

This section of the code, as written, is not a building safety concern and should be optional for any homeowner/builder to pursue to their heart and pocketbooks content

Cost Impact: No Cost Impact

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 1/24/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section P2903.2

Submitted by: International Residential Code Committee

P2903.2 Maximum flow and water consumption.

The maximum water consumption flow rates and quantities for plumbing fixtures and fixture fittings shall be in accordance with Table P2903.2.

TABLE P2903.2 MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS[b]

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
Lavatory faucet	~~2.2~~ 1.5 gpm at 60 psi
Shower head[a]	~~2.5~~ 2.0 gpm at 80 psi
Sink faucet	~~2.2~~ 1.5 gpm at 60 psi
Water closet	~~1.6~~ 1.28 gallons per flushing cycle

For SI: 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.
a. A hand-held shower shall be considered to be a shower head.
b. Consumption tolerances shall be determined from referenced standards.

Justification: Per Council Resolution 22129, "A Resolution Addressing the Future Water Consumption of New Development", Section 2.2.b.i., staff will propose updates to the Building Code for water efficiency standards that would be consistent with the water usage best practices. The proposed changes are consistent with the current EPA Water Sense standards.

Cost Impact: No cost impact. These proposed fixture standards are consistent with most of the fixtures on the market.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee		Date: 01/16/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee		Date: 3/20/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB)		Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
City Council Action		Date:
☐ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section P2904

Submitted by: International Residential Code Committee

SECTION P2904 DWELLING UNIT AUTOMATIC SPRINKLER SYSTEMS

P2904.1 General.

The design and installation of automatic sprinkler systems shall be in accordance with ~~NFPA 13D or Section P2904, which shall be considered to be equivalent to NFPA 13D.~~ the Phoenix Fire Code. Partial automatic sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with an automatic sprinkler system. ~~Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose automatic sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone automatic sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate an automatic sprinkler system from the water distribution system, provided that the sprinkler system complies with all of the following:~~

~~1. The system complies with NFPA 13D or Section P2904.~~
~~2. The piping material complies with Section P2906.~~
~~3. The system does not contain antifreeze.~~
~~4. The system does not have a fire department connection.~~

DELETE ALL REMAINING SECTIONS OF P2904

Justification: Aligns with state law and Phoenix Fire Code for installation of automatic sprinkler systems. The IRC base code has many references to sprinkler installations that reference P2904 for installation. By amending P2904 to point to the Phoenix Fire Code, it is not necessary to amend all the other provisions containing references to P2904.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section E3704.7

Submitted by: International Residential Code Committee

E3704.7 Townhouses

Feeders supplying townhouse units shall not pass underneath, through, or above other townhouse units.

Justification: Added feeders for townhouses to clarify and to include the intent of the section. Individually owned townhouse units create logistical challenges as it relates to access, service of equipment, repairs, fires, remodels, etc. that significantly impact the electrical supply for other units.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section E3901.4.2 - E3901.4.3

Submitted by: Home Builders Association of Central Arizona

E3901.4.2 Island and peninsular countertops and work surfaces .
~~Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with Section E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.~~ 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.

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 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

Justification: From NAHB and HBACA - There is inadequate justification to prohibit receptacles below the countertop or work surface. It is important to remember that the NEC is a minimum code, and its requirements should reflect that. Data from the U.S. Consumer Protection Safety Commission was presented as support for this change. However, the incidents recorded by the CPSC does not specifically indicate that receptacles below the countertops of islands and peninsulas were the cause. There is also no proof that the changes made to the 2023 NEC will be beneficial.
The ultimate responsibility during the use of electrical appliances falls upon the user. To that end, appliance manufacturers have taken measures to address the concern. Manufacturers of cooking appliances already include multiple warnings in their instruction manuals. Below are examples from a single instruction manual of one appliance.

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- "Close supervision is necessary when any appliance is used by or near children."
- "Do not let cord hang over edge of table or counter or touch hot surfaces."
- "Use deep fryer only on a clean, dry, level, stable, and heat-resistant surface, away from countertop edge."
- "Close supervision is necessary when any appliance is used by or near children. Hot oil can cause serious and painful burns."

Most notably, manufacturers have already addressed the issue through innovations, such as magnetic cords that are designed to detach easily from the appliance if pulled. This design feature would prove effective in all circumstances, including all of the existing receptacles located below the countertop.

Surprisingly, the proposed change does not actually prohibit all receptacles from being installed below a countertop on an island or peninsula, and therefore, will have limited effect. There are two reasons for this. First, only receptacles installed "to serve" an island or peninsular countertop or work surface would need to be installed in the areas specified by 210.52(C)(4). Convenience receptacles (at the standard height of 18 inches above finished floor) installed in an island or peninsula do not serve the countertop or work surface, and therefore, would be allowed. Secondly, this provision is located under Part III. of article 210 titled Required Outlets (beginning at Section 210.50). Because this section only applies to required outlets, additional outlets would be allowed below the countertop as usual.

The reason given during the panel meeting for the new requirement under 210.52(C)(2) was that it would be too difficult to install a receptacle in an island or peninsula on a slab-on-grade floor after the home was completed. However, over a third of all new single-family homes are built over either a basement or a crawl space (source: https://eyeonhousing.org/2021/08/65-of-new-single-family-homes-used-slab-foundationin-2020/). In these cases, it would be possible to access the island or peninsula from below if a future receptacle were to be installed. Requiring all homes to meet the proposed text is too restrictive. There is also concern about how inspectors may enforce this provision differently. "Provisions shall be provided" is a very open requirement and can lead to differing guidance from no additional work needed (such as when there is access from below) to providing a powered circuit terminating in an electrical box. Requirements that are open to interpretation can be enforced much more strictly than those that clearly state what is intended—adding unnecessary costs to the homeowner.

This is yet another major change to the IRC and NEC with possible unintended consequences; adopting it can conceivably result in problems requiring future changes. These constant changes lead to confusion among all users of the code.

Cost Impact:

Staff Committee Rationale for Recommendation:

The NEC Committee recommended this proposed amendment to be denied as it does not address the additional safety hazard associated with the documented cases of children being burned by pulling the appliance cord that is plugged into a receptacle located below the counter. The intent of NEC 210.52 (and much of the electrical code) is to provide receptacle outlets located to preclude the need for extension cords. The code has long required at least one receptacle outlet, (located below the respective countertop), to serve island or peninsular countertops. However, due to numerous instances of burn injuries, a direct result of spilling hot contents of countertop cooking appliances onto children that pulled the appliance cord; the 2023 NEC was revised to no longer allow receptacle outlets to be located below the countertop.

An amendment is proposed by the NEC Committee to address concerns with extension cords by requiring at least one receptacle at island and peninsula spaces.

Note that the informational notes refer to NEC code sections, but this amendment is in the IRC.

Approved in previous 2018 Code Adoption process:	☐ **YES** ☒ **NO**
ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☐ Modified and approved ☒ Denied	Date: 02/11/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section E3901.9

Submitted by: International Residential Code Committee

E3901.9 Basements, garages and accessory buildings.
Not less than one receptacle outlet, in addition to any provided for specific equipment, shall be installed in each separate unfinished portion of a basement; in each vehicle bay at not less than (18) inches (457 mm) and not more than 5.5 feet (1676 mm) above the floor in attached garages; in each vehicle bay at not less than (18) inches (457 mm) and not more than 5.5 feet (1676 mm) above the floor in detached garages that are provided with electric power and in accessory buildings that are provided with electric power. [210.52(G)(1), (2), and (3)]

Justification: 2024 IRC Section G2408.2 (305.3) Elevation of ignition source. This section states that Equipment and appliances having an ignition source shall be elevated such that the source of the ignition is not less than 18 inches (457 mm) above the floor in hazardous locations and public garages, private garages, repair garages, motor fuel dispensing facilities and parking garages. Many private/dwelling garages are utilized to work on vehicles or other equipment that contain volatile fuels or other liquids and gases. Other jurisdictions around the United States have amended this section of NEC article 210.52 to address this situation. The receptacles outlets, if installed below the 18 inches, could possibly become an ignition source which could cause fire, property damage, injury, or death if these volatile liquids or gases are present. This proposed amendment to the 2024 IRC is to mirror the proposed amendment to the 2023 NEC article 210.52(G)(1), which has been voted on by the 2023 NEC code adoption committee. The 2024 NEC code adoption committee voted to accept the amendment as written to add the minimum receptacle height.

Cost Impact: No cost impact. Receptacle outlets are required in the dwelling garages as per the NEC and IRC. All wiring and associated electrical equipment do not change from the NEC and IRC standard requirement.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 1/29/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Section E3908.9

Submitted by: International Residential Code Committee

E3908.9 Types of Equipment Grounding Conductors. The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

(4) Electrical metallic tubing with an additional equipment grounding conductor.

Justification:
This amendment requires that specific wiring methods include an individual equipment-grounding conductor. This amendment is more restrictive than the NEC, but provides for a higher degree of equipment grounding safety. The intent of the amendment is to supplement the low impedance path to ground and to attain reasonable compliance with requirements for the performance of the fault current path.

Cost Impact: Minor increase. Cost due to additional grounding conductor.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Appendix BA

Submitted by: International Residential Code Committee

Adopt Appendix BA and replace entire Appendix BA with the following text:

APPENDIX BA MANUFACTURED HOUSING USED AS DWELLINGS AND FACTORY BUILT BUILDINGS

BA101.1 General.
Factory-built buildings, manufactured homes and mobile homes shall comply with applicable laws of the State of Arizona and this code. The provisions of this section for factory-built buildings, manufactured homes and mobile homes take precedence over other code provisions which are inconsistent therewith. The general provisions of this code shall apply in all areas where there are not specific provisions in this section.

BA101.1.1 Arizona law.
The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, Arizona Revised Statutes ARS 41-4001 through ARS 41-4010 and is not included in this Code.

BA101.1.2 Factory-built building installation.
The installation of factory-built buildings, manufactured homes, and mobile homes including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Phoenix On-Site Permit is required for compliance with Phoenix Zoning Ordinance requirements and with Building Code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Phoenix building permit is required for all on-site construction (except foundations) including connection to or alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the Phoenix Zoning Ordinance such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

BA101.1.3 Alterations and additions.
Repairs, alterations and site-built additions to factory-built buildings, mobile homes and manufactured homes are regulated by this code and by the Phoenix Zoning Ordinance and require City of Phoenix permits.

BA101.1.4 Occupancy and use.
Occupancy and use of a factory built-building, manufactured home or mobile home is prohibited without first obtaining inspection approval and a certificate of occupancy from the building official, to verify compliance with the Phoenix Zoning Ordinance and other applicable city codes and ordinances.

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BA101.2 Definitions. For the purpose of this Section, the following definitions shall apply:

FACTORY BUILT BUILDING is a residential or non-residential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home.

MANUFACTURED HOME is a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act.

MOBILE HOME is a structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities except that it does not include recreational vehicles or factory-built buildings.

ON-SITE PERMIT is the permit issued by the building official which authorizes the placement of a factory-built building, manufactured home or mobile home on a site. The on-site permit shall authorize only the placement, foundation or unit tie-down, and specific connections to utility services which are authorized by a permit issued by the State of Arizona Office of Manufactured Housing. All other work on the site shall require a building permit issued by the building official in accordance with Section 105 of this code. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

BA101.3 Installation requirements.
No factory-built building, manufactured home or mobile home shall be moved onto or installed on any lot or site in the City of Phoenix except in compliance with these provisions.

BA101.3.1 State insignia required.
No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

BA101.3.2 State permit required.
No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

BA101.3.3 On-site permit required.
No person firm or corporation shall move onto any site, or relocate on any site, any factory built building, manufactured home or mobile home until an On-Site Permit has been issued by the City of Phoenix building official.

A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance with the separation and area restrictions of other sections of this code and with all provisions of the Phoenix Zoning Ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the On-Site Permit shall be issued to the owner of the site or his authorized agent.

BA101.3.4 Building permit required.
The person, firm or corporation obtaining the On-Site Permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction which connects to or alters existing buildings or existing onsite sewer, water, gas or electrical systems.

2. For all on-site construction which is required by or regulated by the Phoenix Zoning Ordinance, such as for design review elements, signs, parking, landscaping, site amenities and accessibility.

3. For all construction or alteration which is not part of the State-approved factory-built building, manufactured home, or mobile home including all interior fit-up, tenant improvement or remodeling work which is not specifically included in such State permit.

4. When a City of Phoenix inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

BA101.4 Repairs, alterations, and additions.
No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed without first having obtained a permit from the building official for the specific work to be performed. All such work shall comply with the requirements of this Code.

BA101.5 Fire protection.
Factory-built buildings shall be protected pursuant to the Phoenix Fire Code.

Justification:
Appendix BA Manufactured Housing Used as Dwellings does not address the State of Arizona having jurisdiction to regulate the construction of these buildings including manufactured housing used as dwellings. The City of Phoenix has worked extensively, and will continue to work, with the State of Arizona on the construction of these buildings. This is an existing amendment carrying forward.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Appendix BB

Submitted by: International Residential Code Committee

Appendix BB, Section BB102-Definitions

TINY HOUSE. A dwelling that is no more than 400 square feet (37 m2) and no less than 200 square feet (18.58 m2) ~~or less~~ in floor area excluding *lofts*.

Justification:
Referencing the Coconino County policies and to keep requirements uniform throughout the state.

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 2/14/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 3/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Residential Code (IRC)
Section Appendix NE

Submitted by: International Residential Code Committee

Adopt Appendix NE

NE101.1 (RE101.1) Definitions.

AUTOMOBILE PARKING SPACE. A space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office and work areas, for the parking of an automobile.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, electric vehicle supply equipment (EVSE), a rechargeable storage battery, a fuel cell, a photovoltaic array or another source of electric current.

ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). A designated automobile parking space that is provided with electrical infrastructure such as, but not limited to, raceways, cables, electrical capacity, a panelboard or other electrical distribution equipment space necessary for the future installation of an EVSE.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and an outlet, junction box or receptacle that will support an installed EVSE.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). Equipment for plug-in power transfer, including ungrounded, grounded and equipment grounding conductors; electric vehicle connectors; attached plugs; any personal protection system; and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE (EVSE SPACE). An automobile parking space that is provided with a dedicated EVSE connection.

NE101.2 (RE101.2) Electric vehicle power transfer infrastructure.
New residential automobile parking spaces for residential buildings shall be provided with electric vehicle power transfer infrastructure in accordance with Sections NE101.2.1 through NE101.2.5

NE101.2.1 (RE101.2.1) Quantity
New one-and two-family *dwellings* and *townhouses* with a designated attached or detached garage or other on-site private parking provided adjacent to the *dwelling unit* shall be provided with one EV capable, EV ready or *EVSE* space per *dwelling unit*.

Exceptions:
1. Where the local electric distribution entity certifies in writing that it is not able to provide 100 percent of the necessary distribution capacity within 2 years after the estimated

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certificate of occupancy date, the required EV charging infrastructure shall be reduced based on the available existing electric distribution capacity

2. Where substantiation is *approved* that meeting the requirements of Section NE101.2.5 will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the builder or developer by more than $450 per *dwelling unit*.

NE101.2.2 (RE101.2.2) EV Capable spaces

Each EV capable space used to meet the requirements of Section NE101.2.1 shall comply with the following:

1. A continuous raceway or cable assembly shall be installed between a suitable panelboard or other on-site electrical distribution equipment and an enclosure or outlet located within 6 feet (1828 mm) of the *EV capable space*.
2. The installed raceway of cable assembly shall be sized and rated to supply minimum circuit capacity in accordance with Section NE101.2.5.
3. The electrical distribution equipment to which the raceway or cable assembly connects shall have sufficient dedicated space and spare electrical capacity for a two-pole circuit breaker or set of fuses.
4. The electrical enclosure or outlet and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (*EVSE*)."

NE101.2.3 (RE101.2.3) EV Ready spaces

Each branch circuit serving EV ready spaces shall comply with all of the following:

1. Termination at an outlet or enclosure located within 6 feet (1828mm) of each EV ready space it serves and marked " For electric vehicle supply equipment (*EVSE*)."
2. Service by and electrical distribution system and circuit capacity in accordance with Section NE101.2.5.
3. Designation on the panelboard or other electrical distribution equipment directory as" For electric vehicle supply equipment (*EVSE*)."

NE101.2.4 (RE101.2.4) EVSE Spaces

An installed EVSE with multiple output connections shall be permitted to serve multiple *EVSE* spaces. Each *EVSE* serving either a single *EVSE* space or multiple *EVSE* spaces shall comply with the following:

1. Be served by an electrical distribution system in accordance with Section NE101.2.5.
2. Have a nameplate charging capacity of not less than 6.2 kVA (or 30A at 208/240V) per *EVSE* space served. Where an *EVSE* serves three or more EVSE spaces and is controlled by an energy management system in accordance with Section NE101.2.5, the nameplate charging capacity shall be not less than 2.1 kVA per *EVSE* space served.
3. Be located within 6 feet (1828 mm) of each *EVSE* space it serves.
4. Be installed in accordance with NFPA 70 and be *listed* and labeled in accordance with UL 2202 or UL 2594.

NE101.2.5 (RE101.2.5) Electrical distribution system capacity.

The branch circuits and electrical distribution system serving each EV capable space, EV ready space and EVSE space used to comply with section NE101.2.1 shall comply with one of the following:

1. Sized for a calculated EV charging load of not less than 6.2 kVA per *EVSE*, *EV ready* or *EV capable space*. Where a circuit is shared or managed, it shall be in accordance with NFPA 70.
2. The capacity of the electrical distribution system and each branch circuit serving multiple EVSE spaces, EV ready spaces or EV capable spaces designed to be controlled by an energy management system in accordance with NFPA 70 shall be sized for calculated

EV charging load of not less than 2.1 kVA per space. Where an energy management system is used to control EV charging loads for the purpose of this section, it shall not be configured to turn off electrical power to EVSE or EV ready spaces used to comply with Section NE101.2.1

Justification:
This is not a proposed amendment to IRC Appendix NE. Base code requires appendices to be adopted individually. This simply proposes adoption of IRC Appendix NE. Adoption of IRC Appendix NE aligns with the City of Phoenix Transportation Electrification Action as approved by City Council. The TEAP requires staff to develop draft language for consideration through a public hearing process.

Cost Impact: Cost impact will vary based on EV Capable, EV Ready and EVSE space. This would require the installation of electrical infrastructure to parking locations not currently required.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/18/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Residential Code (IRC)
Appendices Adoption

Submitted by: International Residential Code Committee

Adopt the following appendices:

Appendix BA – Manufactured Housing Used as Dwellings and Factory Built Buildings

Appendix BB – Tiny Houses

Appendix BF – Patio Covers

Appendix BG – Sound Transmission

Appendix BI – Light Straw – Clay Construction

Appendix BJ – Strawbale Construction

Appendix BO – Existing Buildings and Structures

Appendix CA – Sizing and Capacities of Gas Piping

Appendix CB – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents.

Appendix CD – Piping Standards for Various Appliances

Appendix CE – Venting Methods

Appendix CF – Sizing of Water Piping System

Appendix NB – (Rb) Solar-Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses

Appendix BA – Manufactured Housing Used as Dwellings and Factory Built Buildings
Justification: Continues factory-built building requirements.

Appendix BB – Tiny Houses
Justification: Useful information for inspectors and customers.

Appendix BF – Patio Covers
Justification: Continuation of less restrictive structural requirements for patio covers.

Appendix BG – Sound Transmission
Justification: Incorporates Phoenix Amendment for sound mitigation around city airport.

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Appendix BI – Light Straw – Clay Construction
Justification: Development options

Appendix BJ – Strawbale Construction
Justification: Development options

Appendix BO – Existing Buildings and Structures
Justification: Allows additional design flexibility when modifying an existing building

Appendix CA – Sizing and Capacities of Gas Piping
Justification: Provides guidance on piping sizing with all the methods of sizing.

Appendix CB – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
Justification: Provides a guide for inspectors and customers.

Appendix CD – Piping Standards for Various Appliances
Justification: Provides guidance on piping sizing with all the methods of sizing.

Appendix CE – Venting Methods
Justification: Provides useful guidance for residential plumbing situations.

Appendix CF – Sizing of Water Piping System
Justification: Provides useful guidance for pipe sizing.

Appendix NB – (Rb) Solar-Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses
Justification: Development options and guidance for builders.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/31/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 101.1

Submitted by: International Mechanical Code Committee

Chapter 1 Scope and administration

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 IMC" shall refer to the unchanged base code.

101.1 Title
These regulations shall be known as the International Mechanical Code as amended by the City of Phoenix ~~*Building Code* of [NAME OF JURISDICTION]~~, hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - see this section of the 2024 IMC

101.2.1 Appendices. - see this section of the 2024 IMC

101.3 Purpose. - see this section of the 2024 IMC

101.4 Severability. - Reserved.

102.1 General. - Reserved.

102.2 Existing installations. - see this section of the 2024 IMC

102.2.1 Existing buildings. - see this section of the 2024 IMC

102.3 Maintenance. - see this section of the 2024 IMC

102.4 Additions, alterations or repairs. - see this section of the 2024 IMC

102.5 Change in occupancy. - see this section of the 2024 IMC

102.6 Historic buildings. - see this section of the 2024 IMC

102.7 Moved buildings. - see this section of the 2024 IMC

102.8 Referenced codes and standards. - Reserved
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.

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102.8.1 Conflicts. - Reserved.

102.8.2 Provisions in referenced codes and standards. - Reserved.

102.9 Requirements not covered by this code. - see this section of the 2024 IMC

102.10 Other laws. - Reserved.

102.11 Application of references. - Reserved.

Section 103 Code compliance agency - Reserved.

Section 104 Duties and powers of the code official - Reserved.

Section 105 Permits - Reserved.

Section 106 Construction documents - Reserved.

Section 107 Notice of approval - Reserved.

Section 108 Fees - Reserved.

Section 109 Service utilities - Reserved.

Section 110 Temporary uses, equipment and systems - Reserved.

Section 111 Inspections and testing - Reserved.

Section 112 Means of appeals - Reserved.

Section 113 Board of appeals - Reserved.

Section 114 Violations - Reserved.

Section 115 Stop work order - Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Mechanical Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Mechanical Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 307.2.2

Submitted by: International Mechanical Code Committee

307.2.2 Drain pipe materials and sizes.
Nonmetalic piping shall not be installed in exposed locations. Components of the condensate disposal system shall be ABS, cast iron, copper and copper alloy, CPVC, cross-linked polyethylene, galvanized steel, PE-RT, polyethylene, polypropylene, PVC or PVDF pipe or rigid tubing. Components shall be selected for the pressure and temperature rating of the installation. Joints and connections shall be made in accordance with the applicable provisions of Chapter 7 of the *International Plumbing Code* relative to the material type. Condensate waste and drain line size shall be not less than 3/4-inch pipe size and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2.2.

Justification: Due to our extreme weather conditions, it is recommended that all nonmetallic condensate piping be prohibited from areas of direct sunlight, such as roofs. Nonmetallic piping subject to extreme heat will soften and sag between supports. This causes low spots in the drainage system and prevents gravity flow to the point of disposal. In addition, exposure to UV rays from the sun causes the pipe to become brittle and subject to fracture when placed under stress or strain. Both of these conditions lead to condensate disposal failure with the likely result of water ponding on the roof.

Cost Impact: Minor cost impact. Increase in cost of materials. This item is in the current 2018 code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/24/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 309.1

Submitted by: International Mechanical Code Committee

[BG] 309.1 ~~Space-heating systems~~. Heating and cooling systems.
Interior spaces intended for human occupancy shall be provided with active or passive ~~space-~~ heating and cooling systems capable of maintaining an indoor temperature ~~of not less than 68°F (20°C)~~ between 70°F (21°C) and 82°F (28°C) (if cooled by air conditioning, and 86°F (30°C) if cooled by evaporative cooling), measured at a point 3 feet (914mm) above the floor in the center of the room. ~~on the design heating day.~~ The installation of ~~portable~~ space heaters or coolers shall not be used to achieve compliance with this section.

Exceptions:

1. Space heating and cooling systems are not required for interior spaces where the primary purpose is not associated with human comfort.
2. Group F, H, S, and U occupancies.

Justification: This amendment requires newly constructed buildings to comply with City of Phoenix Neighborhood Preservation Ordinance Sec. 39-5(B)(1)(b), which deals with buildings that are rented. All newly constructed buildings may be rented at some point in their life.

Cost Impact: Significant cost impact; this amendment requires cooling in all interior spaces intended for human occupancy, which the base code does not.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/08/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 402.1

Submitted by: International Mechanical Code Committee

402.1 Natural ventilation.
Natural ventilation ~~of an occupied space~~ in a residential dwelling unit within a commercial building shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with *ready access* so that the openings are readily controllable by the *building* occupants. Natural ventilation of all other occupied spaces within commercial buildings shall be through permanently fixed openings to the outdoors.

Justification: Natural ventilation in a residential dwelling unit within a commercial building depends on operable openings such as doors, windows, louvers, or other openings to the outdoors. Whenever a dwelling unit within a commercial building has occupants and the qualifying window or door is open to the outdoors, then the ventilation requirement of IMC 401.3 is met All other spaces within a commercial building with space cooling and heating requirements would rarely leave windows or doors in the open position. Openings such as windows and doors in a commercial building cannot be reliably depended upon to remain open whenever occupants are present.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 11/16/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/13/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Mechanical Code (IMC)
Section 407.1.1

Submitted by: International Mechanical Code Committee

407.1 General.
Mechanical ventilation for ambulatory care facilities and Group I-2 occupancies shall be designed and installed in accordance with this code and ASHRAE 170.

407.1.1
Mechanical systems designed and installed in accordance with IMC 407.1 and ASHRAE 170 shall be verified by a qualified third party Special Inspector. The Special Inspector/testing agency shall be an independent third party individual or firm and shall not be the installing contractor. A report shall be generated by the third party individual or firm showing compliance. Special inspections shall be as specified in Chapter 17 of the *International Building Code* as amended.

Justification
The ventilation systems for Group I-2 and ambulatory facilities face the possibility of communicating and perpetuating airborne diseases. Special inspections are required to ensure that life safety systems and public health standards are met. It is imperative that the ventilation systems required by IMC 407.1 are designed to control the spread of disease and operate as designed. This can only be accomplished by verification through proper testing. The Registered Design Professional in Responsible Charge shall follow the guidelines set forth in the 2024 IBC as specified in Chapter 17.

Cost Impact: No cost impact. Currently Arizona Department of Health Services (ADHS) requires that the ventilation systems are balanced and tested.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/08/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 408

Submitted by: International Mechanical Code Committee

408 MARIJUANA RELATED OCCUPANCIES

408.1 General.
Any building used to cultivate, produce, infuse or dispense marijuana shall be designed such that there shall be no emission of dust, fumes, vapors, or odors into the environment from the premise. A ventilation system shall be designed to prevent the distribution of odors to other occupied parts of the building or adjacent properties. Design of the odor control system shall be based on accepted engineering practices. All equipment and filter media shall be listed and labeled for the application. Exhaust systems used in odor control systems shall meet the requirements of Section 501.

408.1.1 Exhaust outlets.
The termination point for exhaust outlets shall be in accordance with Section 501.3. Exhaust from cultivation and production facilities shall be in accordance with Section 501.3.1(2) and for dispensaries in accordance with Section 501.3.1(3).

Justification: This is a current amendment to the 2018 IMC. This new section provides design guidance for required odor control systems, per City of Phoenix Zoning Ordinance.

Cost Impact: Moderate cost impact due to additional equipment necessary to comply with air quality requirements mandated by the Authority Having Jurisdiction (AHJ).

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/16/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 502.14

Submitted by: International Mechanical Code Committee

502.14 Motor vehicle operation.
In areas where motor vehicles operate, mechanical ventilation shall be provided in accordance with Section 403 Additionally, areas in which stationary motor vehicles are operated shall be provided with a *source capture system* that connects directly to the motor vehicle exhaust systems. Makeup air for the required exhaust systems in areas where motor vehicles operate shall be provided through permanent unobstructed openings to the outdoors, such as louvers and grills. Mechanical equipment and louvers used for makeup air purposes shall be electrically interlocked with the exhaust system. Such system shall be engineered by a *registered design professional* or shall be factory-built *equipment* designed and sized for the purpose.

Exceptions:
1. This section shall not apply where the motor vehicles being operated or repaired are electrically powered.
2. This section shall not apply to one- and two-family dwellings.
3. This section shall not apply to motor vehicle service areas where engines are operated inside the *building* only for the duration necessary to move the motor vehicles in and out of the *building*.

Justification: Motor vehicle operation in a building depletes oxygen and causes a build-up of carbon monoxide and other products of combustion which could be fatal to occupants. It is critical to the health of occupants to remove these emissions from the occupied space. From IMC section 403, an exhaust rate of 0.75 cfm/ft^2 is specified for both repair garages and enclosed parking garages. Repair garages that have stationary vehicle operation, such as engine tune-up services, radiator or transmission flushing, etc. require dedicated exhaust systems. This proposal adds specific requirements to provide permanent building openings for makeup air or use mechanical makeup air units. This eliminates the use of open doors, which cannot be reliable. It also requires any mechanical equipment or mechanical louvers used for makeup air to be electrically interlocked with the dedicated exhaust system.

Cost Impact: Minimal cost impact. Minimal cost increase to install openings. This requirement is also an amendment carried forward from the 2018 IMC.

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Approved in previous 2018 Code Adoption process:	☒ **YES** ☐ **NO**
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/16/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Mechanical Code (IMC)
Section 502.21

Submitted by: International Mechanical Code Committee

502.21 Storage and use of liquid carbon dioxide (CO_2) systems.
Indoor or outdoor areas that contain liquid carbon dioxide (CO_2) stored in ASME pressure vessels in new and existing facilities shall be provided with mechanical exhaust ventilation in accordance with this section.

Exception: Outdoor storage areas in non-enclosed spaces designed to prevent the collection of vapors when approved by the *Fire Marshal.*

502.21.1 System requirements.
Exhaust ventilation systems for liquid carbon dioxide CO_2 tanks shall comply with all of the following:

1. The installation shall be in accordance with this code and the *Phoenix Fire Code*, PFC Chapter 53 Compressed Gases, Section 5307.2.2, Gas Ventilation Requirements.
2. Mechanical ventilation shall be provided at a rate of not less than 1 cfm per square foot [0.00508 $m^3/(s \cdot m^2)$] of floor area over the storage area.
3. The system shall operate continuously unless alternate designs are approved by the *Fire Marshal.*
4. A manual start control shall be provided outside of the room in a position adjacent to the access door to the room or in another approved location. The switch shall be a break-glass or other approved type and shall be labeled: VENTILATION SYSTEM EMERGENCY ON-ONLY.
5. Exhaust ventilation shall be designed to consider the density of the potential vapors released. For liquid **Co_2** systems, exhaust shall be taken from a point within 12 inches (305 mm) of the floor.
6. Makeup air shall be provided. The location of both the exhaust and makeup air openings shall be designed to provide air movement across all portions of the floor or room to prevent the accumulation of vapors.
7. Exhaust air shall not be recirculated to occupied areas. Exhaust termination shall be located where it will not allow for a dangerous accumulation of vapors and in accordance with Section 501.3.1 (2).
8. Sensors, controls, alarms, piping and all accessory components as prescribed by the *Phoenix Fire Department.*

Justification: This amendment determines the requirement for a mechanical ventilation system for liquid carbon dioxide (CO_2) bulk storage systems regardless of quantity. Businesses that provide carbonated drinks have been increasingly switching from dry to liquid CO_2 storage systems. Liquid CO_2 storage systems have been deemed potentially hazardous to human health by the Phoenix Fire Department. Separate Fire Department permits are also required for CO_2 systems. This requirement is also an amendment carried forward from the 2018 IMC.

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Cost Impact: Additional costs are due to the requirement for installation of dedicated mechanical exhaust system in the area of liquid CO_2 tanks.	
Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**	
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/16/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Mechanical Code (IMC)
Section 606.2.1

Submitted by: International Mechanical Code Committee

606.2 Where required.
Smoke detectors shall be installed where indicated in Sections 606.2.1 through 606.2.3.

Exception: Smoke detectors shall not be required where air distribution systems are incapable of spreading smoke beyond the enclosing walls, floors and ceilings of the room or space in which the smoke is generated.

606.2.1 ~~Return air systems.~~ Air distribution systems.
Smoke detectors shall be installed in ~~return air systems with~~ air distribution systems downstream of the filters and ahead of any branch connections in systems having a design capacity greater than 2,000 cfm (0.9 m^3/s). ~~in the return air duct or *plenum* upstream of any filters, *exhaust air* connections, outdoor air connections, or decontamination *equipment* and *appliances.*~~

Exception: Smoke detectors are not required ~~in the return air system~~ where all portions of the *building* served by the air distribution system are protected by area smoke detectors connected to a fire alarm system in accordance with the *International Fire Code*. The area smoke detection system shall comply with Section 606.4.

Justification: Committee recommends that this section be revised to correlate with NFPA 90A Installation of Air-Conditioning and Ventilating Systems. The 2024 IMC references NFPA 72 National Fire Alarm Code, which in turn references NFPA 90A for installation of smoke detectors. These NFPA Standards are generally recognized as the national standards for smoke detector installation. A large amount of air distribution systems installed in Phoenix utilize a filtered grill for return air, typically installed in a ceiling or wall. In order to place a duct detector in front of this filter without having it attached to the grill, an additional length of plenum or duct is required. This leads to added construction costs and space restraints. The duct smoke detector may also be subjected to a higher frequency of false alarms from contaminants in the room. The committee reasons that any appreciable amount of smoke entering the return air system will pass through the filtered grill and reach the probe for the smoke detector. This proposed amendment will help to keep down the design costs while still providing an equivalent level of life safety based on the national standard. This amendment is carried forward from the 2018 IMC.

Cost Impact: Saves cost of additional duct work.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

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ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/16/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 606.5

Submitted by: International Mechanical Code Committee

606.5 Testing.
Smoke detectors shall be tested by an approved testing agency or a qualified third party Special Inspector. The Special Inspector/ testing agency shall be an independent third party and shall not be the installing contractor. Special inspections shall be as specified in Chapter 17 of the *International Building Code* as amended.

Justification: Smoke detectors can save lives when they operate correctly. The Mechanical code requires that these devices be installed at specific locations in the building air distribution systems. Testing of the operation of each smoke detector is required to be completed by a special inspector that is independent of the installer. Such special inspector must also be qualified to complete the work. Special Inspections is covered in the International Building Code and has been extended in the City of Phoenix to include several life safety items related to Mechanical design. Due to the importance of these life safety devices, it is recommended by the committee that a Special Inspector submit a final report certifying that all devices operate as designed and the Registered Design Professional in Responsible Charge signs the certificate. To maintain consistency with the Special Inspections program, the testing agency and the registrant shall follow the guidelines set forth in the 2024 IBC, as specified in Chapter 17.

Cost Impact: Increase costs associated with hiring a Special Inspector. However, this amendment is carried forward from the 2006 IMC and has been in place for the past eighteen years.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 607.2

Submitted by: International Mechanical Code Committee

[BF] 607.2 Installation.
Fire dampers, smoke dampers, combination fire/smoke dampers and ceiling radiation dampers located within air distribution and smoke control systems shall be installed in accordance with the manufacturer's instructions, the dampers' listing and Sections 607.2.1 through 607.2.3. Dampers shall be tested by an approved testing agency or a qualified third party special inspector. The special Inspector/testing agency shall be an independent third party individual or firm and shall not be the installing contractor. Special inspections shall be as specified in Chapter 17 of the *International Building Code* as amended.

Justification: Fire and smoke dampers can save lives when they operate correctly. The Mechanical code requires that these devices be installed at specific locations to prevent fire and smoke from spreading throughout a building. The IMC requires all dampers to be listed and tested at the factory. This proposal will verify that the dampers operate correctly after they are installed in the building. This amendment requires that testing of dampers shall be performed by a qualified third party testing agency and all results shall be verified by the professional design engineer. Special inspection requirements are listed in the 2024 IBC and a reference is provided in this proposal.

Cost Impact: Increase costs associated with hiring a Special Inspector. However, this amendment is carried forward from the 2018 IMC and has been in place for the past twelve years.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 608.1

Submitted by: International Mechanical Code Committee

608.1 Balancing.
Air distribution, ventilation and exhaust systems shall be provided with means to adjust the system to achieve the design airflow rates and shall be balanced by an *approved* method. *Ventilation air* distribution shall be balanced by an *approved* method and such balancing shall verify that the air distribution system is capable of supplying and exhausting the airflow rates required by Chapter 4.

The *ventilation* air distribution system shall be provided with means to adjust the system to achieve not less than the minimum ventilation airflow rate as required by sections 403.3 and 403.3.1.2. Ventilation systems shall be balanced using a nationally accepted air balancing test method. Such balancing shall verify that the ventilation system is capable of supplying and exhausting the airflow rates required by Sections 403.3 and 403.3.1.2. A final report shall be provided to the engineer of record and the mechanical inspector.

Justification: This is a current amendment to the 2018 IMC 403.1.5 and is now currently located in 2024 IMC 608.1. The proposed amendment will require an approved test and balance agency / individual to perform balancing of ventilation air systems in commercial buildings. The original code language does not define what type of "approved method" is acceptable. The proposal will further require that such agency / individual follow national standards for air balancing methods.

Cost Impact: Minimal cost impact. Minimal impact of nationally accepted air balancing test.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/08/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Mechanical Code (IMC)
Section 928.1

Submitted by: International Mechanical Code Committee

SECTION 928 EVAPORATIVE COOLING EQUIPMENT

928.1 General.
Evaporative cooling equipment shall:

1. Be installed in accordance with the manufacturer's instructions.
2. Be installed on level platforms in accordance with Section 304.10.
3. Have openings in exterior walls or roofs flashed in accordance with the *International Building Code*.
4. Be provided with an *approved* water supply, sized for peak demand. The quality of water shall be provided in accordance with the *equipment* manufacturer's recommendations. The piping system and protection of the potable water supply system shall be installed as required by the International Plumbing Code.
5. Have air intake opening locations in accordance with Section 401.4.
6. A permanent relief opening or other engineered design sufficient to assure positive airflow shall balance intake air.
7. Outside air shall be provided as specified in Section 403.2.
8. Air ducts and dampers, which are a portion of an evaporative cooling system, shall comply with Chapter 6.
9. Overflow drains shall be provided that discharge to an *approved* disposal location.

Justification: This amendment clarifies installation requirements for evaporative coolers.

Cost Impact: Minimal cost impact. Requires positive airflow design. These requirements are carried forward from the 2018 IMC.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Mechanical Code (IMC)
Section 932

Submitted by: International Mechanical Code Committee

SECTION 932 WOOD STOVE/FIREPLACE INSTALLATION
DEFINITIONS. For purposes of this section, the following words and terms shall have the meaning ascribed thereto:

FIREPLACE: A built-in-place masonry hearth and fire chamber or a factory-built appliance, designed to burn solid fuel or to accommodate gas or electric log insert or similar device, and which is intended for occasional recreational or aesthetic use, not for cooking, heating, or industrial processes.

SOLID FUEL: Includes, but is not limited to, wood, coal, or other non-gaseous or non-liquid fuels, including those fuels defined by the Maricopa County Air Pollution Control Officer as "inappropriate fuel" to burn in residential wood burning devices.

WOODSTOVE: A solid-fuel burning heating appliance including a pellet stove, which is either freestanding or designed to be inserted into a fireplace.

932.1 General.
In accordance with the Phoenix City Council adopted Ordinance G-4062, on or after December 31, 1998, no person, firm or corporation shall construct or install a fireplace or a wood stove, and the Building Official shall not approve or issue a permit to construct or install a fireplace or a wood stove, unless the fireplace or wood stove complies with one of the following:

1. A fireplace which has a permanently installed gas or electric log insert;
2. A fireplace, wood stove or other solid fuel burning appliance which has been certified by the United States Environmental Protection Agency as conforming to 40 Code of Federal Regulations part 60, subpart AAA;
3. A fireplace, woodstove or other solid fuel burning appliance that has been tested and listed by a nationally recognized testing agency to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA;
4. A fireplace, wood stove or other solid fuel burning appliance which has been determined by the Maricopa County Air Pollution Control Officer to meet performance standards equivalent to those adopted by 40 Code of Federal Regulations part 60, subpart AAA, as in effect on July 1, 1990.
5. A fireplace which has a permanently installed wood stove insert which complies with subparagraph 2, 3, or 4 above.

Exceptions: The following installations are not regulated and are not prohibited by this section: Furnaces, boilers, incinerators, kilns, and other similar space heating or industrial process equipment. Cook stoves, barbecue grills, and similar appliances designed primarily for cooking. Fire pits, barbecue grills, and other outdoor fireplaces.

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Fireplace or wood stove alterations prohibited.
Fireplaces constructed or installed on or after December 31,1998, that contain a gas or electric log insert or a woodstove insert, shall not be altered to directly burn wood or any other solid fuel. On or after December 31, 1998, no person, firm, or corporation shall alter a fireplace, woodstove, or other solid-fuel burning appliance in any manner that would void its certification or operational compliance with the provisions of this section.

Fireplaces constructed or installed on or after December 31, 1998, shall not be altered without first obtaining a permit from the City to ensure compliance with this section.

Justification: Recommendation to include code language based on City Ordinance G-4062 and Maricopa County wood burning restriction ordinance. This amendment is carried over from the 2018 IMC and is also found in the 2018 IRC as Section R325.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Mechanical Code (IMC)
Section 1105.10

Submitted by: International Mechanical Code Committee

1105.10 Dimensions.
Refrigeration machinery rooms shall be of such dimensions that all system parts are readily accessible with adequate space for service, maintenance, and operations. A minimum unobstructed walking space at least three (3) feet (914 mm) in width and six (6) feet eight (8) inches (2032 mm) in height or approved manufacturer's installation or required clearances shall be maintained throughout, allowing free access to at least two sides of all moving machinery and approaching each stop valve. Access to refrigeration machinery rooms shall be restricted to authorized personnel and posted with permanent signage.

Justification: This addition to this section is needed to ensure adequate safe working space around the equipment in a refrigeration machinery room. Previously incorporated into the 2018 IMC.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Mechanical Code (IMC)
Section 1109.2.5

Submitted by: International Mechanical Code Committee

1109.2.5 Refrigerant pipe shafts.
Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the *International Building Code*.

Exceptions:
1. *Refrigeration* systems using R-718 refrigerant (water).
2. Piping in a direct refrigeration system ~~using Group A1 refrigerant~~ where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the *building* where vented to the outdoors.

Justification: This amendment will make IMC 1109.2.5 consistent with ASHRAE 15-2022 which is a currently approved reference standard in the 2024 IMC. IMC 1109.2.2 still requires refrigerant piping to be protected within the building or protective enclosures. *Shaft enclosures* shall have a *fire-resistance rating* of not less than 2 hours where connecting four *stories* or more, and not less than 1 hour where connecting less than four *stories*, IBC 713.4.

This section was added to the 2021 IMC before changes were completed and implemented in ASHRAE 15-2022. It has been determined that any refrigerant meeting the maximum allowable quantities of IMC Table 1103.1 are safe to install without a shaft enclosure. This amendment proposal is consistent with AHRAE 15-22

Cost Impact: This proposal will more than minimally decrease the cost of multistory multifamily housing due to allowing construction to continue in its current practices without introducing shaft enclosure that will alter the floor plans that are already developed and require larger lots for the same number of dwellings.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/15/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 1 [CE], Sections C101 – C110

Submitted by: International Energy Conservation Code Committee

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 IECC" shall refer to the unchanged base code.

SECTION C101 SCOPE AND GENERAL REQUIREMENTS

C101.1 Title
This code shall be known as the International Energy Conservation Code as amended by the City of Phoenix ~~of [name of jurisdiction]~~ and shall be cited as such. It is referred to herein as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

C101.2 Scope.
This code applies to the design and construction of buildings not covered by the scope of the IECC-Residential Provisions. Group R-2 when defined as a Commercial Building by section C202, shall have the option of complying under the Residential Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Residential Provisions shall be followed.

C101.2.1 Appendices. – See this section of the 2024 IECC

C101.3 Intent. – See this section of the 2024 IECC

C101.4 Compliance.
Residential buildings shall meet the provisions of IECC—Residential Provisions. *Commercial buildings* shall meet the provisions of IECC—Commercial Provisions. Group R-2 when defined as a Commercial Building by section C202, shall have the option of complying under the Residential Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Residential Provisions shall be followed.

C101.4.1 Compliance materials – See this section of the 2024 IECC

SECTION C102 APPLICABILITY – Reserved, except as noted below

C102.1.1 Mixed residential and commercial buildings. – See this section of the 2024 IECC

SECTION C103 CODE COMPLIANCE AGENCY – Reserved

SECTION C104 ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT – Reserved

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SECTION C105 CONSTRUCTION DOCUMENTS – Reserved

SECTION C106 FEES – Reserved

SECTION C107 INSPECTIONS – Reserved

SECTION C108 NOTICE OF APPROVAL – Reserved

SECTION C109 MEANS OF APPEALS – Reserved

SECTION C110 STOP WORK ORDER – Reserved

Justification:
All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Energy Conservation Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Energy Conservation Code as being applicable.

Allows a multi-family developer the choice between residential and commercial provisions regardless of height for multi-family construction.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/30/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C401.2.1

Submitted by: International Energy Conservation Code Committee

C401.2.1 International Energy Conservation Code
Commercial buildings shall comply with one of the following:

1. Prescriptive Compliance. The Prescriptive Compliance option requires compliance with Sections C402 through C406 and Sections C408. *Dwelling units* and *sleeping units* in Group R-2 buildings shall be deemed to be in compliance with this chapter, provided that they comply with Section R406.
2. *Simulated Building Performance*. The *Simulated Building Performance* option requires compliance with Section C407.

Exceptions:

1. *Additions*, *alterations*, *repairs,* and changes of occupancy to existing buildings complying with Chapter 5.
2. Compliance with the provisions of Section C408 is optional.

Justification: The 2024 IECC added references for mandatory compliance with Section C408 in Section C401.2.1. This amendment revises the requirements of Section C408 from mandatory to optional.

While the City of Phoenix encourages compliance with Section C408 Maintenance Information and System Commissioning; this function will occur after the C of O is issued.

Cost Impact: Cost will be reduced if the Commissioning is not done.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 10/31/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C401.2.2

Submitted by: International Energy Conservation Code Committee

C401.2.2 ASHRAE 90.1. (as it relates to C401.2.1 International Conservation Code – Prescriptive Compliance)
Commercial buildings shall comply with the requirements of ANSI/ASHRAE/IES 90.1.

1. Compliance with the provisions of Section C408 are optional.

Justification: Section C401.2 of the 2024 IECC states: *Commercial buildings* shall comply with Section C401.2.1 or C401.2.2.

The 2024 IECC Section C401.2.1 for The Prescriptive Compliance option has references for required compliance with Section C408.

This amendment revises Section C401.2.2's requirement of adherence to Section C408 to be optional.

While the City of Phoenix encourages compliance with Section C408 Maintenance Information and System Commissioning; it recommends deferring the mandatory requirement to a future code cycle to reduce the cost of this relatively new non-life safety requirement.

Cost Impact: cost reduction

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 10/31/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C405.12

Submitted by: Darrel R. Miller, PE, LEED-AP, ICC Certified Electrical Plans Examiner and modified by the National Electrical Code Committee

C405.12 Reserved
This section is deleted in its entirety.
Note: The corresponding requirements in ASHRAE 90.1 8.4.2 Automatic Receptacle Control is also deleted in its entirety.

~~**C405.12 Automatic receptacle control.**~~
~~The following shall have *automatic* receptacle control complying with Section C405.12.1:~~

1. ~~At least 50 percent of all 125V, 15- and 20-amp receptacles installed in enclosed offices, conference rooms, rooms used primarily for copy or print functions, breakrooms, classrooms and individual workstations, including those installed in modular partitions and module office workstation systems.~~
2. ~~At least 25 percent of branch circuit feeders installed for modular furniture not shown on the *construction documents*.~~

~~**C405.12.1 Automatic receptacle control function.**~~
~~*Automatic* receptacle controls shall comply with the following:~~

1. ~~Either split controlled receptacles shall be provided with the top receptacle controlled, or a controlled receptacle shall belocated within 12 inches (304.8 mm) of each uncontrolled receptacle.~~
2. ~~One of the following methods shall be used to provide control:~~
   ~~2.1. A scheduled basis using a time-of-day operated control device that turns receptacle power off at specific programmed times and can be programmed separately for each day of the week. The control device shall be configured to provide an independent schedule for each portion of the *building* of not more than 5,000 square feet (464.5 m^2) and not more than one floor. The occupant shall be able to manually override an area for not more than 2 hours. Any individual override switch shall control the receptacles of not more than 5,000 feet (1524 m).~~
   ~~2.2. An *occupant sensor control* that shall turn off receptacles within 20 minutes of all occupants leaving a space.~~
   ~~2.3. An automated signal from another control or alarm system that shall turn off receptacles within 20 minutes after determining that the area is unoccupied.~~
3. ~~All controlled receptacles shall be permanently marked in accordance with NFPA 70 and be uniformly distributed throughout the space.~~
4. ~~Plug-in devices shall not comply.~~

~~**Exceptions:** *Automatic* receptacle controls are not required for the following:~~

1. ~~Receptacles specifically designated for equipment requiring continuous operation (24 hours per day, 365 days per year).~~
2. ~~Spaces where an *automatic* control would endanger the safety or security of the room or building occupants.~~

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~~3. Within a single modular office workstation, noncontrolled receptacles are permitted to be located more than 12 inches (304.8 mm), but not more than 72 inches (1828 mm) from the controlled receptacles serving that workstation.~~

Justification: 2024 IECC C405.12 Proposed Change – A postulate against implementation.

This proposal is based on the assumption that the City of Phoenix wants to be known as a business friendly city. One way this can be achieved is by the establishment of practical building codes that focus on public safety, rather than unrelated requirements that have no benefit to the citizens of the City and add a cost burden to the conforming business or property owner.

This electrical system requirement offers an extremely low return on investment and is such an item that detracts from a business-friendly environment. If this item was assessed on a basis of payback, it would never be implemented based on the number of years it would take to recover the investment costs. It is my opinion this requirement should not be codified, rather it should be left to the conscious of the individual business as to how they spend their money.

If a business chooses to be more energy conscious the proposed code change (deletion) will not prevent implementing a more stringent requirement on themselves. For other businesses that do not have the same environmental concerns there would be no penalty.

What is this Code provision addressing? This section of the code pertains to "parasitic plug loads" which are known to be extremely small (milliwatts) and equipment "standby loads". Each represents inconsequential loads for the building power system. The management of these loads as required in the proposed 2024 IECC C405.12 language implements an additional control system previously not a part of the 2018 IECC, currently adopted. The new requirements have targeted areas of a building that are most likely to have the previously described loads, offices (enclosed and open), conference rooms, copy/print rooms, break rooms, classrooms, individual workstations (stand alone or modular type) mandating 50% of the receptacles in the space to be controlled by a system (choose one of (3) options. None of which are practical).

Implementation will introduce the following:

- 50% loss of the continuous power receptacles within the space or increase the receptacle quantity by 100% so as to maintain the original quantity available prior to implementation of this code.
- Invoke training for new space occupants as to the functionality (or dysfunctionality) of the power receptacle system in the space they will be working in. Likely inclusive of how to avoid use of the controlled receptacles to assure your tablets and phones and computer batteries are always functional when you need them.
- Specially marked receptacles identifying they are controlled. Thanks to California Energy Codes, these are available from the majority of device manufacturers.
- Dedicated wiring system from dedicated relays or panels or other type of controller.
- Control systems to provide independent control of each area up to 5,000 SF at no less that one zone of control per floor.
- Control override buttons allowing a control override for up to 2 hours separately for each of the spaces controlled by such override buttons (limited to 5,000 SF per button or no less than one per floor).
- Not specifically mentioned but certainly will be required for clarity to those using the system, each button station will need an associated placard/graphic indicating the spaces controlled by such override buttons.

- Where modular furniture is not shown specifically on the design plans, and it is commonly not shown, a mandate that 25% of the branch circuits to the identified modular furniture must be dedicated to controlled receptacles. This could be a large number of circuit additions in larger open office spaces.

Indirect effects of implementation:

- Increased Building Safety Department plan review time to assure design compliance.
- Increased Building Safety inspection time to assure actual compliance.
- Nuisance operation of the electrical system for the user of the space.

Real world issues:

Consider that your cell phone is plugged into a charger while you are out at lunch. Why? You need to have it for an out of office meeting following lunch. Your battery was low, so you plugged it in. You come back and find the charger has been off starting 20 minutes following your departure from your enclosed office. Why? Because the control system for the lighting also shuts off the controlled receptacle with the lights (one of the most cost effective ways to control these receptacles that is listed in the prescriptive choices). Yes, this is how the controlled receptacles are intended to operate.

Now consider a Police sergeant or detective in your office at the station going in for a briefing. The officer plugs in a Taser for a refresh charge. The briefing goes long. When arriving back in the office to retrieve the Taser, finds the outlet has shut off with the lights. Now it is not ready for use. Same with the cell phone, laptop, radio, or any other battery device necessary for their tour. If the lighting system turns off due to a lack of occupants in the space, the controlled receptacles also will turn off. This is one of the prescribed choices in the code, and it happens to be the most cost effective as well. The other prescribed choices do not practically work in a building such as are designed for law enforcement, and I would argue, Fire Departments as well.

This code has no occupancy type exceptions to practically apply it to Public Safety facilities. This is a problem.

Controlled receptacles for printers and copy machines – Implementing the controlled receptacle requirement for copiers and other office equipment is unnecessary and potentially harmful for the equipment. A hard restart is not a desired shut down method for the office equipment. This is effectively what the controlled receptacle is doing, an abrupt power down, equivalent to a utility power outage. Additionally, shutting off power to the equipment based on occupancy or even based on a time clock will cause a restart cycle, delaying its use. The downtime for office staff is calculable and adds to the operational costs to the business. It is in the business owner's best interest to purchase office equipment with energy star certifications. This will naturally occur just from availability and benefits. Equipment with an Energy Star certification must meet strict energy efficiency criteria set by the EPA, including features like low power consumption in sleep mode, quick transition to sleep mode after inactivity, and efficient power supplies. By definition, Energy Star Certified equipment is performing the functions the IECC mandates are attempting to provide but without the pitfalls. The IECC requirements in C405.12 are impractical. Cord and plug equipment control should be left to up to the business owner rather than a dictate from City Hall.

Recommendation:

Strike 2024 IECC C405.12 from adoption based on the above arguments.

Striking this provision for controlled receptacles has no effect on the plan review, inspections, or design community. It shows Phoenix is willing to maintain a logical approach to energy conservation while retaining a business friendly environment. It means there will be no related workload burden placed on the Electrical Plans Reviewers or Electrical Inspector. There will be no need for plan review fee increases to the public related to this issue. **Note: This proposed amendment was reviewed by the 2024 NEC Committee and recommended to be Approved as Modified.**
Cost Impact: Cost Reduction
Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**
ACTION TAKEN:
2024 Code Committee Date: 01/16/2025 ☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken
Development Advisory Board (DAB) Subcommittee Date: 03/06/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
Development Advisory Board (DAB) Date: 04/22/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee Date: ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
City Council Action Date: ☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C405.13

Submitted by: Darrel R. Miller, PE, LEED-AP, ICC Certified Electrical Plans Examiner and modified by the National Electrical Code Committee

C405.13 Reserved
This section is deleted in its entirety.
Note: The corresponding requirements in ASHRAE 90.1 8.4.3 Electrical Energy Monitoring is also deleted in its entirety.

~~**C405.13 Energy monitoring.**~~
~~New *buildings* with a gross *conditioned floor area* of not less than 10,000 square feet (929 m^2) shall be equipped to measure, monitor, record and report energy consumption in accordance with Sections C405.13.1 through C405.13.6 for load categories indicated in Table C405.13.2 and Sections C405.13.7 through C405.13.11 for end-use categories indicated in Table C405.13.8.~~
~~**Exceptions:**~~
~~1. 1.*Dwelling units* in R-2 occupancies.~~
~~2. 2.Individual tenant spaces are not required to comply with this section provided that the space has its own utility services and meters and has less than 5,000 square feet (464.5 m^2) of *conditioned floor area*.~~

~~**C405.13.1 Electrical energy metering.**~~
~~For electrical energy supplied to the building and its associated site, including but not limited to site lighting, parking, recreational facilities and other areas that serve the building and its occupants, meters or other measurement devices shall be provided to collect energy consumption data for each end-use category required by Section C405.13.2.~~

~~**C405.13.2 End-use electric metering categories.**~~
~~Meters or other *approved* measurement devices shall be provided to collect energy use data for each end-use category indicated in Table C405.13.2. Where multiple meters are used to measure any end-use category, the data acquisition system shall total all of the energy used by that category. Not more than 5 percent of the design load for each of the end-use categories indicated in Table C405.13.2 shall be permitted to be from a load that is not within that category.~~
~~**Exceptions:**~~
~~1. 1.HVAC and water heating equipment serving only an individual *dwelling unit* shall not require end-use metering.~~
~~2. 2.End-use metering shall not be required for fire pumps, stairwell pressurization fans or any system that operates only during testing or emergency.~~
~~3. 3.End-use metering shall not be required for an individual tenant space having a floor area not greater than 2,500 square feet (232 m^2) where a dedicated source meter complying with Section C405.13.3 is provided.~~

~~**TABLE C405.13.2**~~
~~**ELECTRICAL ENERGY USE CATEGORIES**~~
~~**LOAD CATEGORY DESCRIPTION OF ENERGY USE**~~

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Total HVAC system	Heating, cooling and ventilation, including but not limited to fans, pumps, boilers, chillers and water heating. Energy used by 120-volt equipment, or by 208/120-volt equipment that is located in a building where the main service is 480/277-volt power, is permitted to be excluded from total HVAC system energy use.
Interior lighting	Lighting systems located within the building.
Exterior lighting	Lighting systems located on the building site but not within the building.
Plug loads	Devices, appliances and equipment connected to convenience receptacle outlets.
Process load	Any single load that is not included in an HVAC, lighting or plug load category and that exceeds 5 percent of the peak connected load of the whole building, including but not limited to data centers, manufacturing equipment and commercial kitchens.
Building operations and other miscellaneous loads	The remaining loads not included elsewhere in this table, including but not limited to vertical transportation systems, automatic doors, motorized shading systems, ornamental fountains, fireplaces, swimming pools, spas and snow-melt systems.
Electric hot water heating for uses other than space conditioning	Electricity used to generate hot water. Exception: Electric water heating with design capacity that is less than 10 percent of the building service rating.

C405.13.3 Electrical meters.
Meters or other measurement devices required by this section shall be configured to automatically communicate energy consumption data to the data acquisition system required by Section C405.13.4. Source meters shall be allowed to be any digital-type meter. Lighting, HVAC or other building systems that can self-monitor their energy consumption shall be permitted instead of meters. Current sensors shall be permitted, provided that they have a tested accuracy of ±2 percent. Required metering systems and equipment shall have the capability to provide at least hourly data that is fully integrated into the data acquisition system and graphical energy report in accordance with Sections C405.13.4 and C405.13.5. Nonintrusive load monitoring (NILM) packages that extract energy consumption data from detailed electric waveform analysis shall be permitted to substitute for individual meters if the equivalent data is available for collection in Section C405.13.4 and reporting in Section C405.13.5.

C405.13.4 Electrical energy data acquisition system.
A data acquisition system shall have the capability to store the data from the required meters and other sensing devices for a minimum of 36 months. The data acquisition system shall have the capability to store real-time energy consumption data and provide hourly, daily, monthly and yearly logged data for each end-use category required by Section C405.13.2. The data acquisition system shall have the capability of providing *building* total peak electric demand and the time(s) of day and time(s) per month at which the peak occurs. Peak demand shall be integrated over the same time period as the underlying whole-building meter reading rate.

C405.13.5 Graphical energy report.
A permanent and readily available reporting mechanism shall be provided in the *building* for access by *building* operation and management personnel. The reporting mechanism shall have the capability to graphically provide the energy consumption for each end-use category required by Section C405.13.2 not less than every hour, day, month and year for the previous 36 months.

C405.13.6 Renewable energy.

On-site renewable energy sources shall be metered with no less frequency than nonrenewable energy systems in accordance with Section C405.13.3.

C405.13.7 Nonelectrical energy submetering.
For all nonelectrical energy supplied to the *building* and its associated site that serves the *building* and its occupants, submeters or other measurement devices shall be provided to collect energy consumption data for each end-use category required by Section C405.13.8.
Exceptions:

1. 1.HVAC and water heating equipment serving only an individual *dwelling unit* shall not require end-use submetering.
2. 2.End-use submetering shall not be required for fire pumps, stairwell pressurization fans or any system that operates only during testing or emergency.
3. 3.End-use submetering shall not be required for an individual tenant space having a floor area not greater than 2,500 square feet (232 m^2) where a dedicated source meter complying with Section C405.13.9 is provided.
4. 4.Equipment powered primarily by solid fuels serving loads other than *building* heating and service water heating loads.

C405.13.8 End-use nonelectrical submetering categories.
Submeters or other *approved* measurement devices shall be provided to collect energy use data for each end-use category indicated in Table C405.13.8. Where multiple submeters are used to measure any end-use category, the data acquisition system shall total all of the energy used by that category. Not more than 5 percent of the design load for each of the end-use categories indicated in Table C405.13.8 shall be permitted to be from a load that is not within that category.

TABLE C405.13.8
NONELECTRICAL ENERGY USE CATEGORIES

END USE CATEGORY	DESCRIPTION OF END USE
Total HVAC system	Heating and cooling systems, including but not limited to boilers, chillers and furnaces. District heating and cooling energy entering the building's distribution system shall be monitored at the point of entry to the building distribution system.
Process loads	Any single load that is not included in the HVAC or service water heating categories where the rated fuel gas or fuel oil input of the load and that is not less than 5 percent of the sum of the rated fuel gas or fuel oil input of all monitored equipment, including but not limited to manufacturing equipment, process equipment, commercial kitchens, and commercial laundry equipment.
Other miscellaneous loads	The remaining loads not included elsewhere in this table, including but not limited to fireplaces, swimming pools, spas, gas lighting, and snow-melt systems.
Service water heating	Fuel used to heat potable water. Exception: Water heating with design capacity that is less than 10 percent of the sum of the rated fuel gas or fuel oil input of all monitored equipment.

C405.13.9 Nonelectrical submeters.
Submeters or other measurement devices required by this section shall be configured to automatically communicate energy consumption data to the data acquisition system required by Section C405.13.10. Source submeters shall be allowed to be any digital-type meter that can provide a digital output to the data acquisition system. Required submetering systems and equipment shall be fully integrated into the data acquisition system and graphical energy report that updates at least hourly in accordance with Sections C405.13.10 and C405.13.11.

~~**C405.13.10 Nonelectrical energy data acquisition system.**~~

~~A data acquisition system shall have the capability to store the data from the required submeters and other sensing devices for not less than 36 months. The data acquisition system shall have the capability to store real-time energy consumption data and provide hourly, daily, monthly and yearly logged data for each end-use category required by Section C405.13.8. The data acquisition system shall have the capability of providing building total nonelectrical peak demand and the time(s) of day and time(s) per month at which the peak occurs. Where applicable as determined by the authority having jurisdiction (AHJ), peak demand shall be integrated over the same time period as the underlying whole-building meter reading rate.~~

~~**C405.13.11 Graphical energy report.**~~

~~A permanent and readily accessible reporting mechanism shall be provided in the *building* that is accessible by building operation and management personnel. The reporting mechanism shall have the capability to graphically provide the nonelectrical energy consumption for each end-use category required by Section C405.13.8 not less than every hour, day, month and year for the previous 36 months. The graphical report shall incorporate natural gas interval data from the submeter or the ability to enter gas utility bills into the report.~~

Justification: 2024 IECC C405.13 Proposed Change – A postulate against implementation.

This proposal is based on the assumption that the City of Phoenix wants to be known as a business friendly city. One way this can be achieved is by the establishment of practical building codes that focus on public safety, rather than unrelated requirements that have no benefit to the citizens of the City and add a cost burden to the conforming business or property owner.

This electrical system requirement offers little benefit to unsophisticated owners uninterested in the minute detail of the energy consumption of their building. Owners that have concerns about their own energy consumption and related costs will be interested in energy monitoring already but only to a level that matches their budgets. The requirements of this section are extremely costly to the initial construction, potentially by hundreds of thousands of dollars in addition to the additional design related costs.

A Code with an implementation cost to the building owner of this magnitude unrelated to Public Safety should not be accepted without extensive debate and wide-eyed review by all effected parties. This Code section is nearly a copy of the California Energy Code (Title 24 Vol. 6) mandates which started 15 years ago.

Looking at the construction cost budget on projects I have been involved with for prisons, Highway Patrol buildings, City, County, and State government buildings, libraries, etc. have all been struggling with construction budget issues only being hampered by burdening mandates. This section of the Code is one of those mandates, reconfigured by the ICC using nearly identical language.

If a business chooses to be more energy conscious, the proposed code change (deletion) will not prevent implementing a more stringent requirement on themselves. For other businesses that do not have the same environmental concerns there would be no penalty.

I have lived and worked in Phoenix all my life and am sorry to see this level of mandate even being considered for this great town. This is effectively an anti-business proposal. We are saying, "You don't know how to run your business; we know what is best for you.". It would seem a deterrent rather than an invitation to come do business here. Maybe a little less big brother and more of "Hey, we want to partner with you for your success."

If you are unaware, here are the impacts, electrically:

- Energy meters (apart from the utility meters we already have available to us doing the same thing) for the power supplied to the site and all related buildings, electrical apparatus, site lighting. The power companies do not give out free power, so there is already a meter covering all this.
- Next the energy usages are broken down into sub uses which each require sub-metering. See Table C405.13.2. This lists out "Load Categories" as follows:
    - Total HVAC Systems (so this is every AC unit, supply and exhaust fan, Energy Recovery Unit, boiler, chiller, pump, water heating for space conditioning)
    - Interior Lighting (All.)
    - Exterior Lighting (All. Interestingly enough, we could calculate this with just the electrical site plan and the fixture data and the hours of operation. What is the point of metering? Who is going to turn off the lighting to save energy over and above site security? Guarantee this will be reversed once the first crime spree occurs)
    - Plug loads (These are all the receptacle devices you plug anything into 15-60 amp receptacles throughout the building. These loads are variable in the fact the items are "plugged" in and may or may not be there from one day to the next)
    - Process Load (This is all the rest of the loads within the building that are not in the above categories, oh but exempted as long as it is below 5% of the total building peak connected load – what is this exactly? The NEC does not attempt to calculate this value and has multiple factors to increase and decrease loads to conclude what its compliance value should be. An example of this is the receptacle load that looks at each receptacle as 180 VA (watts essentially) of load and recognizes that not all receptacles are used. This metering requirement appears to introduce a new set of calculations that sums up all the loads that are in the building as the "connected load" and assumes all are on at once making up a "peak" load, certainly will never be more than that!).
    - Building Operations and other misc. loads (essentially the elevators, escalators, automatic doors, motorized shades, fountains, pools, spas, fireplaces, snow melt systems are all included, but there could be more if you have them. You will just know.)
- Electrical hot water heating for uses other than space conditioning (but only if the electric water heater is rated greater than 10% of the building service rating, otherwise not)

As is made evident by this list, there are many segregations in the system that when implemented, dictate many meters. To minimize the metering challenges, the loads are typically grouped into the above categories to be metered by a single feeder with a meter on that supply. That can get you down to a (7) sub meters. Making it a total of (8) because you still need a main system meter. Remember the utility meter is not good enough here.

This differs from normal distribution in that there are usually larger panels feeding an area with sub panels supplied out of them into subsequent smaller areas. This is beneficial for load management and voltage drop management and has been the design style since the beginning of modern electrical distributions. Westinghouse published books on these concepts starting in the 1940's and the IEEE has enshrined distribution methods in their literature as well.

To accomplish this metering requirement In C405.13 is no small feat. There will be additional panels needed to meet the required load segregation described for metering. You can't get around it. It is only a matter of how many you can avoid adding.

Looking at the only other current solution for load segregation involves metered breakers. This is a system that uses the traditional panel distribution methods and then applies a metering node to each breaker. The nodes are gathered into a common system, and each node is assigned a load type corresponding to this aforementioned table. This is a metering system and normally is standalone apart from the Building Automation System. This, as you can imagine, is a high end system with a related high end expense. Yet at some point, it is more cost effective than adding a whole lot of panels.

In C405.13.3 Electrical Meters, it mentions the use of non-intrusive Load Monitoring (NILM) technology. In researching this technology, I found various documentation on the technology but no systems. It appears the US Dept of Energy Pacific Northwest National Laboratory was compiling data on the use of the technology up until 2016 where they were attempting to establish standards for the products to meet. It is unclear what this product's availability is. If, and when this technology comes to market, it appears to use electrical impulse and wave signatures in the power system to determine the type of equipment present. It uses this information to disaggregate the loads into each respective load type. In this case, there would not be a need for dedicated meters or metered breakers; just several of these NILM devices applied at strategic points in the electrical distribution system to extract the data. This means it would be retrofittable system for any building.

Indirect effects of implementation:

- Increased Building Safety Department plan review time to assure design compliance for addressing load segregations, load calculations for limitations, added panels, metering components.
- Increased Building Safety inspection time to assure actual compliance for load segregations, additional panels, metering systems.
- Added complexity in building electrical systems creating an ongoing cost to the Owner. It is my opinion this decreases building safety by complications in power distribution.

Real world issues:

The presence of the metering systems does not mean they will be used for anything. I have seen such systems in place but when attempting to get data from the system for electrical analysis, it was unavailable, not working, or never set up to fully function or record data. These requirements to put in the sophisticated equipment are insufficient to get results hoped for without the necessary follow up and ongoing maintenance. Unless the owner intends to use the system, it will likely be set aside shortly after installation. Any benefits that might be gained will be lost.

When the building owner wants to handle this level of sophisticated building management, they will hire facilities personnel with higher skill levels to accomplish it or hire outside third parties to gather and manage the data. This is an ongoing operational cost to that building owner. As a result, it is a personal decision by that management team. Without this level of buy-in, there will be no ongoing implementation.

Rather than mandate this metering be part of the Owners program, it would be far more effective to allow the owner to do the math, determine the ROI for the particular system selected to meet their particular desired end, and implement that system. This section is full of too many mandates that drive design. This in turn drives up cost for everyone. At some point, we must ask ourselves, what is the purpose of this requirement? Can't economics drive the results instead of the City Codes?

Recommendation:

Strike 2024 IECC C405.13 from adoption based on the above arguments.

Striking this provision for metering has no effect on the plan review, inspections, or design community. It shows Phoenix is willing to maintain a logical approach to energy conservation while retaining a business friendly environment. It means there will be no related workload burden placed on the Electrical Plans Reviewers or Electrical Inspector. There will be no need for plan review fee increases to the public related to this issue.

Note: This amendment was reviewed by the 2024 National Electrical Code Committee and recommended to be Approved as Modified.

Cost Impact: Cost reduction.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 1/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [CE], Section C405.15

Submitted by: National Electrical Code Committee

C405.15 Reserved
This section is deleted in its entirety.
Note: The corresponding requirements in ASHRAE 90.1 10.5.1 Renewable Energy Resources is also deleted in its entirety.

~~**C405.15 Renewable energy systems.**~~
~~Buildings in Climate Zones 0 through 7 shall comply with Sections C405.15.1 through C405.15.4.~~

~~**C405.15.1 On-site renewable energy systems.**~~
~~Buildings shall be provided with on-site renewable electricity generation systems with a direct current (DC) nameplate power rating of not less than 0.75 watts per square foot (8.1 W/m^2) multiplied by the sum of the gross conditioned floor area of all floors, not to exceed the combined gross conditioned floor area of the three largest floors.~~
~~Exceptions: The following buildings or building sites shall comply with Section C405.15.2:~~

1. ~~A building site located where an unshaded flat plate collector oriented toward the equator and tilted at an angle from horizontal equal to the latitude receives an annual daily average incident solar radiation less than 1.1 kBtu/ft^2 per day (3.5 kWh/m^2/day).~~
2. ~~A building where more than 80 percent of the roof area is covered by any combination of permanent obstructions such as, but not limited to, mechanical equipment, vegetated space, access pathways or occupied roof terrace.~~
3. ~~Any building where more than 50 percent of the roof area is shaded from direct-beam sunlight by natural objects or by structures that are not part of the building for more than 2,500 annual hours between 8:00 a.m. and 4:00 p.m.~~
4. ~~A building with gross conditioned floor area less than 5,000 square feet (465 m^2).~~

~~**C405.15.2 Off-site renewable energy.**~~
~~Buildings that qualify for one or more of the exceptions to Section C405.15.1 or do not meet the requirements of Section C405.15.1 with an on-site renewable energy system shall procure off-site renewable electrical energy, in accordance with Sections C405.15.2.1 and C405.15.2.2, that shall be not less than the total off-site renewable electrical energy determined in accordance with Equation 4-11.~~

~~$TREoff = (RENoff \times 0.75W/sqft \times FLRA - IREon) \times 15$ Equation 4-11~~

~~where:~~
~~TRE_{off} = Total off-site renewable electrical energy in kilowatt-hours (kWh) to be procured in accordance with Table C405.15.2.~~
~~REN_{off} = Annual off-site renewable electrical energy from Table C405.15.2, in units of kilowatt-hours per watt of array capacity.~~
~~FLRA = The sum of the gross conditioned floor area of all floors not to exceed the combined floor area of the three largest floors.~~

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IRE on = Annual on-site renewable electrical energy generation of a new on-site renewable energy system, to be installed as part of the building project, whose rated capacity is less than the rated capacity required in Section C405.15.1.

TABLE C405.15.2
ANNUAL OFF-SITE RENEWABLE ENERGY REQUIREMENTS

CLIMATE ZONE	ANNUAL OFF-SITE RENEWABLE ELECTRICAL ENERGY (kWh/W)
1A, 2B, 3B, 3C, 4B and 5B	1.75
0A, 0B, 1B, 2A, 3A and 6B	1.55
4A, 4C, 5A, 5C, 6A and 7	1.35

C405.15.2.1 Off-site procurement.
The building owner, as defined in the International Building Code, shall procure and be credited for the total amount of off-site renewable electrical energy, not less than required in accordance with Equation 4-11, with one or more of the following:

1. Physical renewable energy power purchase agreement.
2. Financial renewable energy power purchase agreement.
3. Community renewable energy facility.
4. Off-site renewable energy system owned by the building property owner.
5. Renewable energy investment fund.
6. Green retail tariff.

The generation source shall be located where the energy can be delivered to the building site by any of the following:

1. Direct connection to the off-site renewable energy facility.
2. The local utility or distribution entity.
3. An interconnected electrical network where energy delivery capacity between the generator and the building site is available.

C405.15.2.2 Off-site contract.
The renewable energy shall be delivered or credited to the building site under an energy contract with a duration of not less than 10 years. The contract shall be structured to survive a partial or full transfer of ownership of the building property.

C405.15.3 Renewable energy certificate (REC) documentation.
The property owner or owner's authorized agent shall demonstrate that where renewable energy certificates (RECs) or energy attribute certificates (EACs) are associated with on-site and off-site renewable energy production required by Sections C405.15.1 and C405.15.2, all of the following criteria for RECs and EACs shall be met:

1. The RECs and EACs are retained and retired by or on behalf of the property owner or tenant for a period of not less than 15 years or the duration of the contract in Section C405.15.2.2, whichever is less.
2. The RECs and EACs are created within a 12-month period of the use of the REC.
3. The RECs and EACs are from a generating asset placed in service not more than 5 years before the issuance of the certificate of occupancy.

C405.15.4 Renewable energy certificate purchase.
A building that qualifies for one or more of the exceptions to Section C405.15.1, and where it can be demonstrated to the code official that the requirements of Section C405.15.2 cannot be met, the building owner shall contract the purchase of renewable electricity products before the

~~certificate of occupancy is issued. The purchase of renewable electricity products shall comply with the Green-e Energy National Standard for renewable electricity products equivalent to five times the amount of total off-site renewable energy calculated in accordance with Equation 4-11.~~

Justification: 2024 IECC C405.15 requires on-site renewable electricity generation systems to be installed on **ALL** commercial buildings. If the buildings qualify for one or more of the exceptions to Section C405.15.1 or do not meet the requirements of Section C405.15.1 with an on-site renewable energy system, the building owner is mandated to procure off-site renewable electrical energy in an amount equivalent to **15** times the on-site amount. This is illustrated in the following calculations based on the formulas stated in the respective code sections.

C405.15.1
On-site renewable energy required = (1.75KWh/W x 0.75W/sqft x sqft of gross conditioned floor area)

C405.15.2
Off-site renewable energy contract required = (1.75KWh/W x 0.75W/sqft x sqft of gross conditioned floor area – on-site installed KWh/yr) x 15

The owner is required to obtain the off-site renewable energy by entering into a contract with a duration of not less than 10 years. Furthermore, the contract is required to survive a partial or full transfer of ownership of the building property.

The intent of the International Energy Conservation Code is to promote the efficient **use** of energy. This is accomplished by requiring the components and systems (insulation, fenestration, heating / cooling systems, water heating, lighting, etc.) that are installed in a building to be energy efficient. Although not related to life safety, the goal of this intent is appropriate as it is applied to the items of the building that are requisite to a habitable space.

However, C405.15 goes well beyond this intent and imposes a heavy-handed mandate that the building owner must either purchase and install an on-site renewable electricity **generation** system or face a draconian penalty of procuring contracted off-site generated renewable electrical energy, sized at 15 times the on-site system size, for a minimum of 10 years. If the building owner needed to sell the building during the contract period, the building would include an encumbrance of this contract that would apply to the prospective owner that may hinder the owner's ability to sell the property. This is not an appropriate or reasonable requirement to force the building owner (current and future) to purchase a generation system product that they had no intention of installing or face a 10 year penalty.

This amendment recommends removing this requirement by striking C405.15 in its entirety.

Cost Impact: Cost reduction

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 1/29/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee	Date: 03/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB)	Date: 04/22/2025

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☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 1 [RE], Sections R101 – R110

Submitted by: International Energy Conservation Code Committee

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 IECC" shall refer to the unchanged base code.

SECTION R101 - SCOPE AND GENERAL REQUIREMENTS

R101.1 Title.
This code shall be known as the International Energy Conservation Code as amended by the City of Phoenix ~~of [name of jurisdiction]~~ and shall be cited as such. It is referred to herein as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

R101.2 Scope.
This code applies to the design and construction of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) and Group R-2, R-3 and R-4 buildings three stories or less in height above *grade plane*. Group R-2, when defined as a Residential Building by section R202, shall have the option of complying under the Commercial Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Commercial Provisions shall be followed.

R101.2.1 Appendices. – See this section of the 2024 IECC

R101.3 Intent. – See this section of the 2024 IECC

R101.4 Compliance.
Residential buildings shall meet the provisions of IECC—Residential Provisions. *Commercial buildings* shall meet the provisions of IECC—Commercial Provisions. Group R-2, when defined as a Residential Building by section R202, shall have the option of complying under the Commercial Provisions of the code, regardless of height. Once defined as such on the submittal documents, all components of the Commercial Provisions shall be followed.

R101.4.1 Compliance materials. – See this section of the 2024 IECC

SECTION R102 - APPLICABILITY – Reserved, except as noted below

R102.1.1 Mixed residential and commercial buildings. – See this section of the 2024 IECC

SECTION R103 - CODE COMPLIANCE AGENCY – Reserved

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SECTION R104 - ALTERNATIVE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT – Reserved

SECTION R105 - CONSTRUCTION DOCUMENTS – Reserved

SECTION R106 - FEES – Reserved

SECTION R107 - INSPECTIONS – Reserved

SECTION R108 - NOTICE OF APPROVAL – Reserved

SECTION R109 - MEANS OF APPEALS – Reserved

SECTION R110 - STOP WORK ORDER – Reserved

Justification:
All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Energy Conservation Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Energy Conservation Code as being applicable.

Allows a multi-family developer the choice between residential and commercial provisions regardless of height for multi-family construction.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/30/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 1 [RE], Section R104

Submitted by: Home Builders Association of Central Arizona

R104.1.2 RESNET testing & inspection protocol.
The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System Standard (MINHERS) 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 & 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– Building Envelope – Thermal 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.

Justification: From HBACA - This amendment was developed in collaboration between the MAG Building Codes Committee Members, SRP, APS, and the HBACA and has been adopted in many municipalities throughout the region. It is also included in MAG's Building Code Amendment and Standards Manual. Note that this proposed amendment is slightly different than the amendment adopted in 2018 and 2021 to reflect changing code sections.

Staff Committee Rationale for Recommendation: Amendment carried forward. Doesn't lower standards but allows less dwelling units to be tested.

Current disallowance of MINHERS standards for sampling of single-family homes per MINHERS addendum 78i effective January 1, 2025, subject to RESNET change.

Cost Impact: Applicant did not provide any information.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

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ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 03/25/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [RE], Section R404.1.5

Submitted by: International Residential Code Committee

~~**R404.1.5 Gas lighting.**~~

~~Gas-fired lighting appliances shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition as defined by ANSI Z21.20.~~

Justification: These products as described are not currently available. There is an alternate in the IFGC that has been readily available since at least 2012.

Cost Impact: No Cost Impact

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/30/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [RE], Sections R404.2 – R404.3.1

Submitted by: International Residential Code Committee

~~**R404.2 Interior lighting controls.**~~
~~All permanently installed luminaires shall be controlled as required in Sections R404.2.1 and R404.2.2.~~
~~Exception: Lighting controls shall not be required for safety or security lighting.~~

~~**R404.2.1 Habitable spaces.**~~
~~All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~**R404.2.2 Specific locations.**~~
~~All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

~~**R404.3 Exterior lighting controls.**~~
~~Exterior lighting controls shall comply with Section R404.3.1.~~

~~**R404.3.1 Controls for individual dwelling units.**~~
~~Where the total permanently installed exterior lighting power is greater than 30 watts, the permanently installed exterior lighting shall comply with the following:~~

~~1. Lighting shall be controlled by a manual on and off switch which permits automatic shut-off actions.~~

~~2. Lighting shall be automatically shut off when daylight is present and satisfies the lighting needs.~~

~~3. Controls that override automatic shut-off actions shall not be allowed unless the override automatically returns automatic control to its normal operation within 24 hours.~~

Justification: Coordinates with the 2024 amendment to N1104.2 – N1104.3.1 submitted by the International Residential Code Committee

Not all commercially available residential lights are dimmable and installing motion sensors poses safety concerns with lights going off unexpectedly, such as in bathrooms, garages, laundry rooms etc. This is typical with motion sensors if they are not installed with a high level of detailed attention paid. To achieve full range of motion sensor functionality, additional ceiling mounted sensors would be required to mitigate safety concerns especially in large spaces. These additional sensors are not readily available for residential applications, are expensive,

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difficult to install in a residential application, and can be finicky at best for the intended function of this code.

The exterior lighting requirements are difficult to achieve as these control products are not readily available in the current market. Systems that do exist are expensive and complicated to install, driving up costs overall. Most commercially available residential exterior lights are already equipped with photocells, which shut the light off when daylight is sensed automatically, meeting most of the intent of this section of this code already. Additionally, most commercially available security lights contain photocells AND motion sensor capabilities.

Manufacturing incandescent lighting has not been allowed for some time now, and new/old stocks are dwindling by the day, if one can even source them anymore. The other portions of this code make the installation of incandescent lighting next to impossible to install and comply. With the code requirements for high efficiency lighting, combined with required high efficiency lighting manufacturing requirements, the market is saturated with these efficient products vastly reducing energy consumption on a large scale in alignment with the intent of this code. Implementing these code requirements proposed to strike, will not drastically increase the desired consumption reduction in any measurable way. The increased safety hazards posed do not outweigh any potential energy savings which will be minimal at best while increasing costs significantly.

This section of the code, as written, is not a building safety concern and should be optional for any homeowner/builder to pursue to their heart and pocketbook's content.

Cost Impact: Cost Reduction

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 01/29/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee	Date: 03/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
City Council Action	Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Energy Conservation Code (IECC)
Chapter 4 [RE], Section R402, Table R402.5.1.1

Submitted by: Home Builders Association of Central Arizona and modified by the International Energy Conservation Code Committee

SECTION R402 BUILDING THERMAL ENVELOPE

TABLE R402.5.1.1 AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA INSULATION	INSTALLATION CRITERIA
Rim joists	Rim joists shall include an air barrier. The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed, unless the air barrier is provided elsewhere.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.

No changes to footnotes.

Justification: From NAHB - This amendment simplifies the provisions and allows the building designer the choice of selecting an air barrier based on the specific wall assembly design. Any air barrier at the rim will constitute an exterior air barrier because the rim is always located at the exterior of the structure. Having the additional word "exterior" can lead to misinterpretation that the air barrier always must be outboard of the rim joist's exterior face. That was never the intent of the change that was approved for the 2021 and 2024 IECC as evidenced by the supporting reason statement that was included by the proponent of the change.

Examples of acceptable air barrier options that meet the intent of the code include (not an exhaustive list):

- Sealing the entire rim joist from the interior with closed-cell spray foam;
- Sealing the rim joist boundaries and joints with caulk from the interior;
- Taping or sealing the joints on the exterior face of the rim joist;
- Installing mechanically attached membrane (i.e., house wrap) taped at all seams and boundaries;
- Installing exterior rigid foam sheathing taped or sealed at all joints and boundaries;
- Installing a fluid-applied membrane on the exterior face of walls;
- Installing a peel-and-stick membrane on the exterior face of walls.

It is noted that a whole-building tightness test is required to verify the overall air tightness of the house.

Staff Committee Rationale for Recommendation: In recognition that the air barrier may be exterior to the rim board.

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Cost Impact: Applicant provided no information	
Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**	
ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 02/18/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Fuel Gas Code (IFGC)
Section 101.1

Submitted by: International Fuel Gas Code Committee

Chapter 1 Scope and Administration

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 IFGC" shall refer to the unchanged base code.

101.1 Title
These regulations shall be known as the International Fuel Gas Code as amended by the City of Phoenix ~~*Building Code* of [NAME OF JURISDICTION]~~, hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - see this section of the 2024 IFGC

101.2.1 Appendices. - see this section of the 2024 IFGC

101.2.2 *Gaseous hydrogen* systems. - see this section of the 2024 IFGC

101.2.3 Piping systems. - see this section of the 2024 IFGC

101.2.4 Gas *appliances*. - see this section of the 2024 IFGC

101.2.5 Systems, *appliances* and *equipment* outside the scope. - see this section of the 2024 IFGC

101.2.6 Other fuels. - see this section of the 2024 IFGC

101.3 Purpose. - see this section of the 2024 IFGC

101.4 Severability. - Reserved.

102.1 General. - Reserved.

102.2 Existing installations. - see this section of the 2024 IFGC

102.2.1 Existing buildings. - see this section of the 2024 IFGC

102.3 Maintenance. - see this section of the 2024 IFGC

102.4 Additions, *alterations* or repairs. - see this section of the 2024 IFGC

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102.5 Change in occupancy. - see this section of the 2024 IFGC

102.6 Historic buildings. - see this section of the 2024 IFGC

102.7 Moved buildings. - see this section of the 2024 IFGC

102.8 Referenced codes and standards. - Reserved
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.

102.8.1 Conflicts. - Reserved.

102.8.2 Provisions in referenced codes and standards. - Reserved.

102.9 Requirements not covered by code. - see this section of the 2024 IFGC

102.10 Other laws. - Reserved.

102.11 Application of references. - see this section of the 2024 IFGC

Section 103 (IFGC) Code compliance agency - Reserved.

Section 104 (IFGC) Duties and powers of the code official - Reserved.

Section 105 (IFGC) Permits - Reserved.

Section 106 (IFGC) Construction documents - Reserved.

Section 107 (IFGC) Notice of approval - Reserved.

Section 108 (IFGC) Fees - Reserved.

Section 109 (IFGC) Service utilities - Reserved.

Section 110 (IFGC) Temporary uses, *equipment* and systems - Reserved.

Section 111 (IFGC) Inspections and testing - Reserved.

Section 112 (IFGC) Means of Appeals - Reserved.

Section 113 (IFGC) Violations - Reserved.

Section 114 (IFGC) Stop Work Order - Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Fuel Gas Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Fuel Gas Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).
Cost Impact: No cost impact.
Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Fuel Gas Code (IFGC)
Section 403.11

Submitted by: International Fuel Gas Code Committee

403.11 Flanges.
Flanges and flange gaskets shall comply with Sections 403.11.1 through 403.11.7.

403.11.1 Cast iron.
Cast-iron flanges shall be in accordance with ASME B16.1

403.11.2 Steel.
Steel flanges shall be in accordance with ASME B16.5 or ASME B16.47.

403.11.3 Nonferrous.
Nonferrous flanges shall be in accordance with ASME B16.24 except *listed* components using aluminum flange connections constructed in accordance with dimensional specifications of ANSI/ASME B16.5.

403.11.4 Ductile iron.
Ductile-iron flanges shall be in accordance with ASME B16.42.

403.11.5 Raised face.
Raised face flanges shall not be joined to flat faced cast-iron, ductile-iron or nonferrous material flanges.

403.11.6 ~~Flange facings.~~
~~Standard facings shall be permitted for use under this code. Where 150-pound (1034 kPa) pressure-rated steel flanges are bolted to Class 125 cast-iron flanges, the raised face on the steel flange shall be removed.~~

403.11.7 Lapped flanges.
Lapped flanges shall be used only above ground or in exposed locations accessible for inspection.

Justification: Modifying the flange will void the ASME rating and the manufacturer's listing.

Cost Impact: No cost impact.

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Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO** This amendment was approved in previous code adoptions. It has subsequently been evaluated by the committee for applicability to the 2024 IFGC and carried forward as presented.	
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/05/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Existing Building Code (IEBC)
Section 101

Submitted by: International Existing Building Code Committee

CHAPTER 1 SCOPE AND ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 IEBC" shall refer to the unchanged base code.

101.1 Title
These regulations shall be known as the International Existing Building Code as Amended by the City of Phoenix ~~*Existing Building Code* of [NAME OF JURISDICTION]~~, hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - See this section of the 2024 IEBC

101.2.1 Appendices. - See this section of the 2024 IEBC

101.2.2 Application of fire code.
Where work regulated by this code is also regulated by the construction requirements for existing buildings in Chapter 11 of the Phoenix ~~*International*~~ *Fire Code*, such work shall comply with applicable requirements in both codes.

101.3 Purpose. - See this section of the 2024 IEBC

101.4 Applicability. - See this section of the 2024 IEBC

101.4.1 Buildings not previously occupied. – See this section of the 2024 IEBC

101.4.2 Buildings previously occupied. - See this section of the 2024 IEBC

101.5 Safeguards during construction. - Reserved

101.6 Correction of violations of other codes. - See this section of the 2024 IEBC

Section 102 Applicability - Reserved

Section 103 Code compliance agency - Reserved

Section 104 Duties and powers of code official - Reserved

Section 105 Permits - Reserved

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Section 106 Construction documents - Reserved

Section 107 Temporary uses, equipment and systems - Reserved

Section 108 Fees - Reserved

Section 109 Inspections - Reserved

Section 110 Certificate of occupancy - Reserved

Section 111 Service utilities - Reserved

Section 112 Means of appeals - Reserved

Section 113 Violations - Reserved

Section 114 Stop work order - Reserved

Section 115 Unsafe structures and equipment - Reserved

Section 116 Emergency measures - Reserved

Section 117 Demolition - Reserved

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Existing Building Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Existing Building Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/29/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 202

Submitted by: International Existing Building Code Committee

SECTION 202 GENERAL DEFINITIONS

[A] HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.
4. Recommended by the City of Phoenix Historic Preservation Officer for listing on the Phoenix Historic Property Register either as an individually eligible property or as a contributing resource to an eligible historic district.

Justification: This requirement is consistent with state and federal practices where eligible historic properties are treated the same as listed properties for design review purposes.

Cost Impact: Minimal cost impact. This will reduce the financial and technical infeasibility for historic eligible projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/22/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Existing Building Code (IEBC)
Section 306.7.12

Submitted by: International Existing Building Code Committee

306.7.12 Toilet rooms.
Where it is *technically infeasible* to alter existing toilet rooms to be accessible, one accessible single-user toilet room or one accessible family or assisted-use toilet room constructed in accordance with Section 1110.2.1 of the *International Building Code* is permitted. This toilet room shall be located on the same floor and in the same area as the existing toilet rooms. At the inaccessible toilet rooms, directional signs indicating the location of the nearest such toilet room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1. One of two or more fixtures (water closets and/or urinals) may be removed to create space for one wheelchair accessible toilet compartment in each existing toilet room. The resulting reduction in water closets is permitted to create a conforming wheelchair accessible toilet compartment in each existing toilet room. Alterations under this section shall not reduce other accessibility requirements including, but not limited to, required clear floor spaces and clearances.

Justification: This supports barrier removal, an important part of the ADA law.

Cost Impact: Reduced cost for compliance.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Existing Building Code (IEBC)
Section 502.3

Submitted by: International Existing Building Code Committee

[BS] 502.3 Existing structural elements carrying gravity load.
Any existing gravity load-carrying structural element for which an *addition* and its related *alterations* cause an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose vertical load-carrying capacity is decreased as part of the *addition* and its related *alterations* shall be considered to be an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the *addition* shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 502.3.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased. Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No Cost Impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/09/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Existing Building Code (IEBC)
Section 503.3

Submitted by: International Existing Building Code Committee

[BS] 503.3 Existing structural elements carrying gravity load.
Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *alteration* shall be shown to have the capacity to resist the applicable design gravity loads ~~dead, live and snow loads including snow drift effects~~ required by the *International Building Code* for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m2) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased. Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No Cost Impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/09/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	Date: 04/22/2025

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☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
City Council Action	Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Existing Building Code (IEBC)
Section 706.2

Submitted by: International Existing Building Code Committee

[BS] 706.2 Addition or replacement of roofing or replacement of equipment.
Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m2) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased. Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No Cost Impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/09/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Existing Building Code (IEBC)
Section 805.2

Submitted by: International Existing Building Code Committee

[BS] 805.2 Addition or replacement of roofing or replacement of equipment.
Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *alteration* shall be shown to have the capacity to resist the applicable design gravity loads ~~dead, live and snow loads, including snow drift effects,~~ required by the *International Building Code* for new structures.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is attributable to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m2) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased. Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Existing Building Code (IEBC)
Section 1103.1

Submitted by: International Existing Building Code Committee

[BS] 1103.1 Additional Gravity Loads
Any existing gravity load-carrying structural element for which an *addition* and its related *alterations* cause an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *addition* and its related *alterations* shall be considered to be an altered element subject to the requirements of Section 805.2. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 1103.2.

Exceptions:

1. Buildings of Group R occupancy with not more than five dwelling units or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased. Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

Cost Impact: No cost Impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 1201.1.1

Submitted by: International Existing Building Code Committee

1201.1 Scope.
This chapter is intended to provide means for the preservation of *historic buildings*. *Historic buildings* shall comply with the provisions of this chapter relating to their *repair*, *alteration*, relocation and *change of occupancy*.

1201.1.1 Preliminary meeting. If an applicant requests that a building meet the requirements of this chapter and the project is a project involving *alterations* and/or a *change of occupancy*, then the Planning and Development Department shall offer a preliminary meeting with the applicant upon payment of a fee as set forth in Appendix A.2 of Phoenix City Code, prior to the submission of a permit application. The preliminary meeting shall, to the extent possible, include the officials responsible for permit approval and enforcement with respect to the Phoenix Building Construction Code, Phoenix Fire Code and historic preservation ordinances.

Justification: This allows applicants to meet with the City to discuss code application for historic buildings and allows for greater collaboration between plan review sections in the processing of permit applications.

Cost Impact: Minimal cost impact. The objective of this meeting is to identify proactively all the code, technical and policy requirements as early as feasible.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 1/22/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 1201.4

Submitted by: International Existing Building Code Committee

[BS] 1201.4 Flood hazard areas. In *flood hazard areas*, if all proposed work, including *repairs*, work required because of a *change of occupancy*, and *alterations*, constitutes *substantial improvement*, then the *existing building* shall comply with Section 1612 of the *International Building Code*, or Section R306 of the *International Residential Code*, as applicable.

Exception: If a *historic building* will continue to be a *historic building* after the proposed work is completed, then the proposed work is not considered a *substantial improvement*. For the purposes of this exception, a *historic building* is any of the following:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district.
3. Designated as historic under a state or local historic preservation program that is approved by the Department of the Interior.
4. Determined to be eligible for listing in a local historic property register, either individually or as a contributor to a historic district, by a local historic preservation program approved by the Department of the Interior.

Justification: This requirement is consistent with state and federal practices where eligible historic properties are treated the same as listed properties for design review purposes. Phoenix's historic preservation program is approved by the department of the interior.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/22/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 1201.6

Submitted by: International Existing Building Code Committee

1201.6 Energy efficiency. Exterior alterations to a *historic building* shall be exempt from the provisions of the International Energy Conservation Code. New construction within designated historic districts shall be subject to the provisions of the International Energy Conservation Code.

Justification: Maintaining the original exterior materials of a historic building is important for a building to retain its historic status.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility of energy upgrades to the entire building.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee				Date: 01/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 02/27/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB)				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
City Council Action				Date:
☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 1202.2

Submitted by: International Existing Building Code Committee

1202.2 Repair and Replacement.
Repair and replacement of existing or missing features using original materials shall be permitted. Partial replacement for *repairs* that match the original in configuration, height, and size shall be permitted. Glazing is subject to the requirements of Section 1203.8. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *International Building Code*.

Exception: Glass block walls, louvered windows, and jalousies repaired with like materials.

Justification: This requirement was previously amended in the 2018 IEBC section 1202.2, and is consistent with departmental policies.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility of uncomplicated projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee				Date: 01/29/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board Technical Subcommittee				Date: 02/27/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
City Council Action				Date:
☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 1203.3

Submitted by: International Existing Building Code Committee

1203.3 Means of egress and emergency escape and rescue.
Where, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the means of egress, existing window and door openings, and corridor and stairway widths are not required to meet the widths required by the International Building Code or this code. Where approved by the *code official*, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.

Justification: This requirement was previously amended in the 2018 IEBC section 1203.3, and is consistent with departmental policies. This clarifies that this sections also applies to emergency escape and rescue openings.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/29/2025 ☐ No action taken
Development Advisory Board Technical Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 1204.6

Submitted by: International Existing Building Code Committee

1204.6 Means of egress and emergency escape and rescue.
Existing window and door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be *approved*, provided that, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operational controls to limit occupancy are *approved* by the *code official*.

Justification: This requirement was previously amended in 2018 IEBC section 1204.6, and is consistent with departmental policies. This clarifies that this sections also applies to emergency escape and rescue openings.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee				Date: 01/29/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board Technical Subcommittee				Date: 02/27/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
City Council Action				Date:
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Existing Building Code (IEBC)
Section 1204.14

Submitted by: International Existing Building Code Committee

1204.14 Natural light.
Where it is determined by the *code official* and the historic preservation officer that compliance with the natural light requirements of Section 1010.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered to be acceptable.

Justification: This requirement was previously amended in 2018 IEBC section 1204.14, and is consistent with departmental policies. The Historic Preservation Officer is a better authority for determining loss of historic character.

Cost Impact: This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/29/2025 ☐ No action taken
Development Advisory Board Technical Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/27/2025 ☐ No action taken
Development Advisory Board ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Chapter 1

Submitted by: International Swimming Pool and Spa Code Committee

CHAPTER 1 SCOPE AND ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 ISPSC" shall refer to the unchanged base code.

101.1 Title. These regulations shall be known as the International Swimming Pool and Spa Code ~~of~~ as amended by the City of Phoenix, herein after referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - See this section of the 2024 ISPSC

101.2.1 Appendices. - See this section of the 2024 ISPSC

101.2.2 Flotation tanks. - See this section of the 2024 ISPSC

101.3 Purpose. - See this section of the 2024 ISPSC

101.4 Severability. - Reserved

Section 102 Applicability

102.1 General. - Reserved

102.2 Existing installations. - See this section of the 2024 ISPSC

102.3 Maintenance. - See this section of the 2024 ISPSC

102.4 Alterations or repairs. - See this section of the 2024 ISPSC

102.5 Historic buildings. - See this section of the 2024 ISPSC

102.6 Moved pools and spas. - See this section of the 2024 ISPSC

102.7 Referenced codes and standards. - Reserved.

102.8 Requirements not covered by code. - See this section of the 2024 ISPSC

102.9 Other laws. - Reserved.

102.10 Application of references. - Reserved.

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Section 103 Code compliance agency – Reserved

Section 104 Duties and powers of the code official – Reserved

Section 105 Permits - Reserved

Section 106 Temporary structures, equipment and systems - Reserved

Section 107 Construction documents - Reserved

Section 108 Notice of approval - Reserved

Section 109 Fees - Reserved

Section 110 Service utilities - Reserved

Section 111 Inspections - Reserved

Section 112 Means of appeals - Reserved

Section 113 Violations - Reserved

Section 114 Stop work order - Reserved

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Swimming Pool and Spa Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Swimming Pool and Spa Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Chapter 2

Submitted by: International Swimming Pool and Spa Code Committee

Section 202 Definitions

RESIDENTIAL SWIMMING POOL (RESIDENTIAL POOL). A pool intended for use, that is accessory to a residential setting and available only to the household and its guests including any structure intended for swimming or recreational bathing that contains water over 18 inches (457.2mm) deep. This includes in-ground, above ground and on ground swimming pools, hot tubs, spas, and fixed in place wading pools. All ~~O~~other pools shall be considered to be public pools for the purpose of this code.

Justification: The added text enhances this important definition and keeps us in line with previous code language. 18 inch depth is in accordance with A,R.S., Section 36-1681.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.1

Submitted by: International Swimming Pool and Spa Code Committee

305.1 General.
The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

It is the responsibility of the property owner and any other person in responsible charge of a swimming pool to ensure that the required swimming pool barrier, including all gates, doors, locks, latches, and other portions of the barrier are maintained safe and in good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to repair, reconstruct, or replace the barrier in compliance with the provisions of this section. All barriers shall be installed, inspected, and approved prior to plastering or filling with water.

Justification: This paragraph was located in section AG105.2 of the IRC Appendix G. It provides important information for the pool owner and should be included in the new ISPSC.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.2.1

Submitted by: International Swimming Pool and Spa Code Committee

305.2.1. (1) Barrier height and clearances.
Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than ~~48 inches (1219 mm)~~ 60 inches (1524 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

Justification: The provision for the required pool barrier fence height was set at five feet in the previous 2012 IRC, Appendix G. This is in accordance with A.R.S. § 36-1681 and City of Phoenix Ordinance G 3316, adopted on May 4, 1990.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/14/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.2.8

Submitted by: International Swimming Pool and Spa Code Committee

305.2.8 Chain link dimensions.
The maximum opening formed by a chain link fence shall be not more than 1 ¾ inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1 ¾ inches (44 mm). The mesh shall not be less than 11 wire gauge.

Justification: The provision for chain link wire gauge was in the 2012 IRC Appendix G.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee				Date: 01/15/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 03/20/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB)				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
City Council Action				Date:
☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.3.2

Submitted by: International Swimming Pool and Spa Code Committee

305.3.2 Double or multiple doors and gates.
~~Double Doors and gates or multiple doors and gates.~~ If a set of double doors and gates or multiple doors and gates are the only access to the yard where the pool is located, they shall have not fewer than one leaf secured in place and the adjacent leaf shall be self-closing and be secured with a self-latching device.
The gate and barrier shall not have openings larger than 1 /2 inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism. The self-latching device shall comply with the requirements of Section 305.3 If a pedestrian gate is present in conjunction with the double or multiple gates, the double or multiple gates need not be self-closing or self-latching and shall be equipped with a padlock or similar locking device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

A. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and
B. The gate and barrier shall have no opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Justification: The 2012 IRC, Appendix G, section AG 105.2.8 did not address RV type double gates as being required to meet section AG 105.2 (1) through (7). (Self-closing, self-latching, etc.) This clarifies that it is necessary if it is the only gate to the yard area with the pool. The second paragraph is taken from the 2012 IRC, Appendix G with added clarification to exclude RV type gates if there is also a pedestrian gate present that meets the 2024 ISPSC section 305.3.

Cost Impact: Minimal cost impact. Some cost may be realized to properly equip an RV type gate if required.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.4

Submitted by: International Swimming Pool and Spa Code Committee

305.4 Structure wall as a barrier.
Where a wall of a dwelling or structure serves as part of the barrier and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

~~1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.~~

1. The pool shall be equipped with a key operated powered safety cover in compliance with ASTM F1346. The keyed pool cover switch shall be located not less than 54 inches (1372 mm) above the floor adjacent ground level and where the entire pool cover can be visually inspected; or

~~2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.~~

2. All doors leading from the dwelling unit or guest room, directly into a yard with a swimming pool, shall swing away from the pool, shall be self-closing and self-latching, and shall be equipped with a locking device. The release mechanism for the latch or a secondary locking device, shall be located not less than 54 inches (1372 mm) above the floor. A locking latch which uses a key, electronic opener, or integral combination lock may be located at any height on the door. Sliding doors shall not form any part of a required barrier unless the self-closing and self-latching mechanism is specifically approved.

~~3. In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.~~

3. Multi panel sliding doors or walls shall meet the requirements of ISPSC 305.4.2. or shall be secured in place by a permanent fastening method that requires a tool to remove. If a sliding door or panel is the only door to the pool area it shall meet the requirements of ISPSC 305.4.2.

~~4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.~~

4. Windows used for emergency escape or rescue which face into a yard with a swimming pool shall be equipped with a latching device located not less than 54 inches (1372 mm) above the floor. All other operable dwelling unit windows facing into a yard with a swimming pool shall be equipped with a screwed in place wire mesh screen, a keyed lock that prevents opening the window more than 4 inches (102 mm), or a latching device not less than 54 inches (1372 mm) above the floor.

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5. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.

6. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

Justification: The ISPSC allows audible alarms as part of the barrier system which was not acceptable in the previously adopted 2012 IRC Appendix G. This provision for house barriers was in the previous Appendix G.

Cost Impact: Minimal cost impact. Some cost may be realized to properly equip and RV type gate, if required.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 305.9

Submitted by: International Swimming Pool and Spa Code Committee

305.9 Barrier exceptions.

1. For portable spas and or hot tubs with a safety cover which complies with ASTM F 1346, as listed in Section 305.4.2 shall be exempt from the provisions of this section.
2. For spas and hot tubs, a hard safety cover which is latched or locked may be used provided the spa or hot tub is not more than 8 feet (2.44 m) in width at any point.
3. Existing swimming pools located on a one-family dwelling property on or before May 4, 1990, need not be retroactively fitted with a barrier between the dwelling and the pool provided all occupants of the dwelling are at least six years of age or older. All other portions of the swimming pool barrier se11arating properties shall be installed and maintained as required by Section 105.2.

Exception:

1. This exception does not eliminate an owner's responsibility for providing a temporary barrier or otherwise physically restricting visiting children's direct access from the dwelling to the swimming pool.
2. This exception shall expire and the required 11ermanent barrier shall be retroactively installed between the dwelling and the swimming pool whenever:
   a. One or more children under six years of age become occupants of the property.
   b. There is a change of use or character to the primary building occupancy on the property.
   c. A new pool or spa is being installed on the same property including spa additions to the existing swimming pool or alterations to the existing pool that change size or shape.
   d. Alterations to existing buildings: New work that changes an existing element of the pool barrier (whether the barrier is compliant or not) shall meet the current barrier requirements of Section 305.

Justification: This section is not included in the 2018 ISPSC, however it was part of Appendix Gin the 2012 IRC. A new section 305.8 is added to the 2018 ISPSC to allow for this text. This language is added to provide an exception to barriers for pools constructed prior to May 4, 1990, in accordance with City of Phoenix Ordinance G-3316.

Cost Impact: Minimal cost impact. There could be a minor increase in cost for homes that do not have barriers present, depending on barrier type affected.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

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2024 Code Committee		Date: 01/23/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee		Date: 03/20/2025
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Development Advisory Board (DAB)		Date: 04/22/2025
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Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
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City Council Action		Date:
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 307.2.2

Submitted by: International Swimming Pool and Spa Code Committee

307.2.2 Materials and structural design.
Pools and spas shall conform to one or more of the standards indicated in Table 307.2.2. The structural design of pools and spas shall be in accordance with the International Building Code or the International Residential Code, as applicable in accordance with Section 102.7.1 of this code.

Exception: ~~Pools and spas constructed with reinforced concrete or reinforced shotcrete with a~~ A minimum compressive strength of 2,500 pounds per square inch (175.8 kg/cm^2) shall be permitted for all reinforced concrete and reinforced shotcrete pools and spas when ~~as~~ designed by a ~~design professional~~ *registered design professional* and approved by the building official. ~~shall be permitted~~.

Justification:
This amendment clarifies that concrete shall be designed to comply with ACI 318 but allows an exception for a reduced minimum required compressive strength for pools and spas.

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken	Date: 01/24/2025
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken	Date: 03/20/2025
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken	Date: 04/22/2025
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken	Date: 05/21/2025
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken	Date:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Swimming Pool and Spa Code (ISPSC)
Section 411.1.4

Submitted by: International Swimming Pool and Spa Code Committee

411.1.4 Pools greater than ~~30~~ 20 feet wide.

Swimming pools greater than ~~30 (9144mm)~~ 20 feet (6096 mm) in width shall be provided with entries and exits on each side of the deep area of the pool. The entries and exits on the sides of the deep area of a pool shall be located not more than 82 feet (25 m) apart.

Justification: This change maintains consistency with the Maricopa County Environmental Health Code, Chapter VI, Section 6: Public Swimming Pools.

Cost Impact: Minimal cost impact. For some pools, this may increase cost by the addition of a ladder for egress.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/24/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/20/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Plumbing Code (IPC)
Section 101.1

Submitted by: International Plumbing Code Committee

CHAPTER 1 SCOPE AND GENERAL REQUIREMENTS

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 IPC" shall refer to the unchanged base code.

101.1 Title
These regulations shall be known as the International Plumbing Code as amended by the City of Phoenix ~~*Building Code* of [NAME OF JURISDICTION]~~, hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - See this section of the 2024 IPC

101.2.1 Appendices. - See this section of the 2024 IPC

101.3 Purpose. - See this section of the 2024 IPC

101.4 Severability. - Reserved.

102.1 General. - Reserved.

102.2 Existing installations. - See this section of the 2024 IPC

102.3 Maintenance. - See this section of the 2024 IPC

102.4 Additions, alterations or repairs. - See this section of the 2024 IPC

102.5 Change in occupancy. - See this section of the 2024 IPC

102.6 Historic buildings. - See this section of the 2024 IPC

102.7 Moved buildings. - See this section of the 2024 IPC

102.8 Referenced codes and standards. - Reserved

102.8.1 Conflicts. - Reserved.

102.8.2 Provisions in referenced codes and standards. - Reserved.

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102.9 Requirements not covered by code. - See this section of the 2024 IPC

102.10 Other laws. - Reserved.

102.11 Application of references. - Reserved.

SECTION 103 CODE COMPLIANCE AGENCY – Reserved.

SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL – Reserved.

SECTION 105 PERMITS – Reserved.

SECTION 106 CONSTRUCTION DOCUMENTS – Reserved.

SECTION 107 NOTICE OF APPROVAL – Reserved.

SECTION 108 FEES – Reserved.

SECTION 109 SERVICE UTILITIES – Reserved.

SECTION 110 TEMPORARY USES, EQUIPMENT AND SYSTEMS – Reserved.

SECTION 111 INSPECTIONS AND TESTING – Reserved.

SECTION 112 MEANS OF APPEALS – Reserved.

SECTION 113 BOARD OF APPEALS – Reserved.

SECTION 114 VIOLATIONS – Reserved.

SECTION 115 STOP WORK ORDER – Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Plumbing Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Building Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken

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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 202

Submitted by: International Plumbing Code Committee

202 GENERAL DEFINITIONS

GREASE INTERCEPTOR

Gravity. Plumbing appurtenances of not less than 500 gallons (1893 L) capacity that are installed in the sanitary drainage system to intercept free-floating fats, oils and grease from wastewater discharge. Separation is accomplished by gravity during a retention time ~~of not less than 30 minutes~~ approved by the Authority Having Jurisdiction.

Justification: City of Phoenix Water Department's Office of Environmental Programs and surrounding cities use a minimum 12-minute retention time. The additional requirements establish construction parameters for interceptors.

Cost Impact: Minimal cost impact. This amendment reduces cost. Adopting a 30-minute retention time would increase the size of required grease interceptors, adding extra expense to the purchase and installation of gravity grease interceptors. The additional requirements are carried over from 2018 UPC.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:				
2024 Code Committee				Date: 01/25/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 02/06/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB)				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
City Council Action				Date:
☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 202 (GRD)

Submitted by: International Plumbing Code Committee

202 GENERAL DEFINITIONS

GREASE REMOVAL DEVICE, AUTOMATIC (GRD). A plumbing appurtenance that is installed in the sanitary drainage system to intercept free-floating fats, oils and grease from wastewater discharge. Such a device operates on a time-or event-controlled basis and has the ability to remove free-floating fats, oils and grease automatically without intervention from the user except for maintenance. These devices must be able to perform as a gravity interceptor if mechanical or electrical power is lost, and provide continuous separation.

Justification: Some grease removal devices rely on moving parts and electricity to separate grease from the waste stream. This amendment requires that if moving parts break down or electrical power is lost the device will still be able to operate as a passive device and prevent grease from entering the sewer system.

Cost Impact: Minimal cost impact. This disallows some types of devices, so the remaining options may be more expensive.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee		Date: 12/19/2024
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/06/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB)		Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
City Council Action		Date:
☐ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 312.11.2

Submitted by: International Plumbing Code Committee

SECTION 312 TESTS AND INSPECTIONS

312.11.2 Testing.
Reduced pressure principle, double check, pressure vacuum breaker, reduced pressure detector fire protection, double check detector fire protection, and spill-resistant vacuum breaker backflow preventer assemblies and hose connection backflow preventers shall be tested at the time of installation, immediately after repairs or relocation and at least annually. ~~The testing procedure shall be performed in accordance with one of the following standards ASSE 5013, ASSE 5015, ASSE 5020, ASSE 5047, ASSE 5048, ASSE 5052, ASSE 5056, CSA B64.10 or CSA B64.10.1. Testing gauges shall comply with ASSE 1064.~~ Testing or maintenance shall be performed by a certified backflow assembly tester or repairer in accordance with ASSE Series 5000, or otherwise approved by the Authority Having Jurisdiction.

Justification:
1. Allows the AHJ the ability to use the test procedures outlined in the most current edition of the USC Foundation for Cross-Connection Control and Hydraulic Research Manual of Cross-Connection Control, mandated by State Rule R18-4-215 and Phoenix City Code Chapter 37, Article XII. Backflow Prevention.
2. Mirrors identical requirements found in 2018 UPC Section 603.2 "Approval of Devices" or Assemblies.

Cost Impact: Minimal cost increase.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/02/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 403.2

Submitted by: International Plumbing Code Committee

403.2 Separate facilities.
Where plumbing fixtures are required, separate toilet facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.
2. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 50 ~~100~~ or fewer.
4. Separate toilet facilities shall not be required in business *occupancies* in which the maximum occupant load is ~~25~~ 50 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 and for urinals in accordance with Section 405.3.5.

Justification: These revisions are made to provide consistency between the 2024 UPC section 422.2, 2024 IBC section 2902.2 and the 2024 IPC to allow for small business and mercantile occupancies to provide a single toilet facility for up to 50 occupants.

Cost Impact: Cost savings and increases will vary.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/09/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 410.2

Submitted by: International Plumbing Code Committee

410.2 Small occupancies.
Drinking fountains shall not be required for an occupant load of ~~15~~ 50 or fewer.

Justification: This amendment is made to provide a relief to small businesses from the cost of installing drinking fountains, but also to save the physical space they would take up.

Cost Impact: Minimal cost impact. Cost savings.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/16/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 424.2

Submitted by: International Plumbing Code Committee

424.2 Substitution for water closets.
~~In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets for males according to Table 403.1 in assembly and educational occupancies.~~ Urinals shall not be substituted for more than 50 percent of the required water closets for males according to Table 403.1 in all ~~other~~ occupancies.

Justification: These revisions are made to provide consistency between the UPC and IPC and the minimum plumbing fixture table that is found in the 2024 International Building Code.

Cost Impact: Minimal cost impact. The cost increase will be greater for assembly and educational occupancies.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee				Date: 01/16/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 02/06/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB)				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
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City Council Action				Date:
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Plumbing Code (IPC)
Section 604.4

Submitted by: International Plumbing Code Committee

604.4 Maximum flow and water consumption.
The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4(1).

Exceptions: Situations meeting exceptions 1 through 5 are not required to comply with Table 604.4(1) nor Table 604.4(2). Situations meeting exceptions 6 through 12 shall comply with Table 604.4(2).

1. Blowout design water closets having a water consumption not greater than 3 1/2 gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4 1/2 gallons (17 L) per flushing cycle.
4. Service sinks.
5. Emergency showers.
6. The building does not have a demand recirculation water system and includes one or more centralized potable water-heater systems serving two or more dwelling units or sleeping units.
7. The building is more than six (6) stories above grade plane or is more than ten (10) stories.
8. The building is larger than 50,000 ft^2 (5000 m^2) and contains one or more potable water booster pumps.
9. The building is a facility where 5 or more people, excluding staff, receive custodial care or medical care on a 24-hour basis.
10. The building contains one or more areas for the purpose of surgery, or for housing or treating occupants receiving treatment for burns, chemotherapy for cancer, or solid organ transplantation or bone marrow transplantation.
11. The building contains areas for the purpose of housing or treating people that are immunocompromised, are taking drugs that weaken the immune system, have renal disease, diabetes, or chronic lung disease.
12. The plumbing fixtures serve a space whose primary purpose is housing occupants under the age of 2 years or over the age of 65 years.

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TABLE 604.4 (1)
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY[b]
Lavatory, private	1.5 ~~2.2~~ gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head [a,c]	2.0 gpm at 80 psi
Sink faucet	1.5 ~~2.2~~ gpm at 60 psi
Urinal	0.5 ~~1.0~~ gallon per flushing cycle
Water closet	1.28 ~~1.6~~ gallon per flushing cycle

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. A hand-held shower spray is a shower head.
b. Consumption tolerances shall be determined from referenced standards.
c. Shower heads shall comply with all requirements for high-efficiency showerheads in ASME A112.18.1-2020/CSA B125.1.

TABLE 604.4 (2)
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY[b]
Lavatory, private	2.2 gpm at 60 psi
Lavatory, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head [a,c]	2.0 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	1.0 gallon per flushing cycle
Water closet	1.6 gallon per flushing cycle

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. A hand-held shower spray is a shower head.
b. Consumption tolerances shall be determined from referenced standards.
c. Shower heads shall comply with all requirements for high-efficiency showerheads in ASME A112.18.1-2020/CSA B125.1.

Justification: Per Council Resolution 22129, "A Resolution Addressing the Future Water Consumption of New Development", Section 2.2.b.i., staff will propose updates to the Building Code for water efficiency standards that would be consistent with water usage best practices. The proposed changes are consistent with the current EPA Water Sense standards.

Exceptions 6 through 12: During review of these proposed changes, it was identified that some situations could potentially be at higher risk of waterborne pathogens where the length of piping in the building was particularly long, due to the decay of disinfectant with time. Higher flow rates help move this water through the system faster, allow less time for disinfectant decay. Additionally, some populations are at higher risk for these pathogens, and they are the reason for some of the other exceptions. See ASHRAE Standard 188, and ASHRAE Standard 514, ASHRAE Guideline 12, NASEM Consensus Report on the Management of Legionella in Building Water Systems, and ASPE Engineering Methodologies to Reduce the Risk of Legionella in Premise Plumbing Systems Design Guide.

Note: Phoenix City Code Chapter 37, Article 3, pertaining to large water users, greater than 250,000 gallons per day, sec. 37-52-02.

Cost Impact: Minimal cost impact. These proposed fixture standards are consistent with most of the fixtures available on the market.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee				Date: 03/19/2025
☐ Approved as submitted	☒ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 03/27/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB)				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
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City Council Action				Date:
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 International Plumbing Code (IPC)
Section 605.25

Submitted by: International Plumbing Code Committee

605.25 Non-Metallic Potable Water Pipe, Fittings, and Valves
Non-Metallic potable water pipe, fittings, and valves shall not be exposed in exterior outdoor locations. Components of the exterior exposed potable water system shall be metallic only and approved metallic materials, fittings, and valves are listed in IPC Table 605.3, IPC Table 605.4, IPC Table 605.5, and IPC Table 605.6.

Justification: Due to extreme exterior summer weather conditions, all nonmetallic potable water pipe, fittings, and valves shall be prohibited from areas of direct sunlight, such as roofs, ground surfaces, and exterior wall locations. Nonmetallic pipe, fittings, and valves would be subjected to extreme exterior heat and will soften and sag between pipe supports. In addition, exposure to UV rays from the sun will cause the pipe to become brittle and be subjected to fracture and breakage when placed under stress or strain. Both conditions will lead to water breaks and failures with the likely result of heavy property damage.

Cost Impact: Minimal. This amendment increases the initial construction cost. This amendment reduces the cost associated with future water breaks, property damage, and personal financial liability.

Approved in previous Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Plumbing Code (IPC)
Section 608.7.2

Submitted by: International Plumbing Code Committee

SECTION 608
PROTECTION OF POTABLE WATER SUPPLY

608.7 Cross connection control.
Cross connections shall be prohibited, except where *approved* backflow prevention assemblies, backflow prevention devices or other means or methods are installed to protect the potable water supply.

608.7.1 Private water supplies.
Cross connections between a private water supply and a potable public supply shall be prohibited.

608.7.2 Secondary backflow protection.
The following activities or facilities shall have a Secondary Reduced Pressure Principle Backflow Prevention assembly installed as close as practicable to each point of service delivery: Hospitals, surgical clinics, medical buildings, laboratories, morgues, mortuaries, veterinary hospitals, animal grooming shops, industrial occupancies, packing plants, slaughter houses, chemical plants, municipal waste treatment facilities, auxiliary water systems, construction water services or as otherwise listed in the most current edition of Phoenix City Code Chapter 37 ARTICLE XII. Backflow Prevention.

Note: Multiple water services which are interconnected onsite shall be provided with not less than a Double Check Valve Assembly at each service connection.

Justification: ADEQ, Maricopa County and City of Phoenix Water Department all require secondary protection for the services cited.

Cost Impact: Yes there will be a cost increase due to the requirement for an additional backflow preventer. This amendment carries over from previous code cycles.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 01/23/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee	Date: 02/06/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025

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☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken
City Council Action			Date:
☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 608.8.1

Submitted by: International Plumbing Code Committee

608.8 Valves and outlets prohibited below grade.
Potable water outlets and combination stop-and-waste valves shall not be installed underground or below grade. A freezeproof yard hydrant that drains the riser into the ground shall be considered as having a stop-and-waste valve below grade.

Exception: Freezeproof yard hydrants that drain the riser into the ground shall be permitted to be installed, provided that the potable water supply to such hydrants is protected in accordance with ~~Section 608.14.2 or 608.14.5~~ ASSE 1057 Freeze Resistant Sanitary Yard Hydrant with Backflow Protection, and the hydrants and the piping from the backflow preventer to the hydrant are identified in accordance with Section 608.9.

608.8.1 Prohibited Locations.
Backflow prevention devices shall not be installed in pits, underground vaults, or submerged locations.

Justification:

1. Phoenix City Code Chapter 37-144 (d) regarding backflow assembly accessibility and testing presents design constraints for adequate clearance and drainage in a proposed vault installation. Proposed vault dimensions typically restrict full accessibility to all parts of an assembly.
2. Eliminates the possibility of installing a backflow prevention assembly in a pit or vault.
3. Reflects installation drawings shown in City of Phoenix Standard Details P1351 through P1355.
4. Corresponds to manufacturer's installation instructions which restrict underground installations to AHJ approval.
5. Above ground installation assures that Fire Department personnel have visual access to fire line backflow prevention assembly shut off valves and verifies that the assembly OS&Y (outside stem & yoke) shut-off valves are open by presence of a rising stem.

Cost Impact: Minimal cost impact. Requires compliance with ASSE 1057 instead of the other standards in Section 608.14.2 or 608.14.5.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee				Date: 01/23/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 02/06/2025
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Development Advisory Board (DAB)				Date: 04/22/2025
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Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
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City Council Action	Date:
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 608.15.3

Submitted by: International Plumbing Code Committee

608.15 Location of backflow preventers.
Access shall be provided to backflow preventers as specified by the manufacturer's instructions.

608.15.1 Outdoor enclosures for backflow prevention devices.
Outdoor enclosures for backflow prevention devices shall comply with ASSE 1060.

608.15.2 Protection of backflow preventers.
Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions or are protected from freezing by heat, insulation or both.

608.15.2.1 Relief port piping.
The termination of the piping from the relief port or *air gap* fitting of a backflow preventer shall discharge to an *approved* indirect waste receptor or to the outdoors where it will not cause damage or create a nuisance. The indirect waste receptor and drainage piping shall be sized to drain the maximum discharge flow rate from the relief port as published by the backflow preventer manufacturer.

608.15.3 Access and clearance.
Access and clearance shall be provided for the required testing, maintenance, and repair. *Access* and clearance shall be in accordance with manufacturer's instructions, and not less than 12 inches between the lowest portion of the assembly and grade, floor, or platform. Elevated installations that exceed 5 feet above the floor or grade shall be provided with a platform capable of supporting a tester or maintenance person. Secondary backflow assemblies shall be installed above ground, as close as practicable to the point of service delivery. A minimum 3-foot (914 mm) clear space shall be maintained for testing, maintenance, and repair.

Justification:
1. Inserts code language regarding elevated installations.
2. Clarifies that secondary backflow prevention assemblies shall be installed above ground.
3. Clarifies the minimum required clearance dimensions for secondary backflow prevention assemblies.
4. Coordinates with Phoenix Fire Code requirements for access to fire protection equipment.

Cost Impact: Yes due to more labor intensive requirements.

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Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**	
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 704.1

Submitted by: International Plumbing Code Committee

704.1 Slope of horizontal drainage piping.
Horizontal drainage piping shall be installed in uniform alignment at uniform slopes. The slope of a horizontal drainage pipe shall be not less than that indicated in Table 704.1 except that where the drainage piping is upstream of a grease interceptor, the slope of the piping shall be not less than 1/4 inch per foot (2-percent slope).

TABLE 704.1
SLOPE OF HORIZONTAL DRAINAGE PIPE

SIZE (inches)	MINIMUM SLOPE (inch per foot)
2½ or less	¼[a]
3 to 6	⅛[a]
8 or larger	1/16[a]

For SI: 1 inch = 25.4 mm, 1 inch per foot = 83.33 mm/m.

a. Slopes for piping draining to a grease interceptor shall comply with Section 704.1.

Exception: The Authority Having Jurisdiction may approve a lesser slope for building sewers in lieu of a sewage ejector or pumping station when a registered engineer or architect certifies the building sewer design and its installation, and when the building owner agrees in writing under notary to accept the lesser slope. The minimum slope permitted shall be calculated from Manning's Formula using a coefficient roughness of 0.013 and a sewage velocity of 2 feet per second. See chart below for calculated pipe slope and flow. (Arizona Administrative Code, R18-9-E301 Paragraph D, 2.e).

Manning's Formula Solution - Friction Factor = 013

Pipe Size (inches)	Slope (%)	Velocity (ft/s)	Full Flow Rate (cfs)	Full Flow Rate (GPM)	Full Flow Rate (GPD)	1/2 Full Flow Rate (GPM)
4	0.85	2.01	0.18	79	113,410	39
6	0.50	2.02	0.40	178	256,451	89
8	0.33	2.00	0.70	313	450,954	157
10	0.25	2.01	1.10	492	708,085	246
12	0.20	2.03	1.59	715	1,029,85	358
15	0.15	2.04	2.50	1,123	1,617,13	561
16	0.15	2.13	2.97	1,334	1,920,75	667

A low slope sewer certificate of compliance is required to be provided to the *code official* for designs and installations that utilize this exception.

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Justification: This amendment adds the option of using a lesser slope for building sewers based on engineering calculations. The owner will be required to sign under notary that they have accepted the lesser slope. The registrant shall certify the design and final installation.
Cost Impact: This amendment will reduce the costs associated with the previous approval process for low slope sewer installations.
Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**
ACTION TAKEN:
2024 Code Committee Date: 01/15/2025 ☐ Approved as submitted ☒ Modified and approved ☐ Denied ☐ No action taken
Development Advisory Board (DAB) Subcommittee Date: 02/13/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
Development Advisory Board (DAB) Date: 04/22/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee Date: 05/21/2025 ☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken
City Council Action Date: ☐ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 803.1

Submitted by: International Plumbing Code Committee

803.1 Neutralizing device required for corrosive wastes.
Corrosive liquids, spent acids or other harmful chemicals that destroy or injure a drain, *sewer*, soil or waste pipe, or create noxious or toxic fumes or interfere with the sewage treatment processes shall not be discharged into the plumbing system without being thoroughly ~~diluted,~~ neutralized, or treated by passing through an *approved* ~~dilution or~~ neutralizing device. Such devices shall be ~~automatically~~ provided with a sufficient supply of ~~diluting water or~~ neutralizing medium so as to make the contents noninjurious before discharge into the drainage system. The nature of the corrosive or harmful waste and the method of its treatment ~~or dilution~~ shall be *approved* prior to installation.

Justification: Diluting chemical wastes is prohibited by the Clean Water Act, 40 CFR, 403.6 (d).

Cost Impact: Minimal Cost Impact. This requires neutralizing mediums in lieu of dilution.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/25/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 1003.2

Submitted by: International Plumbing Code Committee

1003.2 Approval.
The size, type and location of each interceptor and of each separator shall be designed and installed in accordance with the manufacturer's instructions and the requirements of ~~this section based on the anticipated conditions of use~~ the Authority Having Jurisdiction. Wastes that do not require treatment or separation shall not be discharged into any interceptor or separator.

Justification: Phoenix City Code Section 28–13 gives approval authority for all interceptors to the Director of Water Services. This code change is an administrative change to clarify approval authority for these devices in the International Plumbing Code.

Cost Impact: Minimal cost impact. Restricts the types of interceptors to those only approved by the Director of the Water Services Department.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/25/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 1003.3.1

Submitted by: International Plumbing Code Committee

1003.3.1 Grease interceptors ~~and automatic grease removal devices~~ required.
A grease interceptor ~~or automatic grease removal device~~ shall be required to receive the drainage from fixtures and equipment with grease laden waste ~~located in food preparation areas~~, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. Fixtures and equipment shall include, but are not limited to pot sinks, prerinse sinks; soup kettles or similar devices; wok stations; floor drains or sinks into which kettles are drained; automatic hood wash units. ~~, and dishwashers without prerinse sinks~~. Commercial dishwashers and food waste disposal units shall discharge to a gravity grease interceptor. Grease interceptors ~~and automatic grease removal devices~~ shall receive waste only from fixtures and equipment that allow fats, oils or grease to be discharged. ~~Where lack of space or other constraints prevent the installation or replacement or a grease interceptor, one or more grease interceptors shall be permitted to be installed on or above the floor and upstream of an existing grease interceptor.~~

Justification: Automatic grease removal devices are not allowed as a standalone device by the City of Phoenix Water Department's Office of Environmental Programs. Installing one or more grease interceptors upstream of an existing interceptor does not increase the flow capacity of the existing grease interceptor.

Cost Impact: Minimal cost impact. Disallows automatic grease removal devices which may be cheaper than a grease interceptor.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/25/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section, 1003.3.2

Submitted by: International Plumbing Code Committee

1003.3.2 ~~Food waste disposers restriction.~~ Reserved
~~A food waste disposer shall not discharge to a grease interceptor.~~

Justification: Commercial food waste disposers are required to discharge to a gravity grease interceptor, per the City of Phoenix Water Department's Office of Environmental Programs.

Cost Impact: Minimal cost impact. Reduces cost by allowing discharge to a grease interceptor.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/25/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 1003.3.5

Submitted by: International Plumbing Code Committee

1003.3.5 Hydromechanical grease interceptors, fats, oils and greases disposal systems and automatic grease removal devices.

Hydromechanical grease interceptors shall be sized in accordance with Section 1003.3.5.1. Fats, oils, and greases disposal systems and automatic grease removal devices shall be sized in accordance with ASME A112.14.3, ASME A112.14.4, ASME A112.14.6, CSA B481.3 or PDI G101. Hydromechanical grease interceptors; fats, oils, and greases disposal systems and automatic grease removal devices shall be designed and tested in accordance with ASME A112.14.3, ASME A112.14.4, CSA B481.1, PDI G101 or PDI G102. Hydromechanical grease interceptors; fats, oils, and greases disposal systems and automatic grease removal devices shall be installed in accordance with the manufacturer's instructions. Where manufacturer's instructions are not provided, hydromechanical grease interceptors; fats, oils, and greases disposal systems and automatic grease removal devices shall be installed, in compliance with the Authority Having Jurisdiction. ~~ASME A112.14.3, ASME A112.14.4, ASME A112.14.6, CSA B481.3 or PDI G101~~.

Justification: To clarify hydromechanical grease interceptor sizing for the public as required by the City of Phoenix's Water Department Pollution Control and create consistency in sizing with Uniform Plumbing Code.

Cost Impact: Yes there is a possible cost increase with the increased sizing criteria.
This requirement is an amendment carried forward from the 2018 International Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee		Date: 01/20/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee		Date: 02/06/2025
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Development Advisory Board (DAB)		Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee		Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken
City Council Action		Date:
☐ Approved as submitted	☐ Modified and approved ☐ Denied	☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Plumbing Code (IPC)
Section: Table 1003.3.5.1

Submitted by: International Plumbing Code Committee

Amend existing table title, values and add an additional column for fixtures connected.

~~**TABLE 1003.3.5.1**~~
~~**CAPACITY OF GREASE INTERCEPTORS**~~

~~TOTAL FLOW-THROUGH RATING (gpm)~~	~~GREASE RETENTION CAPACITY (pounds)~~
~~4~~	~~8~~
~~6~~	~~12~~
~~7~~	~~14~~
~~9~~	~~18~~
~~10~~	~~20~~
~~12~~	~~24~~
~~14~~	~~28~~
~~15~~	~~30~~
~~18~~	~~36~~
~~20~~	~~40~~
~~25~~	~~50~~
~~35~~	~~70~~
~~50~~	~~100~~
~~75~~	~~150~~
~~100~~	~~200~~

TABLE 1003.3.5.1
HYDROMECHANICAL GREASE INTERCEPTOR SIZING BASED ON FIXTURE COUNT [ab]

Maximum Number of Fixtures Connected	Total Flow-Through Rating (gpm)	Grease Retention Capacity Equal to or Greater Than (pounds)
1	20	40
2	25	50
3	35	70
4	50	100

For SI Units: 1 gallon per minute = 3.785 L/m, 1 pound = 0.454 kg.

a. For total flow-through ratings greater than ~~100 (gpm), double the flow-through rating to determine the grease retention capacity (pounds)~~ 50 (gpm) shall be specially approved by the Authority Having Jurisdiction.

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b. For installations with more than (4) fixtures, The Authority Having Jurisdiction may permit the use of larger devices.
Justification: The purpose of amending this table is to provide the public with prescriptive sizing guidelines for hydromechanical grease interceptors as required by the City of Phoenix Water Department's Office of Environmental Programs.
Cost Impact: Yes there will be a possible increase due to the increased sizing criteria. This requirement is an amendment carried forward from the 2018 International Plumbing Code.
Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee				Date: 01/23/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 02/06/2025
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Development Advisory Board (DAB)				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
City Council Action				Date:
☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section, 1003.3.5.3

Submitted by: International Plumbing Code Committee

1003.3.5 Hydromechanical grease interceptors, fats, oils and greases disposal systems and automatic grease removal devices.

1003.3.5.1 Grease interceptor capacity.
Grease interceptors shall have the grease retention capacity indicated in Table 1003.3.5.1 for the flow-through rates indicated.

1003.3.5.2 Rate of flow controls.
Grease interceptors shall be equipped with devices to control the rate of water flow so that the water flow does not exceed the rated flow. The flow-control device shall be vented and terminate not less than 6 inches (152 mm) above the flood rim level or be installed in accordance with the manufacturer's instructions.

1003.3.5.3 Interceptor maintenance.
A two-way cleanout shall be installed on the discharge side of all hydromechanical grease interceptors.

Justification: The purpose of this code section is to provide an entry point to clean the line downstream of the device and back to the device.

Cost Impact: Minimal cost impact. To install additional piping for cleanouts. This requirement is an amendment carried forward from the 2018 Uniform and International Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/20/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Plumbing Code (IPC)
Section 1003.3.7

Submitted by: International Plumbing Code Committee

1003.3.7 Gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems.
The required capacity of gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems shall be determined by multiplying the ~~peak drain flow into the interceptor in gallons per minute by a retention time of 30 minutes~~ total DFU's x 3-gpm x 12-minute retention time with no food waste disposers or, total DFU's x 3-gpm x 17-minute retention time with food waste disposers. Gravity grease interceptors shall be designed and tested in accordance with IAPMO/ANSI Z1001. Gravity grease interceptors with fats, oils, and greases disposal systems shall be designed and tested in accordance with ASME A112.14.6 and IAPMO/ANSI Z1001. Gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems shall be installed in accordance with manufacturer's instructions and the Authority Having Jurisdiction. Gravity grease interceptors shall comply with the requirements of Chapter 10 or shall be designed by a registered professional engineer and approved by the Authority Having Jurisdiction. 500 gallon interceptors shall have a minimum of two compartments and two man-ways. Interceptors 750 gallons and above shall have a minimum of two compartments and three man-ways. All man-ways shall have a minimum 20" inside diameter. The grade rings (risers) of gravity grease interceptors shall be grouted with shrink proof grout. Gravity grease interceptors shall be installed outside unless otherwise approved by the Authority Having Jurisdiction. Where manufacturer's instructions are not provided, gravity grease interceptors and gravity grease interceptors with fats, oils, and greases disposal systems shall be installed in compliance with the Authority Having Jurisdiction ~~ASME A112.14.6 and IAPMO/ANSI Z1001~~.

Example: Take the total DFU's going to grease waste, multiply by three (3) gallons per minute (GPM), multiply by a 12-minute detention time and this will give the interceptor size in gallons. If there is a disposal, use a 17-minute detention time.

Justification: To clarify retention time, construction, and gravity grease interceptor sizing for the public and to align with UPC. Gravity interceptors are generally installed outside to prevent sewer gases and odors from entering the building.

Cost Impact: Yes, due to larger interceptor sizes based on sizing criteria. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

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Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**	
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/02/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 1106.1

Submitted by: International Plumbing Code Committee

SECTION 1106 SIZE OF CONDUCTORS, LEADERS AND STORM DRAINS

1106.1 General.
The size of the vertical conductors and leaders, building *storm drains*, building storm *sewers*, and any horizontal branches of such drains or *sewers* shall be based on an hourly rainfall rate of three (3) inches per hour. ~~the 100-year hourly rainfall rate indicated in Figures 1106.1(1) through 1106.1(5) or on other rainfall rates determined from *approved* local weather data.~~

Justification: The 2024 UPC and the 2024 IPC list rainfall rates for Phoenix as 2.2 and 2.5 inches per hour, respectively. It is recommended that a rainfall rate of three (3) inches per hour be used to remain consistent with previous amendments and for ease of using the sizing tables.

Cost Impact: Minimal cost impact. Due to drain and pipe size increase.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/06/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Section 1109

Submitted by: International Plumbing Code Committee

SECTION 1109 ~~– COMBINED SANITARY AND STORM PUBLIC SEWER~~ Reserved

~~**1109.1 General.**~~
~~Where the *public sewer* is a combined system for both sanitary and storm water, the *storm sewer* shall be connected independently to the *public sewer*.~~

Justification: The city of Phoenix does not allow for combined sanitary and storm drainage systems. This type of combined system is under the jurisdiction of the city of Phoenix Water Services Department.

Cost Impact: No Cost Impact. The base code section did not trigger any requirements by remaining, as the City does not have a combined system.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/06/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Plumbing Code (IPC)
Appendices

Submitted by: International Plumbing Code Committee

Adopt **Appendices C & E**.

Justification: Appendix "C" contains structural safety provisions that match those found in the IBC and the UPC. Appendix "E" provides two methods of water pipe sizing not provided in the body of the code.

Cost Impact: Minimal cost impact. Reduces cost by increasing water pipe sizing options.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/06/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/06/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 Uniform Plumbing Code (UPC)
Section 101.1

Submitted by: Uniform Plumbing Code Committee

CHAPTER 1 ADMINISTRATION

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term "see this section of the 2024 UPC" shall refer to the unchanged base code.

101.1 Title
This document shall be known as the "Uniform Plumbing Code," as amended by the City of Phoenix. ~~may be cited a such, and will be referred to herein as "this code~~." hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 Scope. - see this section of the 2024 UPC

101.3 Purpose. - see this section of the 2024 UPC

101.4 Unconstitutional. - Reserved.

101.5 Validity. - Reserved.

102.1 Conflicts Between Codes. - Reserved.

102.2 Existing Installations. - see this section of the 2024 UPC

102.3 Maintenance. - see this section of the 2024 UPC

102.4 Additions, Alterations, Renovations, or Repairs. - see this section of the 2024 UPC

102.4.1 Building Sewers and Drains. - see this section of the 2024 UPC

102.4.2 Openings. - see this section of the 2024 UPC

102.5 Health and Safety - see this section of the 2024 UPC

102.6 Changes in Building Occupancy. - see this section of the 2024 UPC

102.7 Moved Structures. - see this section of the 2024 UPC

102.8 Appendices. - see this section of the 2024 UPC

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103.0 DUTIES AND POWERS OF THE AUTHORITY HAVING JURISDICTION. – Reserved.

104.0 PERMITS. – Reserved.

105.0 INSPECTIONS AND TESTING. – Reserved.

106.0 VIOLATIONS AND PENALTIES. – Reserved.

107.0 BOARD OF APPEALS. – Reserved.

Justification:
All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the Uniform Plumbing Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the Uniform Plumbing Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/28/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 209.0

Submitted by: Uniform Plumbing Code Committee

CHAPTER 2 DEFINITIONS

209.0 Gravity Grease Interceptor. A plumbing appurtenance or appliance that is installed in a sanitary drainage system to intercept nonpetroleum fats, oils and greases (FOG) from a wastewater discharge and is identified by volume, ~~30~~ 12 or 17-minute retention time, baffle(s), not less than two compartments, a total volume of not less than ~~300~~ 500 gallons (~~1135~~ 1895 L), and gravity separation. [These interceptors comply with the requirements of Chapter 10 or are designed by a registered design professional and approved by the Authority Having Jurisdiction.] Gravity grease interceptors ~~are generally~~ shall be installed outside unless otherwise approved by the Authority Having Jurisdiction.

Justification: The larger interceptor has two man-ways and two compartments which makes it easier for the user to clean and maintain the device. The 12 and 17-minute retention time is currently used to size interceptors in the City of Phoenix Water Department's Office of Environmental Programs and was developed based on feedback from three public forums held in 1997 to address sizing of commercial grease interceptors. Gravity interceptors are generally installed outside to prevent sewer gases and odors from entering the building.

Cost Impact: Minimal cost impact. The cost impact to install a 500-gallon interceptor versus a 300-gallon interceptor is minimal. This requirement is an amendment carried forward from the 2012 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/12/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 209.0 (GRD)

Submitted by: Uniform Plumbing Code Committee

CHAPTER 2 DEFINITIONS

209.0 Grease Removal Device (GRD). A hydromechanical grease interceptor that automatically, mechanically removes non-petroleum fats, oils and grease (FOG) from the interceptor, the control of which are either automatic or manually initiated. These devices must be able to perform as a gravity interceptor if mechanical or electrical power is lost and be able to provide continued separation.

Justification: Grease removal devices rely on moving parts and electricity to separate grease from the waste stream; therefore, if moving parts break down or electrical power is lost the device will still be able to operate as a passive device and prevent grease from entering the sewer system.

**2012 DAB Technical asked for the last sentence to be reworked and accepted as modified.

Cost Impact: Possibly increased due to increased performance requirements.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/12/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 225.0

Submitted by: Uniform Plumbing Code Committee

CHAPTER 2 DEFINITIONS

225.0 Add new definitions as follows:

Water Dispenser. A plumbing fixture that is manually controlled by the user for the purpose of dispensing potable drinking water into a receptacle such as a cup, glass or bottle. Such fixture is connected to the potable water distribution system of the premises. This definition also includes a freestanding apparatus for the same purpose that is not connected to the potable water distribution system and that is supplied with potable water from a container, bottle or reservoir.

Water Cooler. A *drinking fountain* that incorporates a means of reducing the temperature of the water supplied to it from the potable water distribution system.

Justification: There is often confusion regarding what is or is not a water cooler. Currently the code does not define any of the terms. In reality, drinking fountains are drinking fountains and everything else is some form of a water dispenser. The code does not require cooled water. The code can be simplified in Section 415.2 by referring only to drinking fountains or their alternative, water dispensers. The new definitions establish that a drinking fountain and a water dispenser that is connected to the potable water supply system are both plumbing fixtures by definition and a bottled water dispenser is not a plumbing fixture by definition.

Cost Impact: No cost impact. This requirement is an amendment carried forward from the 2012 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/12/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Sections 401.3, 407.2.1, 408.3, 411.2, 412.1, and 420.2

Submitted by: Uniform Plumbing Code Committee

401.3 Maximum Flow Rates. Plumbing fixtures shall have maximum flow rates or maximum consumptions as required by this chapter.

Exceptions: Situations meeting exceptions 1 through 5 are not required to comply with the maximum flow rates or maximum consumptions of Sections 407.2.1, 407.2.1.1, 408.3, 408.3.1, 411.2, 411.2.1, 412.1, 412.1.1, 420.2, and 420.2.1. Situations meeting exceptions 6 through 12 shall comply with the maximum flow rates or maximum consumptions of Sections 407.2.1.1, 408.3.1, 411.2.1, 412.1.1, and 420.2.1

1. Blowout design water closets having a water consumption not greater than 3 1/2 gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4 1/2 gallons (17 L) per flushing cycle.
4. Service sinks.
5. Emergency showers.
6. The building does not have a demand recirculation water system and includes one or more centralized potable water-heater systems serving two or more dwelling units or sleeping units.
7. The building is more than six (6) stories above grade plane or is more than ten (10) stories.
8. The building is larger than 50,000 ft^2 (5000 m^2) and contains one or more potable water booster pumps.
9. The building is a facility where 5 or more people, excluding staff, receive custodial care or medical care on a 24-hour basis.
10. The building contains one or more areas for the purpose of surgery, or for housing or treating occupants receiving treatment for burns, chemotherapy for cancer, or solid organ transplantation or bone marrow transplantation.
11. The building contains areas for the purpose of housing or treating people that are immunocompromised, are taking drugs that weaken the immune system, have renal disease, diabetes, or chronic lung disease.
12. The plumbing fixtures serve a space whose primary purpose is housing occupants under the age of 2 years or over the age of 65 years.

407.2.1 Maximum Flow Rate. The maximum flow rate for public lavatory faucets shall not exceed 0.5 gpm at 60 psi (1.9 L/m at 414 kPa) and 1.5 ~~2.2~~ gpm at 60 psi (5.68 ~~8.3~~ L/m at 414 kPa) for private lavatory faucets.

407.2.1.1 Maximum Flow Rate. Where exceptions 6 through 12 to Section 401.3 are applicable, the maximum flow rate for public lavatory faucets shall not exceed 0.5 gpm at 60 psi (1.9 L/m at 414 kPa) and 2.2 gpm at 60 psi (8.3 L/m at 414 kPa) for private lavatory faucets.

408.3 Water Consumption. Showerheads shall have a maximum flow rate of not more than 2.0 ~~2.5~~ gpm at 80 psi (7.57 ~~9.5~~ L/m at 552 kPa). Body sprays shall have a flow rate of not more than 2.0 ~~2.5~~ gpm at 80 psi (7.57 ~~9.5~~ L/m at 552 kPa).

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408.3.1 Water Consumption. Where exceptions 6 through 12 to Section 401.3 are applicable, showerheads shall have a maximum flow rate of not more than 2.5 gpm at 80 psi (9.5 L/m at 552 kPa). Where exceptions 6 through 12 to Section 401.3 are applicable, body sprays shall have a flow rate of not more than 2.5 gpm at 80 psi (9.5 L/m at 552 kPa).

411.2 Water Consumption. Water closets shall have a maximum consumption not to exceed 1.28 ~~1.6~~ gallons (4.8 ~~6.0~~ Lpf) of water per flush.

411.2.1 Water Consumption. Where exceptions 6 through 12 to Section 401.3 are applicable, water closets shall have a maximum consumption not to exceed 1.6 gallons (6.0 Lpf) of water per flush.

412.1 Application. Urinals shall comply with ASME A112.19.2/CSA B45.1, ASME A112.19.19, or CSA B45.5/IAPMO Z124. Urinals shall have an average water consumption not to exceed 0.5 ~~1~~ gallon (1.9 ~~3.8~~ Lpf) of water per flush.

412.1.1 Application. Where exceptions 6 through 12 to Section 401.3 are applicable, urinals shall have an average water consumption not to exceed 1 gallon (3.8 Lpf) of water per flush.

420.2 Water Consumption. Sink faucets shall have a maximum flow rate of not more than 1.5 ~~2.2~~ gpm at 60 psi (5.68 ~~8.3~~ L/m at 414 kPa).

420.2.1 Water Consumption. Where exceptions 6 through 12 to Section 401.3 are applicable, sink faucets shall have a maximum flow rate of not more than 2.2 gpm at 60 psi (8.3 L/m at 414 kPa).

Justification: Per Council Resolution 22129, "A Resolution Addressing the Future Water Consumption of New Development", Section 2.2.b.i., staff will propose updates to the Building Code for water efficiency standards that would be consistent with water usage best practices. The proposed changes are consistent with the current EPA Water Sense standards.

Exceptions 6 through 12: During review of these proposed changes, it was identified that some situations could potentially be at higher risk of waterborne pathogens where the length of piping in the building was particularly long, due to the decay of disinfectant with time. Higher flow rates help move this water through the system faster, allow less time for disinfectant decay. Additionally, some populations are at higher risk for these pathogens, and they are the reason for some of the other exceptions. See ASHRAE Standard 188, and ASHRAE Standard 514, ASHRAE Guideline 12, NASEM Consensus Report on the Management of Legionella in Building Water Systems, and ASPE Engineering Methodologies to Reduce the Risk of Legionella in Premise Plumbing Systems Design Guide.

Note: Phoenix City Code Chapter 37, Article 3, pertaining to large water users, greater than 250,000 gallons per day, sec. 37-52-02.

These UPC sections were updated to match the similar requirements in the 2024 IPC to create consistency between the two codes.

Cost Impact: Minimal Cost Impact. These proposed fixture standards are consistent with "Water Sense" fixtures already available on the market.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

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ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 03/19/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Sections 415.2, 415.4

Submitted by: Uniform Plumbing Code Committee

415.0 Drinking Fountains.

415.2 Drinking Fountain Alternatives. Where restaurants provide drinking water in a container free of charge, *drinking fountains* shall not be required in those restaurants. In other occupancies where *drinking fountains* are required, *water dispensers* shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains. *Bottle filling stations* shall be permitted to be substituted for *drinking fountains* up to 50 percent of the requirements for *drinking fountains*. *Drinking fountains* shall not be required for an occupant load of ~~30~~ 50 or less.

415.4 Location. *Drinking fountains, water coolers* and *water dispensers* shall not be installed in toilet rooms.

Justification: These terms were added to the above sections to align with the 2024 IBC chapter 29. These terms are defined in 2024 UPC amended Section 225.0.

The number of occupants amendment is made to provide a relief to small businesses from the cost of installing drinking fountains.

Cost Impact:
Minimal cost impact. Cost savings by replacing drinking fountain installations with water dispense

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/12/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Table 422.1

Submitted by: Uniform Plumbing Code Committee

422.0 Minimum Number of Required Fixtures.

Table 422.1
Minimum Plumbing Facilities

Replace UPC Table 422.1 and footnotes with 2024 International Plumbing (IPC) Table 403.1 & footnotes.
add new footnotes, "g" & "h" in this replacement table.
Delete all references to the IPC from this replacement table.

g. Drinking fountains are not required for an occupant load of ~~15~~ 50 or fewer.

h. Where urinals are provided they may be substituted for water closets, provided the number of water closets is not reduced to less than 50% of the minimum required by Table 422.1.

Justification: These revisions are made to provide consistency between the 2024 UPC and the minimum plumbing fixture table that is found in the 2024 IPC.

Cost Impact: Minimal cost impact. Cost savings.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/12/2024 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 603.4.3

Submitted by: Uniform Plumbing Code Committee

603.4.3 Access and Clearance. Access and clearance shall be provided for the required testing, maintenance, and repair. Access and clearance shall be in accordance with manufacturer's instructions, and not less than 12 inches between the lowest portion of the assembly and grade, floor, or platform. ~~Installations elevated~~ Elevated installations that exceed 5 feet above the floor or grade shall be provided with a platform capable of supporting a tester or maintenance person.

Secondary backflow assemblies shall be installed above ground, as close as practicable to the point of service delivery. A minimum 3-foot (914 mm) clear space shall be maintained for testing, maintenance and repair.

Justification:

- Clears up original grammatically incorrect code language regarding elevated installations.
- Clarifies that secondary backflow prevention assemblies shall be installed above ground.
- Clarifies the minimum required clearance dimensions for secondary backflow prevention assemblies.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/30/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 603.4.9

Submitted by: Uniform Plumbing Code Committee

603.4.9 Prohibited Locations. Backflow prevention devices ~~with atmospheric vents or ports~~ shall not be installed in pits, underground vaults, or submerged locations. Backflow preventers shall not be located in an area containing fumes that are toxic, poisonous, or corrosive.

Justification: Phoenix City Code Chapter 37-144 (d) regarding backflow assembly accessibility and testing presents design constraints for adequate clearance and drainage in a proposed vault installation. Proposed vault dimensions typically restrict full accessibility to all parts of an assembly.

Eliminates the possibility of installing a backflow prevention assembly in a pit or vault.

Adds the word vault to better define underground locations.

Reflects installation drawings shown in City of Phoenix Standard Details P1351 through P1355.

Corresponds to manufacturer's installation instructions which restrict underground installations to AHJ approval.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 603.4.10

Submitted by: Uniform Plumbing Code Committee

603.4.10 Secondary Backflow Protection. The following activities or facilities shall have a Secondary Reduced Pressure Principle Backflow Prevention assembly installed as close as practical to each point of service delivery: Hospitals, surgical clinics, medical buildings, laboratories, morgues, mortuaries, veterinary hospitals, animal grooming shops, industrial occupancies, packing plants, slaughter houses, chemical plants, municipal waste treatment facilities, auxiliary water systems, construction water services or as otherwise listed in the most current edition of Phoenix City Code Chapter 37 ARTICLE XII. Backflow Prevention. Note: Multiple water services which are interconnected onsite shall be provided with not less than a Double Check Valve Assembly at each service connection.

Justification: ADEQ, Maricopa County and City of Phoenix Water Services Department all require secondary protection for the services cited.

Cost Impact: No Cost Impact

Approved in the previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/23/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendments to 2024 Uniform Plumbing Code
Section 604.14

Submitted by: Uniform Plumbing Code Committee

604.14 Non-Metallic Potable Water Pipe, Fittings, and Valves
Non-Metallic potable water pipe, fittings, and valves shall not be exposed in exterior outdoor locations. Components of the exterior exposed potable water system shall be metallic only and approved metallic materials, fittings, and valves are listed in UPC Table 604.1

Justification: Due to extreme exterior summer weather conditions, all nonmetallic potable water pipe, fittings, and valves shall be prohibited from areas of direct sunlight, such as roofs, ground surfaces, and exterior wall locations. Nonmetallic pipe, fittings, and valves would be subjected to extreme exterior heat and will soften and sag between pipe supports. In addition, exposure to UV rays from the sun will cause the pipe to become brittle and be subjected to fracture and breakage when placed under stress or strain. Both conditions will lead to water breaks and failures with the likely result of heavy property damage.

Cost Impact: Minimal. This amendment addresses the reduction of future water breaks, property damage, and personal financial liability.

Approved in previous Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/13/2025 ☐ No action taken
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Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 612.0

Submitted by: Uniform Plumbing Code Committee

Sections: 612.0 Residential Fire Sprinkler System.

Delete Section 612.0 in its entirety.

Justification: Design, installation and inspection of Fire Sprinkler Systems in one and two-family dwellings or townhouses is regulated by the Phoenix Fire Code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/25/2025 ☐ No action taken
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Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/22/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 Uniform Plumbing Code (UPC)
Section 718.1

Submitted by: Uniform Plumbing Code Committee

718.1 Slope.
Building sewers shall be run in practical alignment and at a uniform slope of not less than ¼ inch per foot (20.0mm/m) toward the point of disposal.

Exceptions:

1. Where approved by the Authority Having Jurisdiction and where it is impractical, due to the depth of the street sewer, the structural features or the arrangement of a building or structure, to obtain a slope of 1/4 inch per foot (20.8 mm/m), piping 4 inches (100 mm) through 6 inches (150 mm) shall be permitted to have a slope of not less than 1/8 inch per foot (10.4 mm/m) and such piping 8 inches (200 mm) and larger shall be permitted to have a slope of not less than 1/16 inch per foot (5.2 mm/m). The maximum and minimum fixture unit loading shall be in accordance with Table 717.1.

2. The Authority Having Jurisdiction may approve a lessor slope in lieu of a sewage ejector or pumping station when a registered engineer or architect certifies the sewer design and its installation, and when the building owner agrees in writing under notary to accept the lessor slope. The minimum slope permitted shall be calculated from Manning's Formula using a coefficient roughness of 0.013 and a sewage velocity of 2 feet per second. See chart below for calculated pipe slope and flow. (Arizona Administrative Code, R18-9-E301 Paragraph D, 2, e).

Manning's Formula Solution - Friction Factor - n = 013

Pipe Size (inches)	Slope (%)	Velocity (ft/s)	Full Flow Rate (cfs)	Full Flow Rate (GPM)	Full Flow Rate (GPD)	1/2 Full Flow Rate (GPM)
4	0.85	2.01	0.18	79	113,410	39
6	0.50	2.02	0.40	178	256,451	89
8	0.33	2.00	0.70	313	450,954	157
10	0.25	2.01	1.10	492	708,085	246
12	0.20	2.03	1.59	715	1,029,85	358
15	0.15	2.04	2.50	1,123	1,617,13	561
16	0.15	2.13	2.97	1,334	1,920,75	667

A low slope sewer certificate of compliance is required to be provided to the building official for designs and installations that utilize this exception.

Justification: This amendment adds the option of using a lessor slope for building sewers based on engineering calculations. The owner will be required to sign under notary that they have accepted the lessor slope. The registrant shall certify the design and final installation.

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Cost Impact:
This amendment will reduce the costs associated with the current approval process for low slope sewer installations.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 01/15/2025 ☐ No action taken
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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1014.1

Submitted by: Uniform Plumbing Code Committee

1014.0 Grease Interceptors.

1014.1 General. Where it is determined by the Authority Having Jurisdiction that waste pretreatment is required, an approved type of grease interceptor(s) shall comply with ASME A112.14.3, ASME A112.14.4, CSA B481, ANSI/CAN/IAPMO Z1001, PDI G-101, or PDI G-102, and sized in accordance with Section 1014.2.1 or Section 1014.3.6, shall be installed in accordance with the manufacturer's installation instructions to receive the drainage from fixtures or equipment that produce grease-laden waste. Grease-laden waste fixtures shall include, but not be limited to, sinks and drains, such as floor drains, floor sinks, and other fixtures or equipment in serving establishments, such as restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other establishments where grease is introduced into the drainage or sewage system in quantities that can effect line stoppage or hinder sewage treatment or private sewage disposal systems. ~~A~~ Where approved by the Authority Having Jurisdiction, a combination of hydromechanical, gravity grease interceptors and engineered systems shall be allowed to meet this code and other applicable requirements of the Authority Having Jurisdiction where space or existing physical constraints of existing buildings necessitate such installations. A grease interceptor shall not be required for individual dwelling units or private living quarters. Water closets, urinals, and other plumbing fixtures conveying human waste shall not drain into or through the grease interceptor.

Justification: Combination pretreatment systems are generally not allowed by the Water Services Department's Environmental Services Division but will be considered on a case by case basis.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/14/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1014.1.3

Submitted by: Uniform Plumbing Code Committee

1014.0 Grease Interceptors.

1014.1.3 Food Waste Disposers and Dishwashers. All food waste disposers and dishwashers installed in commercial applications shall be connected to and / or discharge into a gravity grease interceptor unless approved by the Authority Having Jurisdiction. ~~No food waste disposer or dishwasher shall be connected to or discharge into a grease interceptor. Commercial food waste disposers shall be permitted to discharge directly into the building's drainage system.~~

~~**Exception:** Food waste disposers shall be permitted to discharge to grease interceptors that are designed to receive the discharge of food waste.~~

Justification: This code change is necessary to positively identify where disposers and dishwashers shall be discharged. Connecting a commercial disposer unit and/or dishwasher to a hydromechanical interceptor will have a negative effect on the operation, separation and grease retention efficiency of the device. This is required by the Water Service Department's Office of Environmental Programs.

Cost Impact: No cost impact. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/13/20204 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1014.2.1

Submitted by: Uniform Plumbing Code Committee

1014.2 Hydromechanical Grease Interceptors.

1014.2.1 Capacity. The total capacity in gallons (gal) (L) of fixtures discharging into a hydromechanical grease interceptor shall not exceed two and one-half times the certified gallon per minute (gpm) (L/s) flow rate of the interceptor in accordance with Table 1014.2.1(1) and 1014.2.1(2). No hydromechanical interceptor shall be installed which has an approved rate of flow greater than fifty (50) gallons per minute (3.5 L/s), nor less than twenty (20) gallons per minute (1.3 L/s) except where approved by the Authority Having Jurisdiction.

For this section, the term "fixture" shall mean and include each plumbing fixture, appliance, apparatus, or other equipment required to be connected to or discharged into a grease interceptor by a provision of this section.

TABLE 1014.2.1(1)
HYDROMECHANICAL GREASE INTERCEPTOR SIZING USING GRAVITY FLOW RATES[1]

DIAMETER OF GREASE WASTE PIPE (Inches)	MAXIMUM FULL PIPE FLOW (gpm)[2]	ONE-MINUTE DRANINAGE PERIOD (gpm)	TWO-MINUTE DRANINAGE PERIOD (gpm)
2	20	20	10
3	60	75	35
4	125	150	75
5	230	250	125
6	375	400	200

For SI units: 1 inch = 25 mm, 1 gallon per minute = 0.06L/s

Notes:

[1] For interceptor sizing by the fixture capacity see the example below.

[2] ¼ inch slope per foot (20.8 mm/m) based on Manning's formula with friction factor N = 0.012.

TABLE 1014.2.1(2)
HYDROMECHANICAL GREASE INTERCEPTOR SIZING BASED ON FIXTURE COUNT

Total Number of Grease Retention Fixtures Connected	Total Flow-Through Rating (gpm)	Grease Retention Capacity Equal to or Greater Than (pounds)
1	20	40
2	25	50
3	35	70
4	50	100

For SI units: 1 gallon per minute = 0.06 L/s, 1 pound = 0.454 kg.

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Justification: The purpose of this code change is to provide the public with prescriptive sizing guidelines for hydromechanical grease interceptors. This is required by the Water Service Department's Office of Environmental Programs.
Cost Impact: Minimal cost impact to adding/changing the requirements for interceptors. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.
Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☐ Approved as submitted ☒ Modified and approved ☐ Denied	Date: 11/14/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/27/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1014.2.3

Submitted by: Uniform Plumbing Code Committee

1014.2 Hydromechanical Grease Interceptors.

1014.2.3 Maintenance. An *approved* two-way cleanout shall be installed on the discharge side of all separators, interceptors, (clarifiers) and *hydromechanical grease interceptors.*

Justification: The purpose of this code section is to provide an entry point to clean the line downstream of the device and back to the device.

Cost Impact: Minimal cost impact. The cost impact is minimal to install additional piping for cleanouts. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/14/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1014.3.5

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

1014.3.5 Construction Requirements. Gravity grease interceptors shall be designed to remove grease from effluent and shall be sized in accordance with this section. Gravity grease interceptors shall also be designed to retain grease until accumulations can be removed by pumping the interceptor. ~~When provided, a sample box shall be located at the outlet end if gravity grease interceptors so that the Authority Having Jurisdiction can periodically sample effluent quality.~~ The minimum gravity grease interceptor capacity shall be 500 gallons and the maximum capacity shall be 5000 gallons unless otherwise approved by the Authority Having Jurisdiction. A 500-gallon interceptor shall have a minimum of two compartments and two man-ways. Interceptors 750 gallons and above shall have a minimum of two compartments and three man-ways. All man-ways shall have a minimum 20" inside diameter. All interceptors shall have a vented two-way cleanout on the discharge side of the interceptor. All interceptors shall have a separate set of approved plans on file with the Environmental Services Division. The plans shall be sealed by a registered professional engineer and be approved by the Authority Having Jurisdiction. These plans shall be on file with the city before installation can be completed.

The grade rings (risers) of gravity grease interceptors shall be grouted with shrink and water proof grout. The interceptor lids shall be just above grade so as to prevent rain water infiltration. All interceptors shall have gas tight and/or traffic rated lids where required.

Justification: The Water Service Department's Environmental Services Division does not sample effluent discharges from grease interceptors therefore providing a sample box is an unnecessary expense for a facility. The additional requirements establish construction parameters for interceptors.

Cost Impact: Minimal Cost Impact. Additional requirements for grease interceptors.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/28/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1014.3.6

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

1014.3.6 Sizing criteria. The volume of the interceptor shall be determined by calculating drainage fixture units (DFUs) using Table ~~1014.3.6~~ 702.1. Where drainage fixture units (DFUs) are not known, the interceptor shall be sized based on the maximum DFUs allowed for the pipe size connected to the inlet of the interceptor. Refer to Table 703.2, Drainage Piping, Horizontal.

Example: Take the total DFUs going to grease waste, multiply by three (3) gallons per minute (GPM), multiply by a 12-minute detention time and this will give the interceptor size in gallons. If there is a disposal, use a 17-minute detention time.

Justification: The purpose of this code change is to define how an interceptor will be sized. The sizing criteria was developed from three public forums held in 1997 to standardize gravity grease interceptor sizing.

Cost Impact: Minimal cost increase due to changing the sizing criteria.
This requirement is an amendment carried forward from the 2006, 2012, and 2018 Uniform Plumbing Codes.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/28/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section: Table 1014.3.6

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

Delete TABLE 1014.3.6 GRAVITY GREASE INTERCEPTOR SIZING

Justification: Gravity grease interceptor sizing is defined in 2024 UPC amended section 1014.3.6 and amended section Example 1014.3.6. This requirement is an amendment carried forward from the 2018 Uniform Plumbing Code.

Cost Impact: Minimal cost increase due to changing the sizing criteria.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/28/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section: Example 1014.3.6

Submitted by: Uniform Plumbing Code Committee

1014.3 Gravity Grease Interceptors.

EXAMPLE 1014.3.6
GRAVITY GREASE INTERCEPTOR SIZING EXAMPLE

Given: A restaurant with the following fixtures and equipment.

One food preparation sink; three floor drains – one in the food prep area, one in the grill area, and one receiving the indirect waste from the ice machine and mop sink.

Kitchen Drain Line DFU Count (from Table 702.1):
3 floor drains at 2 DFUs each = 6 DFUs
Mop sink at 3 DFUs each = 3 DFUs
Food prep sink at 3 DFUs each = 3 DFUs
Total = 12 DFUs

~~Using Table 1014.3.6, the grease interceptor will be sized at 750 gallons (2389 L).~~ Using UPC 1014.3.6:

12 DFUs x 3 GPM x 12-minute detention time = 432 gallons. The interceptor will be sized at 500 gallons (1893 L).

Justification: The purpose of this code change is to provide a design example that clearly illustrates how to size an interceptor.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/28/2024 ☐ No action taken
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City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1101.12.1

Submitted by: Uniform Plumbing Code Committee

1101.12 Roof Drainage.

1101.12.1 Primary Roof Drainage. Roof areas of a building shall be drained by roof drains, scuppers or gutters. The location and sizing of drains and gutters shall be coordinated with the structural design and pitch of the roof. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by this section. Scupper openings shall be not less than 4 inches (102 mm) in height and have an opening width equal to the circumference of the roof drain required for the area served, sized in accordance with Table 1101.12. Unless otherwise required by the Authority Having Jurisdiction, roof drains, scuppers, gutters, vertical conductors or leaders, and horizontal storm drains for primary drainage shall be sized based on a rainfall rate of three (3) inches per hour ~~storm of 60 minutes duration and 100 year return period. Refer to Table D 101.1 (in Appendix D) for 100 years, 60-minute storms at various locations.~~

Justification: Current language in the 2024 UPC implies that scuppers are only approved for secondary roof drainage. It has been a long-standing practice in Phoenix to allow the use of scuppers as primary roof drains. This proposal adds the acceptance of scuppers as primary roof drains and matches the sizing criteria found for the secondary scuppers in Section 1101.12.2.1. The annual rainfall rate is given in the Appendix D of this code as 2.2 inches per hour. It is proposed to round this number up to 3 inches for ease of use of the sizing Tables.

Cost Impact: Minimal cost increase as increasing the expected rainfall rate will require larger drains. Carried over from 2018 Amendment.

Approved in previous 2018 Code Adoption process: ☒ YES ☐ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Sections 1101.12.2.2 & 1101.12.2.2.2

Submitted by: Uniform Plumbing Code Committee

1101.12 Roof Drainage.

1101.12.2.2 Secondary Roof Drain. Secondary roof drains shall be provided. The secondary roof drains shall be located not less than 2 inches (51 mm) above the roof surface. The maximum height of the roof drains shall be a height to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.12.1. The secondary roof drains shall connect to a piping system in accordance with Section 1101.12.2.2.1. ~~or Section 1101.12.2.2.2.~~

1101.12.2.2.1 Separate Piping System. The secondary drainage system shall be separate system of piping, independent of the primary roof drainage system. The discharge shall be above grade, in a location observable by the building occupants or maintenance personnel. Secondary roof drain systems shall be sized in accordance with Section 1101.12.1 based on rainfall rate for which the primary system is sized.

~~**1101.12.2.2.2 Combined System.** The secondary roof drains shall connect to the vertical piping of the primary storm drainage conductor downstream of the last horizontal offset located below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1103.0 based on double rainfall rate for the local area.~~

Justification: The city of Phoenix does not allow for combined primary and secondary rainwater removal systems. A combined system does not have any way to indicate there is a blockage in the primary drain.

Cost Impact: Minimal Cost Impact. Remove the combined system option.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1101.16.2

Submitted by: Uniform Plumbing Code Committee

1101.16 Leaders, Conductors, and Connections. Leaders or conductors shall not be used as soil, waste, or vent pipes nor shall soil, waste, or vent pipes be used as leaders or conductors.

1101.16.1 Protection of Leaders. Leaders installed along alleyways, driveways, or other locations where exposed to damage shall be protected by metal guards, recessed into the wall, or constructed from the ferrous pipe.

~~**1101.16.2 Combining Storm with Sanitary Drainage.** The sanitary and storm drainage system of a building shall be entirely separate, except where a combined sewer is used, in which case the building storm drain shall be connected in the same horizontal plane through a single wye fitting to the combined building sewer not less than 10 feet (3048 mm) downstream from a soil stack.~~

Justification: The city of Phoenix does not allow for combined sanitary and storm drainage systems. This type of combined system is under the jurisdiction of the city of Phoenix Water Services Department.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 11/21/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section 1208.5.11.

Submitted by: Uniform Plumbing Code Committee

1208.5.11 Flange Specification.
Flanges shall comply with Section 128.5.11.1 through Section 1208.5.11.7.

1208.5.11.1 Cast Iron Flanges
Cast iron flanges shall be in accordance with ASME B16.1. [NFPA 54:5.5.9.1.1]

1208.5.11.2 Steel Flanges.
Steel flanges shall be in accordance with one of the following:
(1) ASME B16.5 or
(2) ASME B16.47. [NFPA 54:5.5.9.1.2]

1208.5.11.3 Non-Ferrous Flanges.
Non-ferrous flanges shall be in accordance with ASME B16.24. [NFPA 54:5.5.9.1.2]

1208.5.11.4 Ductile Iron Flanges.
Ductile iron flanges shall be in accordance with ASME B16.42. [NFPA 54:5.5.9.1.4]

1208.5.11.5 Dissimilar Flange Connections.
Raised-face flanges shall not be joined to flat-faced cast iron, ductile iron or nonferrous material flanges. [NFPA54:5.5.9.2]

1208.5.11.6 Flange Facings.
Standard facings shall be permitted for use under this code. ~~Where 150 psi (1034 kPa) steel flanges are bolted to Class 125 cast iron flanges, the raised face on the steel flange shall be removed. [NFPA 54:5.5.9.3]~~

1208.5.11.7 Lapped Flanges.
Lapped flanges shall be used only aboveground or in exposed locations accessible for inspection. [NFPA 54:5.5.9.4]

Justification: Defacing a listed product voids its certification to a design standard. This amendment is consistent with the amended similar section in the 2024 International Fuel Gas Code.

Cost Impact: No cost impact.

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Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**	
ACTION TAKEN:	
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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 Uniform Plumbing Code (UPC)
Section: Appendices

Submitted by: Uniform Plumbing Code Committee

Adopt Appendices A, B, C, I, & M

Justification: Appendix A provides an alternative engineered method of water pipe sizing. Appendix B provides supplemental and explanatory information on combination waste and vent systems. Appendix I contains installation standards for PEX tubing systems. Appendix M provides a method for estimating water supply requirements for single and multi-family dwelling units using water conserving plumbing fixtures. Appendix M is also in line with the current City of Phoenix water conservation ordinances.

Cost Impact: Minor Cost Impact. Potential cost decrease for alternative water pipe sizing.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 12/12/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2023 National Electrical Code (NEC)
Article 100

Submitted by: National Electrical Code Committee

ARTICLE 100 Definitions

Building. A structure that stands alone or that is separated from adjoining structures by fire walls. Fire walls shall be as defined by the International Building Code. For purposes of compliance with this code, a townhouse dwelling unit shall be considered a building if the townhouse dwellings units are separated from adjoining townhouse dwelling units by either fire walls or by double walls or common walls that do not serve as gravity load bearing walls. For the purposes of this definition, see the International Residential Code for double wall and common wall provisions for townhouses.

Elevator Disconnect Room or Closet.
An enclosed room or closet, with full-height door, located outside the hoistway, intended to be accessed with or without full bodily entry that is dedicated to electrical and/or mechanical equipment used directly in connection with the elevator when the elevator controller is located in the hoistway. The elevator disconnect required in 620.51(A), and the other elevator related disconnects, overcurrent devices, lighting, receptacles, etc. required by 620.22, 620.23, and 620.25 shall be located in this room or closet. In other than one- and two-family dwellings, and unless special permission is granted, the room or closet shall be located on the same level as the controller, within 50 feet of travel distance from the hoistway, shall be accessed directly from the corridor, and shall be accessible to qualified persons only. A label shall be provided at the elevator controller location identifying the location of the elevator disconnect room or closet. In one- and two-family dwellings only, an elevator disconnect room or closet shall not be required where the disconnecting means is located outside the hoistway in a readily accessible location and accessible to qualified persons only by being lockable in both the open and closed position and labeled in accordance with 110.22(A). The provisions for locking shall remain in place with or without the lock installed. The other disconnects, overcurrent devices, lighting, and receptacles required by 620.22, 620.23, and 620.25 shall be located adjacent to the disconnect required in 620.51(A).

Justification:

Building. The definition of Building when referenced by the NEC has been expanded to include townhouse dwelling units when separated by double walls or common walls that do not serve as gravity load bearing walls. This provides clarity related to townhouses with respect to NEC compliance.

Elevator Disconnect Room or Closet. A new definition has been added for Elevator Disconnect Room or Closet to define the dedicated space that is required to contain the elevator disconnects when the elevator controller is located in the hoistway. MRL (Machine Room Less) elevators typically have the elevator controller located in the hoistway. The code requires that disconnecting means for the elevator and related equipment be located outside the hoistway in a readily accessible location that is accessible to qualified persons only. This new definition of this location defined as a room or closet with a full height door is necessary to avoid confusion as to

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an acceptable space that meets the various code sections related to these disconnects, including but not limited to NEC 620.51(C)(1), 620.22, 620.23, 620.25, 100, and 110.26. It is also important that the location of the room or closet is near the hoistway on the same level as the controller to allow quick access to the disconnects by first responders and elevator personnel in the event of an emergency. This is further emphasized by the requirement for a label indicating the location of the room or closet. In one- and two-family dwellings only, the room or closet is optional. However, if the room or closet is not provided, the disconnect must still be located outside the hoistway in a readily accessible location that is accessible to qualified persons only by being lockable in both the open and closed position and labeled as to its purpose. The other disconnects, overcurrent devices, lighting, and receptacles required by 620.22, 620.23, and 620.25 shall be located adjacent to the disconnect required in 620.51(A).
Cost Impact: Minimal cost impact.
Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/10/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 210.52(C)(2) and (3)

Submitted by: Home Builders Association of Central Arizona

210.52(C)(2) Island and Peninsular Countertops and Work Surfaces.
~~Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.~~
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.

210.52(C)(3)Receptacle Outlet Location.
Receptacle outlets shall be located in one or more of the following:
(1) On or above, but not more than 500 mm (20 in.) above, a countertop or work surface
(2) In a countertop using receptacle outlet assemblies listed for use in countertops
(3) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or rangetops as covered in 210.52(C)(1), Exception No. 1, or appliances occupying assigned spaces shall not be considered as these required outlets.
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

Informational Note No. 1: See 406.5(E) for installation of receptacles in countertops and 406.5(F) for installation of receptacles in work surfaces. See 380.10 for installation of multioutlet assemblies.
Informational Note No. 2: See Informative Annex J and ANSI/ICC A117.1-2009, Standard on Accessible and Usable Buildings and Facilities, for additional information.

Justification:
There is inadequate justification to prohibit receptacles below the countertop or work surface. It is important to remember that the NEC is a minimum code, and its requirements should reflect that. Data from the U.S. Consumer Protection Safety Commission was presented as support for this change. However, the incidents recorded by the CPSC does not specifically indicate that

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receptacles below the countertops of islands and peninsulas were the cause. There is also no proof that the changes made to the 2023 NEC will be beneficial.
The ultimate responsibility during the use of electrical appliances falls upon the user. To that end, appliance manufacturers have taken measures to address the concern. Manufacturers of cooking appliances already include multiple warnings in their instruction manuals. Below are examples from a single instruction manual of one appliance.

- "Close supervision is necessary when any appliance is used by or near children."
- "Do not let cord hang over edge of table or counter or touch hot surfaces."
- "Use deep fryer only on a clean, dry, level, stable, and heat-resistant surface, away from countertop edge."
- "Close supervision is necessary when any appliance is used by or near children. Hot oil can cause serious and painful burns."

Most notably, manufacturers have already addressed the issue through innovations, such as magnetic cords that are designed to detach easily from the appliance if pulled. This design feature would prove effective in all circumstances, including all of the existing receptacles located below the countertop.
Surprisingly, the proposed change does not actually prohibit all receptacles from being installed below a countertop on an island or peninsula, and therefore, will have limited effect. There are two reasons for this. First, only receptacles installed "to serve" an island or peninsular countertop or work surface would need to be installed in the areas specified by 210.52(C)(4). Convenience receptacles (at the standard height of 18 inches above finished floor) installed in an island or peninsula do not serve the countertop or work surface, and therefore, would be allowed.
Secondly, this provision is located under Part III. of article 210 titled Required Outlets (beginning at Section 210.50). Because this section only applies to required outlets, additional outlets would be allowed below the countertop as usual.
The reason given during the panel meeting for the new requirement under 210.52(C)(2) was that it would be too difficult to install a receptacle in an island or peninsula on a slab-on-grade floor after the home was completed. However, over a third of all new single-family homes are built over either a basement or a crawl space (source: https://eyeonhousing.org/2021/08/65-of-new-single-family-homes-used-slab-foundationin-2020/). In these cases, it would be possible to access the island or peninsula from below if a future receptacle were to be installed. Requiring all homes to meet the proposed text is too restrictive. There is also concern about how inspectors may enforce this provision differently. "Provisions shall be provided" is a very open requirement and can lead to differing guidance from no additional work needed (such as when there is access from below) to providing a powered circuit terminating in an electrical box. Requirements that are open to interpretation can be enforced much more strictly than those that clearly state what is intended—adding unnecessary costs to the homeowner.
This is yet another major change to the NEC with possible unintended consequences; adopting it can conceivably result in problems requiring future changes. These constant changes lead to confusion among all users of the code.

Cost Impact:

Staff Committee Rationale for Recommendation:
The NEC Committee recommended this proposed amendment to be denied as it does not address the additional safety hazard associated with the documented cases of children being burned by pulling the appliance cord that is plugged into a receptacle located below the counter. The intent of NEC 210.52 (and much of the electrical code) is to provide receptacle outlets located to preclude the need for extension cords. The code has long required at least one receptacle outlet, (located below the respective countertop), to serve island or peninsular

countertops. However, due to numerous instances of burn injuries as a result of spilling hot contents of countertop cooking appliances on children that pulled the appliance cord; the 2023 NEC was revised to no longer allow receptacle outlets to be located below the countertop. An amendment is proposed by the NEC Committee to address concerns with extension cords by requiring at least one receptacle at island and peninsula spaces.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	Date: 2/11/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied	☐ No action taken
Development Advisory Board (DAB) Subcommittee	Date: 03/13/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Development Advisory Board (DAB)	Date: 04/22/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken
City Council Action	Date:
☐ Approved as submitted ☐ Modified and approved ☐ Denied	☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 210.52(G)(1)

Submitted by: National Electrical Code Committee

ARTICLE 210 Branch Circuits

210.52(G)(1) Garages. In each attached garage and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay at not less than (18) inches and not more than 1.7 m (5 ½ ft.) above the floor.

Justification:
2024 IRC section G2408.2 (305.3) Elevation of ignition source. This section states that equipment and appliances having an ignition source shall be elevated such that the source of the ignition is not less than 18 inches (457 mm) above the floor in hazardous locations and public garages, private garages, repair garages, motor fuel dispensing facilities and parking garages.

Many private/dwelling garages are utilized to work on vehicles or other equipment that contain volatile fuels or other liquids and gases. Other jurisdictions around the United States have amended this section of NEC article 210.52 to address this situation. The receptacles outlets, if installed below the 18 inches, could possibly become an ignition source which could cause fire, property damage, injury, or death if these volatile liquids or gases are present.

Cost Impact: No cost impact. Receptacle outlets are required in the dwelling garages as per the NEC. All wiring and associated electrical equipment do not change from the NEC standard requirement.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 215.25

Submitted by: National Electrical Code Committee

ARTICLE 215 Feeders

215.25 Feeder Circuits in Attached Single-Family Dwellings (Townhouses).
Dwelling Unit Feeders. Feeder circuits in each dwelling unit of attached one-family dwellings (townhouses) shall supply only loads within that dwelling unit or loads associated with that dwelling unit. Feeders serving adjoining townhouse dwelling units shall not pass through, above, below, or be attached to other townhouse dwelling units. This applies regardless of ownership of the individual townhouse units.

Justification:
Matching the intent of 210.25 for branch circuits with dwelling units, a new section was added to 215.25 for feeders serving attached one-family dwellings (townhouses). This new section clarifies that since the townhouse dwelling unit includes all spaces from foundation to roof, that feeders that do not serve an individual townhouse unit shall not pass through, above, below, or be attached to that unit. Townhouses can be sold as individual units. This section ensures that any work requiring access to the feeder does not require entry into another owner's unit.

Cost Impact: No cost impact. Feeders are not permitted to enter another person's property.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/20/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 250.118(4)

Submitted by: National Electrical Code Committee

ARTICLE 250 Grounding and Bonding

250.118 Types of Equipment Grounding Conductors. The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

(4) Electrical metallic tubing with an additional equipment grounding conductor.

Justification:
This amendment requires that specific wiring methods include an individual equipment-grounding conductor. This amendment is more restrictive than the NEC, but provides for a higher degree of equipment grounding safety. The intent of the amendment is to supplement the low impedance path to ground and to attain reasonable compliance with requirements for the performance of the fault current path.

Cost Impact: Minor increase. Cost due to additional grounding conductor.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee				Date: 11/21/2024
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB) Subcommittee				Date: 03/13/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Development Advisory Board (DAB)				Date: 04/22/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
Transportation, Infrastructure and Planning Subcommittee				Date: 05/21/2025
☒ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	
City Council Action				Date:
☐ Approved as submitted	☐ Modified and approved	☐ Denied	☐ No action taken	

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2023 National Electrical Code (NEC)
Section 310.12

Submitted by: National Electrical Code Committee

ARTICLE 310 Conductors for General Wiring

310.12 120/240-Volt, Single-Phase Dwelling Services and Feeders. For one-family dwellings and the individual dwelling units of two-family and multifamily dwellings, service and feeder conductors supplied by a single-phase, 120/240-volt system shall be permitted to be sized in accordance with 310.12(A) through (D).

~~For one-family dwellings and the individual dwelling units of two-family and multifamily dwellings, single-phase feeder conductors consisting of two ungrounded conductors and the neutral conductor from a 208Y/120 volt system shall be permitted to be sized in accordance with 310.12(A) through (C).~~

(A) Services. For a service rated 100 amperes through 400 amperes, the service conductors supplying the entire load associated with a one-family dwelling, or the service conductors supplying the entire load associated with an individual dwelling unit in a two-family or multifamily dwelling, shall be permitted to have an ampacity not less than 83 percent of the service rating. If no adjustment or correction factors are required, Table 310.12(A) shall be permitted to be applied.

(B) Feeders. For a feeder rated 100 amperes through 400 amperes, the feeder conductors supplying the entire load associated with a one-family dwelling, or the feeder conductors supplying the entire load associated with an individual dwelling unit in a two-family or multifamily dwelling, shall be permitted to have an ampacity not less than 83 percent of the feeder rating. If no adjustment or correction factors are required, Table 310.12(A) shall be permitted to be applied.

(C) Feeder Ampacities. In no case shall a feeder for an individual dwelling unit be required to have an ampacity greater than that specified in 310.12(A) or (B).

(D) Grounded Conductors. Grounded conductors shall be permitted to be sized smaller than the ungrounded conductors, if the requirements of 220.61 and 230.42 for service conductors or the requirements of 215.2 and 220.61 for feeder conductors are met.

Where correction or adjustment factors are required by 310.15(B) or (C), they shall be permitted to be applied to the ampacity associated with the temperature rating of the conductor.

Informational Note No. 1: See 240.6(A) for standard ampere ratings for fuses and inverse time circuit breakers.

Informational Note No. 2: See Informative Annex D, Example D7.

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Justification:
Conductor ampacity is required by the code to be selected per the ampacity tables and adjusted for conditions that cause heating of the conductor. The ampacity of a conductor is affected by heat, including both the heat generated by current flowing in the conductor, and other adjacent conductors, and from the ambient temperature surrounding the conductors.

The ampacities in Table 310.16 are based on three current-carrying conductors in a raceway or cable and an ambient temperature of 86°F.

The code requires that if there are more than three current-carrying conductors, that the allowable ampacity be adjusted by the factors listed in Table 310.15(C)(1). This is due to the additional heating effects of having more current-carrying conductors in the same raceway or cable. Similarly, the code requires the ampacity to be adjusted if the ambient temperature is greater than the 86° F that Table 310.16 is based upon. The ampacity must be adjusted by the factors listed in Table 310.15(B)(1)(1). This is because the higher ambient temperature reduces the ampacity of the conductor as well as hinders the dissipation of heat from the conductor.

The 2017 NEC added 208Y/120-volt single-phase 3-wire systems to Section 310.15(B)(7). This presented an unsafe installation.

Consider the electrical characteristics of a single-phase 120/240V system, which has two ungrounded conductors and a neutral conductor. The ungrounded conductors are 180 degrees out of phase with each other. Therefore, for a balanced load, the neutral current would be zero and for an unbalanced load the neutral current will be a small value based on the unbalance. This system essentially represents two current-carrying conductors since the neutral current is negligible.

However, in a 208Y/120-volt single-phase system, with two ungrounded conductors and a neutral conductor, the ungrounded conductors are 120 degrees out of phase with each other. This results in neutral current that is the same as the phase current for a balanced load and almost as large as the phase current for an unbalanced load. Therefore, this system represents three current-carrying conductors.

Prior to the 2017 edition, NEC 310.15(B)(7), (now 2023 NEC 310.12), has historically only been applicable to 120/240-volt single phase dwelling services and feeders. This is due to considering only two current-carrying conductors and allowing an increase in ampacity in those conductors due to less heat being generated by the conductors. However, since 208V single-phase systems must be considered three current-carrying conductors, the ampacities in Table 310.16 must be used and 310.12 should not apply. Allowing the use of this ampacity adjustment on 208Y/120-volt systems will result in conductors being undersized based on the load and the overcurrent device intended to protect them. This will be an unsafe installation that could result in fire.

This amendment removes 208Y/120-volt systems from the code section. NEC 310.12 is only applicable to 120/240V single-phase dwellings.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process:	☒ **YES** ☐ **NO**
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/21/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 312.5(C) Exception No. 2

Submitted by: National Electrical Code Committee

ARTICLE 312 Cabinets, Cutout Boxes, and Meter Socket Enclosures

312.5(C) Cables.

Exception No. 2: For one- and two-family dwellings, cables with entirely nonmetallic sheaths shall be permitted to enter the back of a surface-mounted enclosure through one or more nonflexible raceways not more than 3 inches in diameter, and not less than 3 inches and not more than 24 inches in length, provided all of the following conditions are met:

1. *Each cable is fastened within 8 inches, measured along the sheath of the outer end of the raceway.*
2. *The raceway extends directly into an enclosed wall space.*
3. *A fitting is provided on each end of the raceway to protect the cable(s) from abrasion.*
4. *The raceway is sealed or plugged using approved means so as to prevent access to the enclosure through the raceway.*
5. *The cable sheath is continuous through the raceway and extends into the enclosure beyond the fitting not less than 2 inches.*
6. *The raceway, if greater than 12 inches, is fastened at its outer end in accordance with the applicable article.*
7. *The raceway shall be permitted to be filled to 60 percent of its total cross-sectional area, and 310.15(B)(3)(a) adjustment factors need not apply to this condition.*

Exception No. ~~2~~ 3: Single conductors and multiconductor cables shall be permitted to enter enclosures in accordance with 392.46(A) or (B).

Justification:
The intent of NEC 312.5(C) is to secure the cables and protect them from abrasion.
The method described in the code is to secure each cable separately to the panel enclosure.
The exception to the code allows multiple NM cables to be installed in a conduit sleeve connected to the top of the panel and stubbed into the ceiling space of an interior room (such as an unfinished basement). Securement happens within 12 inches of the point the NM cables emerge from the other end of the sleeve.

The standard practice in the Phoenix area of installing a short conduit sleeve from the back of an exterior mounted panel enclosure into the wall cavity of one- or two-family dwellings and installing multiple type NM cables through the sleeve complies with the intent of NEC 312.5(C) and its exception. The cables are required to be secured within 8 inches of emerging from the sleeve in the wall cavity, the sleeve is required to be sealed on the outside and inside, the cable sheath is continuous within the raceway and for a minimum of 2 inches upon entering the enclosure, and the sleeve is required to have fittings installed to prevent abrasion of the cables.

Cost Impact: No cost impact.

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Approved in previous 2018 Code Adoption process:	☐ **YES** ☒ **NO**
ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/16/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2023 National Electrical Code (NEC)
Section 334.10

Submitted by: National Electrical Code Committee

ARTICLE 334 Nonmetallic-Sheathed Cable: Types NM and NMC

Part II. Installation

334.10 Uses Permitted. Type NM and Type NMC cables shall be permitted to be used in the following, except as prohibited in 334.12:

(1) One- and two-family dwellings and their attached or detached garages, and their storage buildings.

(2) Dwelling units in m~~M~~ulti-family dwellings ~~and their detached garages~~ permitted to be of Types III, IV, and V construction.

(3) ~~Other structures permitted to be of Types III, IV, and V construction. Cables shall be concealed within walls, floors, or ceilings that provide a thermal barrier of material that has at least a 15-minute finish rating as identified in listings of fire-rated ass~~

(4) –
(3) Cable trays in dwellings in accordance with 334.10(1) or in dwelling units, in accordance with 334.10(2), ~~structures permitted to be Types III, IV, or V~~ where the cables are identified for the use.

~~(5)~~
(4) Dwelling units in Types I and II construction where installed within raceways permitted to be installed in Types I and II construction.

Justification:
The use of Nonmetallic-Sheathed cable in commercial buildings has not typically been permitted in the Phoenix metropolitan area as well as many surrounding cities. Nonmetallic-Sheathed cable (NM) is traditionally used in dwelling units, whereas a stouter wiring method enclosed within raceways is traditionally used in commercial buildings.

The code restrictions of the NEC, with respect to allowing type NM cable in a commercial building, would tend to make the installation impractical in most cases, (i.e. NM cable would not be allowed underground or in drop ceilings), and at best the resulting installation would likely be a mixture of several different wiring methods, (each with their own requirements). This type of mixture would actually tend to make the installation more complex, creating a larger hurdle to providing a code compliant installation.

Concerns also exist that Nonmetallic-Sheathed Cable would be more subject to damage, such as nicks in the insulation, etc. The integrity of the insulation is critical to the safety of the electrical installation. In dwelling units, the NEC requires AFCI (Arc-Fault Circuit Interrupter)

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protection for most circuits since a nick in the insulation, such as from a nail for hanging a picture, can cause an arcing fault which may not be cleared by a normal circuit breaker before a fire starts.

The AFCI breaker was developed specifically to detect and clear arcing faults; however, the NEC does not require AFCI protection in most non-dwelling occupancies.

It is therefore the general consensus of the electrical section, and supported in general by the Electrical Focus Group, (made up of members of the local electrical engineering community and others members of the industry), that the use of Nonmetallic-Sheathed Cable should be restricted to dwellings, as described within this document, to provide a higher degree of electrical safety in other occupancies.

Cost Impact:
Additional cost due to the cost difference between an installation consisting of Nonmetallic-Sheathed Cable and an installation consisting of another wiring method, depending on the wiring method chosen.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 12/16/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 620.6(B)

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.6 Ground-Fault Circuit-Interrupter Protection for Personnel.

(B) Machine Rooms, Control Spaces, Machinery Spaces, Control Rooms, Elevator Disconnect Rooms or Closets, and Truss Interiors. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in machine rooms, control spaces, machinery spaces, control rooms, elevator disconnect rooms or closets, and truss interiors shall have listed Class A ground-fault circuit-interrupter protection for personnel.

Justification:
A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/10/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 03/13/2025 ☐ No action taken
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G7397

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2023 National Electrical Code (NEC)
Section 620.22

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.22 Branch Circuits for Car Lighting, Receptacle(s), Ventilation, Heating, and Air-Conditioning.

(A) Car Light Receptacles, Auxiliary Lighting, and Ventilation.
A separate branch circuit shall supply the car lights. The car lights branch circuit shall be permitted to supply receptacles (alarm devices, emergency responder radio coverage (ERRC), car ventilation purification systems, monitoring devices not part of the control system), auxiliary lighting power source, car emergency signaling, communications devices (including their associated charging circuits), and ventilation on each elevator car or inside the operation controller. The overcurrent device protecting the branch circuit shall be located in the elevator machine room, control room, machinery space, or control space. Where there is no machine room, control room, machinery space, or control space outside the hoistway, the overcurrent device shall be located outside the hoistway in an elevator disconnect room or closet and accessible to qualified persons only.

Required lighting shall not be connected to the load side of a ground-fault circuit interrupter.

(B) Air-Conditioning and Heating Source.

A separate branch circuit shall supply the air-conditioning and heating units on each elevator car. The overcurrent device protecting the branch circuit shall be located in the elevator machine room, control room, machinery space, or control space. Where there is no machine room, control room, machinery space, or control space outside the hoistway, the overcurrent device shall be located outside the hoistway in an elevator disconnect room or closet and accessible only to qualified persons.

Justification:
A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

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ACTION TAKEN:	
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Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 620.23

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.23 Branch Circuits for Machine Room, Control Room/Machinery Space, Control Space, Elevator Disconnect Room or Closet, or Truss Interior Lighting and Receptacle(s).

(A) Separate Branch Circuits.
The branch circuits supplying the lighting for machine rooms, control rooms, machinery spaces, control spaces, elevator disconnect rooms or closets, or truss interiors, where required, shall be separate from the branch circuits supplying the receptacles in those places. These circuits shall supply no other loads.

Required lighting shall not be connected to the load side of a ground-fault circuit interrupter.

(B) Lighting Switch.
The machine room, control room/machinery space, ~~or~~ control space, or elevator disconnect room or closet lighting switch shall be located at the point of entry.

(C) Duplex Receptacle.
At least one 125-volt, single-phase, 15- or 20-ampere duplex receptacle shall be provided in each machine room, control room and machinery space, control space, elevator disconnect room or closet, and in truss interiors where required.

Justification:
A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/10/2025 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 620.25(B)

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.25 Branch Circuits for Other Utilization Equipment.

(B) Overcurrent Devices.
The overcurrent devices protecting the branch circuit(s) shall be located in the elevator machine room, control room, machinery space, or control space. Where there is no machine room, control room, machinery space, or control space outside the hoistway, or for escalator and moving walk applications, the overcurrent device shall be located outside the hoistway in an elevator disconnect room or closet and accessible only to qualified persons.

Justification:
A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 National Electrical Code (NEC)
Section 620.51(C)(1)

Submitted by: National Electrical Code Committee

ARTICLE 620 Elevators, Dumbwaiters, Escalators, Moving Walks, Platform Lifts, and Stairway Chairlifts

620.51(C) Location.

The disconnecting means shall be located where it is readily accessible to qualified persons.

(1) On Elevators Without Generator Field Control.
On elevators without generator field control, the disconnecting means shall be located within sight of the motor controller. Where the motor controller is located in the elevator hoistway, the disconnecting means required by 620.51(A) shall be located outside the hoistway in an elevator disconnect room or closet and accessible to qualified persons only. An additional fused or non-fused, enclosed, externally operable motor-circuit switch that is lockable open in accordance with 110.25 to disconnect all ungrounded main power-supply conductors shall be located within sight of the motor controller. The additional switch shall be a listed device and shall comply with 620.91(C).

Driving machines or motion and operation controllers not within sight of the disconnecting means shall be provided with a manually operated switch installed in the control circuit to prevent starting. The manually operated switch(es) shall be installed adjacent to this equipment.

Where the driving machine of an electric elevator or the hydraulic machine of a hydraulic elevator is located in a remote machine room or remote machinery space, a single means for disconnecting all ungrounded main power-supply conductors shall be provided and be lockable open in accordance with 110.25.

Justification:
A new definition has been added for Elevator Disconnect Room or Closet to define the space that is required to contain the elevator disconnects, overcurrent devices, and related lighting and receptacles when the elevator controller is located in the hoistway. This amendment adds references to the elevator disconnect room or closet.

Cost Impact: Minor increase.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee Date: 01/10/2025
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 2.2.5.3

Submitted by: ASME/Elevator Code Committee

2.2.5.3 The light switch shall be located to be accessible from the pit access door, and:

1. Shall be mounted 50" above the access door floor.
2. Shall not be controlled by automatic means other than allowed by A17.1 section 2.1.7 or IBC 3007.5.2
3. Shall be illuminated.
4. Shall be permitted to control all pit lights in a multi-car bank of elevators sharing the same hoistway.

Justification:

1. To facilitate locating the light switch when entering hazardous darkened areas.
2. To eliminate the possibility of all illumination turning off while working in these spaces.
3. To harmonize with NEC 110.26(D)

Cost Impact: Minimal

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 2.7.9.1

Submitted by: ASME/Elevator Code Committee

2.7.9.1 Lighting. Permanently installed electric lighting shall be provided in all machinery spaces, machine rooms, control spaces, and control rooms. The illumination shall be not less than 200 lx (19 fc) at the floor level, at the standing surface of a working platform (see 2.7.5.3), or at the level of the standing surface when the car is in the blocked position (see 2.7.5.1). The light switch shall be located

(a) For machinery spaces and control spaces, at the point of entry

(b) For machine rooms and control rooms, inside the room and, where practicable, on the lock-jamb side of the access door

(c) All light switches for access to any elevator or escalator machine room, control room, machine space, or control space:

1. Shall be illuminated.
2. Shall not be controlled by automatic means other than allowed by A17.1 Section 2.1.7 or IBC 3007.5.2.

Justification:

(1) To facilitate locating the light switch when entering hazardous darkened areas.
(2) To eliminate the possibility of all illumination turning off while working in these spaces
(3) To harmonize with NEC 110.26(D)

Cost Impact: Minimal cost impact.

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:				
2024 Code Committee				Date: 10/28/2024
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Development Advisory Board (DAB) Subcommittee				Date: 02/13/2025
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 2.27.8

Submitted by: ASME/Elevator Code Committee

2.27.8 Switch Keys.
The key switches required by 2.27.2 through 2.27.5 and 2.27.11 for all elevators in a building shall be operable by the ~~FEO-K1~~ same key. The keys shall be Group 3 Security (see Section 8.1). A separate key shall be provided for each switch. These keys shall be kept on the premises in a location readily accessible to firefighters and emergency personnel, but not where they are available to the public. ~~This key shall be of a tubular, 7 pin, style 137 construction and shall have a biting code of 6143521 starting at the tab sequenced clockwise as viewed from the barrel end of the key; cutting depths shall be in accordance with Figure 2.27.8.~~ The key shall be coded the ~~FEO-K1.~~ "AZFS" key as designated by the authority having jurisdiction. The possession of the ~~"FEO-K1"~~ "AZFS" key shall be limited to elevator personnel, emergency personnel, elevator equipment manufacturers, and authorized personnel during checking of Firefighters' Emergency Operation (see Section 8.1 and 8.6.11.1).
Where provided, a lock box, including its lock and other components, shall conform to the requirements of UL 1037 (see Part 9).
Note (2.27.8): Local authorities may specify additional requirements for a uniform keyed lock box and its location, to contain the necessary keys.

Justification: Existing fire service key used by fire department and emergency personnel. This amendment reflects some wording changes with the 2022 code.

Cost Impact: Existing keys are already changed over to "AZFS".

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/25/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 5.3.1.8.1

Submitted by: ASME/Elevator Code Committee

5.3.1.8.1 Hoistway Enclosure Provided. Where a hoistway enclosure is provided landing openings shall be protected by swinging or horizontally sliding doors. The full height and width of the landing openings in solid hoistway enclosures shall be protected by solid swinging or horizontally sliding doors except

a) For swing doors, the clearance between the door panel and the frame shall not exceed.
   1) 10 mm (0.375 in.) on the side and top of the door
   2) 13 mm (0.5 in.) at the bottom of the door
b) For horizontally sliding doors, door panels shall.
   1) overlap the top and sides of the opening by not less than 13 mm (0.5 in.)
   2) not exceed 10 mm (0.375 in.) above the sill
   3) have a clearance between the panel and the frame not exceeding 10 mm (0.375 in.)

The doors' fire-protection rating shall be not less than required by the building code (see Section 1.3). The doors shall be designed to withstand a force of 670 N (150 lbf) applied horizontally, in either direction, over an area 100 mm x 100 mm (4 in. x 4 in.) in the center of the doors without permanent displacement of deformation.

Swing doors shall be of one-piece construction with no additional baffles, space guards, or elevator door guards as fillers to meet clearance specifications.

Justification: Clarification that removable panels are not to be used to meet required clearances.

Cost Impact: None

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.6.1.4.1

Submitted by: ASME/Elevator Code Committee

8.6.1.4.1 On-Site Maintenance Records

(a) Maintenance Control Program Records

(1) A record that shall include the maintenance tasks listed with the associated requirements of Section 8.6 identified in the MCP (8.6.1.2.1), other tests (see 8.6.1.2.2), examinations and adjustments, and the specified scheduled intervals shall be maintained.

(2) The specified scheduled maintenance intervals (see section 1.3) shall, as applicable, be based on the criteria given in 8.6.1.2.1(e).

(3) MCP records shall be viewable on-site by elevator personnel in ~~either~~ hard copy ~~or electronic~~ format acceptable to the authority having jurisdiction, located in the elevator machine room or on the car top, and shall include, but are not limited to, the following:

(-a) sight name and address
(-b) service provider name
(-c) conveyance identification (I.D.) and type
(-d) date of record
(-e) a description of the maintenance tasks, interval, and associated requirements of section 8.6
(-f) indication of completion of maintenance task

NOTE [8.6.1.4.1(a)]: The recommended format for documenting MCP records can be found in Nonmandatory Appendix Y. This is only an example format. A specific MCP that includes all maintenance needs is required for each unit.

(b) Repair and Replacement Records. The following repairs and replacements shall be recorded and kept on-site for viewing by elevator personnel in ~~either~~ hard copy ~~or electronic~~ format, located in the elevator machine room or on the car top.

Justification:
To maximize inspection efficiency by having required documents readily accessible on-site.

Cost Impact: No Cost impact.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:	
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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.6.1.7.2

Submitted by: ASME/Elevator Code Committee

8.6.1.7.2. Periodic Test Record. A periodic test record for each ~~all~~ periodic test(s) containing the ~~applicable Code requirement(s) and~~ date(s) performed, and the name of the person or firm performing the test, shall be installed to be readily visible and adjacent to or securely attached to the controller of each unit in the form of a metal tag conforming to 8.13.3. If any of the alternative test methods contained in 8.6.4.20 were performed, then the test tag shall indicate alternative testing was used for the applicable requirement.
A written periodic test report containing the applicable code requirement(s) shall be located in the maintenance records and kept on site readily available in the machine room or the car top.

Justification: Remove redundant records and reduce cost of metal tags.

Cost Impact: None, Metal tags with code requirements required larger more expensive tags.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:	
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Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.7.1.13

Submitted by: ASME/Elevator Code Committee

8.7.1.13 Separation of Multiple Hoistways. When an alteration is performed in a multiple hoistway with one or more elevators in normal use, and work is to be performed in an adjacent portion of that multiple hoistway there shall be a full separation of the elevator hoistways between the elevators. The material used for this separation shall:

1. Be as strong as or stronger than 1.110 mm (0.0437 in.) diameter wire.
2. Have openings not exceeding 25 mm (1 in.)
3. Be supported and braced so to prevent contact between the enclosure material and the car or counterweight when subjected to a pressure of 890 N (200 lbf) applied at right angles at any point on an area 100 mm x 100 mm (4 in. x 4 in.).

Justification: Protection of passengers and equipment of elevators running beside elevators that construction or alterations are being performed.

Cost Impact: Minimal

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/25/2024 ☐ No action taken
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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2022 American Society of Mechanical Engineers (ASME) A17.1 Section 8.11.1.3

Submitted by: ASME/Elevator Code Committee

8.11.1.3 **Periodic Inspection and Test Frequency**. The frequency of periodic inspections and tests shall be established by the authority having jurisdiction. Periodic inspections shall be performed every 12 months. Periodic Tests shall be performed according to Non-Mandatory Appendix N, Table N-1-1.

Justification: To Clarify when the City of Phoenix performs the Periodic Inspections and when periodic tests are required.

Cost Impact: None

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers (ASME) A17.3 Section 3.10.12

Submitted by: ASME/Elevator Code Committee

3.10.12 System to Monitor and Prevent Automatic Operation of the Elevator With Faulty Door Contact Circuits

Means shall be provided to monitor the position of power-operated car doors that are mechanically coupled with the landing doors while the car is in the landing zone, in order

(a) to prevent automatic operation of the car if the car door is not closed [see 3.4.2(c)], regardless of whether the portion of the circuits incorporating the car door contact or the interlock contact of the landing door coupled with the car door, or both, are closed or open, except as permitted in 3.10.7.

(b) to prevent the power closing of the doors during automatic operation if the car door is fully open and any of the following conditions exist:

(1) The car door contact is closed, or the portion of the circuit incorporating this contact is bypassed.

(2) The interlock contact of the landing door that is coupled to the opened car door is closed, or the portion of the circuit incorporating this contact is bypassed.

(3) The car door contact and the interlock contact of the door that is coupled to the opened car door are closed, or the portions of the circuits incorporating these contacts are bypassed.

(c) Compliance date to be no later than four (4) years from the date of adoption.

Justification: To provide owners with reasonable time to facilitate any necessary planning required to comply.

Cost Impact: Moderate. Cost of modifying controls to accommodate new circuitry.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/13/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers (ASME) A17.3 Section 3.13.3

Submitted by: ASME/Elevator Code Committee

Section 3.13.3 Compliance

Note: Items 3.13.1 through 3.13.2.2 shall have a compliance date to be no later than four (4) years from the date of adoption.

Justification: To provide owners with reasonable time to facilitate any necessary planning required to comply.

Cost Impact: Minimal

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/25/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers Code (ASME) A17.3 Section 3.14

Submitted by: ASME/Elevator Code Committee

3.14 Car Tops. MITIGATION OF FALL HAZARDS ON OR AROUND CAR TOPS.
All passenger and freight elevator car tops that have a fall hazard as described by OSHA 1926.501(b) and ASME a17.1-2022 section 2.14.1.7 shall meet the requirements of ASME a17.1-2022 section 2.14.1.7, and 8.7.2.14.5.
Compliance date to be no later than four (4) years from the date of adoption.

Justification: To reduce the possibility of loss of life or limb to Elevator Personnel during Maintenance, Testing, and Inspections. Increase of Safety factor for buildings.

Cost Impact: Minimal Cost of handrail installation only on elevators with fall hazards.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 11/13/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers Code (ASME) A17.3 Section 4.10

Submitted by: ASME/Elevator Code Committee

4.10 Car Tops. Mitigation of fall hazards on or around car tops.
All passenger and freight elevator car tops that have a fall hazard as described by OSHA 1926.501(b) and ASME A17.1-2022 Section 2.14.1.7 shall meet the requirements of ASME A17.1-2022 Section 2.14.1.7, and 8.7.2.14.5.

Compliance date to be no later than four (4) years from the date of adoption.

Justification: To reduce the possibility of loss of life or limb to Elevator Personnel during Maintenance, Testing, and Inspections. Increase of Safety factor for buildings.

Cost Impact: Minimal. Cost of handrail installation only on elevators with fall hazards

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:		
2024 Code Committee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 11/13/2024 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2023 American Society of Mechanical Engineers (ASME) A17.3 Section 5.3.13

Submitted by: ASME/Elevator Code Committee

5.3.13 Combplate Vertical Safety Device

Combplate vertical safety devices shall be provided that will cause the opening of the power circuit to the escalator driving-machine motor and brake if a resultant vertical force not greater than 670 N (150 lbf) in the upward direction is applied at the center of the front of the comb-plate at each landing. These devices shall be the manual reset type.

Comb-step impact devices conforming to the requirements of ASME AI 7.1 or ASME AI 7.1/CSA B44 meet these requirements.

(a) Compliance date to be no later than four (4) years from the date of adoption.

Justification: To provide owners with reasonable time to facilitate any necessary planning required to comply.

Cost Impact: Moderate.

Approved in previous 2018 Code Adoption process: ☒ **YES** ☐ **NO**

ACTION TAKEN:				
2024 Code Committee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 01/15/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 02/13/2025 ☐ No action taken
Development Advisory Board (DAB)	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee	☒ Approved as submitted	☐ Modified and approved	☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action	☐ Approved as submitted	☐ Modified and approved	☐ Denied	Date: ☐ No action taken

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Green Construction Code (IgCC)
Chapter 1, Sections 101 - 110

Submitted by: International Green Construction Code Committee

Notes:

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from the base code the term "see this section of the 2024 IgCC" shall refer to the unchanged base code.

101.1 Title
These regulations shall be known as the *International Green Construction Code* as amended by the City of Phoenix ~~of **[NAME OF JURISDICTION]**~~, hereinafter referred to as "this code." These regulations are one document of the overall Phoenix Building Construction Code as defined by the adopting ordinance.

101.2 (2.3) General
The use of this code is optional, unless specifically required through ordinance by the city of Phoenix. This code is an overlay document to be used in conjunction with the other codes and standards adopted by the jurisdiction. This code is not intended to be used as a standalone construction regulation document and permits are not to be issued under this code. This code is not intended to abridge or supersede safety, health or environmental requirements under other applicable codes or ordinances.
~~This code is intended to provide minimum requirements to be used in conjunction with the other codes and standards adopted by the jurisdiction. The requirements in this code shall not be used to circumvent any applicable safety, health or environmental requirements.~~

101.3 Scope. See this section of the 2024 IgCC.

101.3.1 (2.2) Applicability. See this section of the 2024 IgCC.

101.3.2 Appendices. See this section of the 2024 IgCC.

101.4 (1.1) Intent. See this section of the 2024 IgCC.

101.5 (4.1 & 4.2) Compliance. See this section of the 2024 IgCC.

101.5.1 Jurisdictional options. Reserved.

101.5.2 (4.3.2) Normative appendices. See this section of the 2024 IgCC.

101.5.3 (4.3.3) Informative appendices. See this section of the 2024 IgCC.

101.5.4 (4.3.4) Referenced standard reproduction annexes. Reserved.

SECTION 102 – APPLICABILITY - Reserved.

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SECTION 103 - CODE COMPLIANCE AGENCY - Reserved.

SECTION 104 - DUTIES AND POWERS OF THE AUTHORITY HAVING JURISDICTION - Reserved.

SECTION 105 – PERMITS - Reserved.

SECTION 106 - CONSTRUCTION DOCUMENTS - Reserved.

SECTION 107 – FEES - Reserved.

SECTION 108 - INSPECTIONS - Reserved.

SECTION 109 - CERTIFICATE OF OCCUPANCY - Reserved.

SECTION 110 - MEANS OF APPEALS - Reserved.

Justification: All the adopted and amended building code documents taken together are known as the Phoenix Building Construction Code. Each code document is a separate document of the Phoenix Building Construction Code. This document is the International Green Construction Code as Amended by the City of Phoenix. This document is intended to apply where a code or referenced standard identifies the International Green Construction Code as being applicable.

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

Cost Impact: No cost impact

Approved in previous 2018 Code Adoption process: ☐ **YES** ☒ **NO**

ACTION TAKEN:	
2024 Code Committee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 01/30/2025 ☐ No action taken
Development Advisory Board (DAB) Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 03/13/2025 ☐ No action taken
Development Advisory Board (DAB) ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 04/22/2025 ☐ No action taken
Transportation, Infrastructure and Planning Subcommittee ☒ Approved as submitted ☐ Modified and approved ☐ Denied	Date: 05/21/2025 ☐ No action taken
City Council Action ☐ Approved as submitted ☐ Modified and approved ☐ Denied	Date: ☐ No action taken

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