



PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 101.1**

Submitted by: 2018 International Building Code Administrative Committee

[A] 101.1 Title.

These regulations shall be known as the Phoenix Building Construction Code ~~Building Code of [NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

Reasons:

This is the name of our code.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018
 Approved as submitted Modified and approved Denied No action taken

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018
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PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 101.2

Submitted by: 2018 International Building Code Administrative 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 *dwelling*s 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.

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

1. Federally, state or county owned projects (building and land) are exempt from the required, permits, inspections and fees of Appendix A.2 of the Phoenix City Code.
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 methods and sequencing. This code does not regulate construction methods or the scheduling or coordination of construction work, except that the contractor(s) and property owner(s) are responsible for obtaining all permits, tests and city inspection approvals as specified in this code.

9. Construction site safety. This code does not regulate construction means, methods or 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.

Reasons:

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 2012 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 2018 IBC and carried forward as presented.

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 101.3

Submitted by: 2018 International Building Code Administrative Committee

101.3 Intent.

The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health, safety and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion and other hazards, 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.

Reasons:

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 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 101.4

Submitted by: 2018 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.

[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 *dwelling*s 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.

Reasons:

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 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 2012 Code Adoption process: **YES** **NO**

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**Amendment to 2018 International Building Code (IBC)
Section 102.6**

Submitted by: 2018 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*, the ~~*International Property Maintenance Code*~~ or the ~~*International Fire Code*~~ Phoenix Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Reasons:

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

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 102.7

Submitted by: 2018 International Building Code Administrative Committee

102.7 Applicability of this code.

All applications submitted on or after the effective date of this code shall be subject to the requirements of the codes adopted by Ordinance.

Exception: Application under the provisions of the *International Code Council Performance Code for Buildings & Facilities* requires approval of the *building official*.

Reasons:

This addition allows the use of the International Performance Code for Buildings & Facilities by approval of the building official.

Cost Impact:

Use of this code may produce considerable construction cost savings.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 103

Submitted by: 2018 International Building Code Administrative Committee

SECTION 103 DEPARTMENT OF BUILDING SAFETY PLANNING AND DEVELOPMENT DEPARTMENT

[A] 103.1 Creation of enforcement agency.

The ~~Department of Building Safety is hereby created and the official in charge thereof shall be known as the building official.~~ 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* shall be appointed 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 official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *building official*. ~~For the maintenance of existing properties, see the *International Property Maintenance Code*.~~

[A] 103.4 City Manager’s representative.

The Director shall appoint a representative to hear initial technical appeals of various development-related city codes, ordinances, policies and procedures as provided for in The *Phoenix City Code* and *City of Phoenix Zoning Ordinance*, and shall be known as the City Manager’s Representative for Technical Appeals.

Reasons:

This is the organization of the department as dictated by the City Charter.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 104.10**

Submitted by: 2018 International Building Code Administrative Committee

[A] 104.10 Modifications. Administrative review, interpretations, modifications and appeals.

Any person dissatisfied with a code enforcement decision made by a Planning & Development Department employee may request an administrative review, formal interpretation, or a modification of a code requirement.

[A] 104.10.1 Administrative review.

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.

Any person dissatisfied with a decision of the supervisor 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 non-refundable administrative processing fee as set forth in Appendix A.2 of the Phoenix City Code. The decision of the *building official* shall be final except as provided in Section 113 of these administrative provisions.

[A] 104.10.2 Interpretation.

Any person may request a written interpretation of a code requirement. 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 condition in detail, and shall be accompanied by a non-refundable administrative processing 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.

[A] 104.10.3 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 special individual reason makes the strict letter of this code impractical, 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 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 non-refundable 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 and the *building official's* determination that the modification results in substantial compliance with the intent of this code. In deciding each case, 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 of building safety.

104.10.4.3.1 Flood hazard areas.

~~Reserved. 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] 104.10.4 Appeals.

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.

Reasons:

This code change sets up a policy of easy second opinions, reviews, interpretations and modifications providing customers alternative means of appealing a decision made by any single employee of Planning & Development. Flood hazard areas are determined by floodplain management per the City Charter.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 104.12**

Submitted by: 2018 International Building Code Administrative Committee

[A] 104.12 Location on property.

[A] 104.12.1 General.

Buildings shall adjoin or have access to a public way or yard on not less than one side. Required yards shall be permanently maintained.

For the purpose of this section, the center line of an adjoining public way shall be considered an adjacent property line.

Required yards and all sewer and water services shall be on the same property as the building, and no building or sewer or water service shall be built across a recorded property line, except in accordance with the following provisions:

[A] 104.12.1.1 Utility easements.

A modification request is required to approve the provision of private sewer or water services to a lot or building site 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] 104.12.1.2 Lot combinations.

Where two or more adjacent lots or parcels are owned by the same person or persons, such lots or parcels shall be combined into a single building site by platting or replatting such lots or parcels into a single lot, or shall be combined by recording in the deed records of Maricopa County for all the lots or parcels involved, a permanent, nonrevocable lot combination agreement in a form approved by the building official. In addition, the property owner shall provide evidence that all the lots or parcels combined are taxed and assessed by the Maricopa County Assessor as a single tax parcel.

[A] 104.12.1.3 Integrated developments with multiple owners.

As a modification to the Building Code (see Section 104.10.3), the building official may approve a permanent agreement between multiple property owners for purposes of considering two or more separately owned properties as one building site for 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] 104.12.1.4 Open space easements.

As a modification to the Building Code (see Section 104.9, Item 3), the building official may approve a permanent open space, nonbuilding easement on one property for purposes of providing yard areas or open space sufficient to satisfy building code setback or egress requirements on the adjacent property.

[A] 104.12.1.5 Agreement conditions.

Agreements proposed or required under this section 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 physically and fully compliant with all applicable code requirements, without benefit of the agreement conditions. The building official shall not initiate or negotiate any such agreement, but shall consider agreements offered jointly by adjacent property owners.

Reasons:

This change brings an International Building Code amendment into the relevant administrative portion for transparency.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 105.1**

Submitted by: 2018 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* for each building, structure, or building service equipment.

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 Arizona Revised Statute (ARS) Title 41, Chapter 16, Article 2, and from the Planning & Development Department in accordance with Chapter 31 of the International Building Code or Appendix E of the International Residential Code.

~~**[A] 105.1.1 Annual permit.** in lieu 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.~~

Reasons:

Carried over from previous codes. Specifies requirements for permits from other municipalities and departments within the City. Requirements for annual permits are specified in International Building Code (IBC), Section 117.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: YES NO

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 105.2

Submitted by: 2018 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 codes, laws or ordinances of ~~this jurisdiction~~ the City of Phoenix. *Permits* shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than ~~120 square feet (11 m²)~~ 200 square feet (18.58 m²), and the structure complies with city of Phoenix Zoning Ordinance requirements.
2. Fences not over ~~7 3 feet (914.4 mm) (2134 mm)~~ high. Fences not included in this exception, not over 7 feet (1829 mm) high, shall require a building permit demonstrating compliance with the zoning ordinance requirements and city code requirements for site drainage only.
3. Oil derricks.
4. Retaining walls that are not over ~~4 feet~~ 40 inches (1016 mm) in height measured from the ~~bottom~~ top of the footing to the top of the 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. 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, carpeting, cabinets, counter tops 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) deep,~~ are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground. Barriers shall be installed in accordance with Appendix G, Section AG105 of the International Residential Code or the International Pool & Spa Code. A permit is required for the barrier.
10. Shade cloth structures constructed 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.

14. Ground or roof supported structures, such as radio and television antenna towers 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 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).

18. Minor repair or replacement in kind of non-structural components such as glass or glazing materials, sash, doors and hardware, patching walls or ceilings and replacing pieces of siding, soffits or fascia. 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, drain pipe, 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.

Reasons:

Building Permit Exemption Amendments Proposed Through Current Code Adoption:

- 1. Clarification of applicability between Codes and Ordinances.
- 8. Coordination with newly adopted code for R-3 pools and spas.
- 16. Coordination with new sections and definitions of base code - see IBC 1511.3 & 1511.3.1.

Building Permit Exemption Amendments Approved Through Previous Code Adoptions:

- 1. The word "Aggregate" was an added amendment to clarify multiple structures, without required separations, to be considered as one structure not exceeding 200 sf. The term has caused confusion by implying that all accessory structures on a property, even with proper separations, could not have a total combined area greater than 200 sf. The removal of the term aggregate brings the provision back to the original base code language. In addition, International Residential Code (IRC) exempts one story detached accessory structures up to 200 sf. Allows for placement of 8' x 20' shipping containers (standard size) without a permit.
- 4. Retaining wall heights are consistent with maximum allowable heights per the Phoenix Zoning Ordinance.
- 6. Addition of platforms not more than 30" provides more flexibility and is consistent with past amendments.

Other Specific exemptions for electric, mechanical and plumbing provide for more consistency and allows for additional permit exemptions for routine maintenance.

Cost Impact:

Specific exemptions save the customer time and money if a permit is not required.

Approved in previous 2015 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: January 18, 2018

Approved as submitted Modified and approved Denied No action taken

Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

Approved as submitted Modified and approved Denied No action taken

City Council Action Date: June 6, 2018

Approved as submitted Modified and approved Denied No action taken

Adopted by City of Phoenix Ordinance G-6463 effective July 6, 2018



PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 105.3.1**

Submitted by: 2018 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 buildings identified as individually eligible for historic designation and 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 either 50 years of age or older OR deemed eligible shall require public notice and shall be held for 30 calendar days from the date of application and evidence of such notice.

Reasons:

Since implementation of the provision of the code amendment for the 30-day hold that went into effect December 2, 2016, the Historic Preservation Commission (HPC) has expressed concern with loss of single family and duplex properties within the Downtown Code District.

Although not individually eligible for the Phoenix Historic Property Register, the loss of these important buildings without notice to the public has caused concern given the scarcity of building stock within the Downtown. Prior to the implementation of the 30-day hold, there had been a policy for the three day hold for all properties within the Downtown Code District. The Commission would like to see the hold within notice apply to all properties located within the Downtown Code District.

Cost Impact:

Implementation of this new amendment would impact fewer than 100 properties within the Downtown Code District. The \$300 fee would apply to these properties for demolition.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: January 18, 2018

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to the 2018 International Building Code (IBC) Section 105.3.2.1

Submitted by: 2018 International Building Code Administrative Committee

[A] 105.3.2.1 Standard plan expiration.

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

Reasons:

Clarifies the time limitation and expiration of standard plans. Standard plans are unique as multiple permits can be issued at various times.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017
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Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 105.3.2

Submitted by: 2018 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.

Reasons:

Carried over from previous codes. The proposed change provides more flexibility to complete projects and allows PDD to recover administrative costs associated with the application extension.

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 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 105.3

Submitted by: 2018 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.

Reasons:

Carried over from previous codes. Clarifies department responsibilities and identifies who can apply for the permit.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018

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Development Advisory Board (DAB) Date: January 18, 2018

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PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 105.5

Submitted by: 2018 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. ~~or 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. The extension shall be requested in writing and justifiable cause demonstrated. The work shall not be considered suspended or abandoned if the permit holder has done one or more of the following:~~

- ~~1. Requested one or more Planning & Development inspections that demonstrate substantial progress in construction;~~
- ~~2. Conducted legally authorized site preparation such as demolition, clearing or excavation;~~
~~or~~
- ~~3. Pursued other activities deemed by the building official to indicate intent to start and complete the project.~~

[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 extend a permit for 30 days if it can be demonstrated the permit holder requires no more than two inspections per each discipline to obtain a Certificate of Occupancy or Certificate of Completion.

The fee for a 30-day extension shall be based on the hourly rate for Building Safety Inspections (two-hour minimum for each discipline) 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 or the Phoenix City Code.

Exception: The building official is authorized to reinstate a permit for 30 days if it can be demonstrated the permit holder requires no more than two inspections per each discipline to obtain a Certificate of Occupancy or Certificate of Completion. The fee for a 30-day extension shall be based on the hourly rate for Building Safety Inspections (two-hour minimum for each discipline) 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] 105.5.3 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 extension of not more than 30 days. 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.

The building official is authorized to grant, in writing, reinstatement of an expired demolition permit, for a period of not more than 30 days. The reinstatement 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.

Reasons:

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

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 2012 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 2018 International Building Code and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017
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Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018
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Development Advisory Board (DAB) Date: January 18, 2018
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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 105.6

Submitted by: 2018 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.

Reasons:

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

Approved in previous 2012 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 2018 International Building Code and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: January 18, 2018

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 105.7

Submitted by: 2018 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.

Reasons:

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

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: January 18, 2018
 Approved as submitted Modified and approved Denied No action taken

Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018
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City Council Action Date: June 6, 2018
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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 105.8**

Submitted by: 2018 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, a new architect or engineer shall submit a new special inspection certificate to the Planning & Development Inspector at the site prior to performing any special inspections. Any changes to the permitted drawings shall be approved either by the Planning and Development Inspector at the site or in the plan review process as revision submittal. The new registered design professional must be registered in the state of Arizona.

[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 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.

Reasons:

Carried over from previous codes and gives specific requirements for various record changes. Sections 105.8.5, 105.8.6 code section correction.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee	Date: December 14, 2017
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Administrative Subcommittee	Date: January 11, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB)	Date: January 18, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Downtown, Aviation, Economy, and Innovation Subcommittee	Date: May 2, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
City Council Action	Date: June 6, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 105.9

Submitted by: 2018 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.

Reasons:

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

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 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 11, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 107.1

Submitted by: 2018 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 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 Board of Technical Registration. 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 nature of the work applied for is such that review of *construction* that the *documents* is not necessary to obtain compliance with this code.

Reasons:

Provides clarification on the requirement for professional registration.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 107.2**

Submitted by: 2018 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*.

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 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.

Reasons:

Sections 107.2.6 ,107.2.1.1 defines submittal requirements.
Section 107.2.8 correct typo in base code.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 107.3**

Submitted by: 2018 International Building Code Administrative Committee

[A] 107.3 Examination of documents.

The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The plans may also be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction.

Reasons:

Clarifies who may examine documents.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 107.5

Submitted by: 2018 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.

Reasons:

Coordinates department policy with city clerk records management program requirements.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 108

Submitted by: 2018 International Building Code Administrative Committee

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] 108.1 General.

The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. 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.

Exception: Temporary fences not associated with a construction project, shall not be permitted for more than one year unless approved by a use permit granted by the Planning & Development Department.

[A] 108.2 Conformance.

Temporary structures and uses shall comply with the requirements in Section 3103.

[A] 108.3 Temporary power.

The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70 - National Electrical Code.

[A] 108.4 Termination of approval.

The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

Reasons:

108.1 The exception helps to control the use of temporary fences per the zoning ordinance.

108.3 For clarification.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 109.1

Submitted by: 2018 International Building Code Administrative Committee

[A] 109.1 Payment of fees.

A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

[A] 109.1.1 Administrative fees.

The *building official* is authorized to charge and collect administrative service fees for providing goods and services such as code consultation; inspections or plan review services not specifically listed in this Code; extensive research of official records; providing copies of codes, records or department documents; recovering the cost of postage, handling or special data transmission services; and the cost of providing special functions such as education seminars given for trade or industry groups. Administrative services fees shall be in the amount set by the City Manager's Office for citywide services or shall be based on the department's hourly rate for professional services. The retail charge for sale of books or supplies shall be set to recover purchase costs plus reasonable inventory, handling and overhead expenses as determined by the department.

[A] 109.1.2 Record change fees.

An administrative service fee shall be assessed and collected by the *building official* for each request to change a *permit* record. No *permit* fee shall be reduced or refunded because of any record change.

Reasons:

Establishes ability to collect fees for administrative purposes.

Cost Impact:

Recovers costs for administrative services.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 109.2**

Submitted by: 2018 International Building Code Administrative Committee

[A] 109.2 Schedule of plan review and permit fees.

On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, 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 Appendix A.2 of the Phoenix City Code. 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.

Reasons:

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 2012 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 2018 IBC and carried forward as presented.

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 109.3**

Submitted by: 2018 International Building Code Administrative Committee

[A] 109.3 Building permit valuations.

The applicant for a *permit* shall provide an estimated ~~permit value~~ project valuation at time of application. ~~Permit~~ Project valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment, finish work and permanent systems. ~~If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official.~~ Project valuation is the higher of the minimum project valuation as calculated by the Planning & Development Department, or the project valuation as provided by the applicant. The minimum project valuation is calculated using the International Code Council Building Valuation Data adjusted for the City of Phoenix. Final building *permit* valuation shall be set by the *building official*.

Reasons:

Clarifies "minimum" project valuation.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 109.8

Submitted by: 2018 International Building Code Administrative Committee

109.8 Inspections 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 Appendix A-2 Phoenix City Code. 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 inspections are requested for weekends, holidays, or anytime other than the regular Planning & Development Department inspection hours, an additional fee will be required.

Reasons:

Carried over from previous code.

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to the 2018 International Building Code (IBC) Section 110.1

Submitted by: 2018 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 where existing, legal corner boundary markers are not readily verifiable.

Reasons:

This clarifies the responsibilities of the public and the city.

Cost Impact:

The cost of the survey.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 110.3.9.1**

Submitted by: 2018 International Building Code Administrative Committee

[A] 110.3.9.1 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.

Reasons:

Clarifies required inspections.

Cost Impact: No cost impact.

No changes to current procedure.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

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PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 110.3.9.2

Submitted by: 2018 International Building Code Administrative Committee

[A] 110.3.9.2 Swimming pool inspections.

In addition to the inspections required in Section 110.3 of these administrative provisions, 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. A final 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.

Reasons:

Clarifies required inspections.

Cost Impact: No cost impact.
No change to current procedure.

Approved in previous 2012 Code Adoption process: **YES** **NO**

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 111

Submitted by: 2018 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, 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 therefor 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.

Exception: Certificates of occupancy are not required for work exempt from permits under 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 of building safety,~~ Planning and Development Department, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *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 for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
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. If an *automatic sprinkler* system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building *permit*.

[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, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code 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 any ordinance or regulation or any of the provisions of this code.

Reasons:

To be consistent with current administrative code language and procedures. Revised chronological order of previous amendment sections.

Section 111.1 Keep 2012 IBC language in heading.
Section 111.2 Item #3 base code language coordination.
Section 111.3.1 code section correction.

Cost Impact:

Approved in previous 2012 Code Adoption process: **YES** **NO**

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Development Advisory Board (DAB) Administrative Subcommittee Date: January 18, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 113.1

Submitted by: 2018 International Building Code Administrative Committee

[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 scope and responsibility of the board shall ~~adopt rules of procedure for conducting its business~~ be governed by City Code Chapter 2, Article IX.

Reasons:

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

Cost Impact: No cost impact.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 113.3

Submitted by: 2018 International Building Code Administrative Committee

SECTION 113 BOARD OF APPEALS

[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.~~

Reasons:

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 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

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Development Advisory Board (DAB) Administrative Subcommittee Date: January 18, 2018

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PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 114

Submitted by: 2018 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, 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 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.

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 Permits.

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*.

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 is not held within 45 calendar days of permit issuance.

114.1.4.1.5 Completion of work.

All work must be completed within 180 calendar days from date of permit issuance, or expiration date specified on the permit. No action or inaction by the City shall relieve the permit holder from their duty to complete construction or request a required inspection within 180 calendar days 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 Expiration.

Every permit subject to section 114 fees of this Code, shall comply with [A] 105.5 of this Code, except for the date of expiration shall be 90 calendar days from date of issuance.

114.1.4.1.8 Reinstatement.

When a permit issued subject to section 114 fees has expired, section 105.5.2 applies with the exception of the expiration date shall not exceed 30 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.

Reasons:

These proposed amendments to these sections align the building code with other City Ordinances and eliminate conflicts between the codes and ordinances.

Cost Impact:

The cost of enforcement of these code sections is subsidized by the citizens who purchase permits; the civil fines generated are allocated to the general fund of the city.

Approved in previous 2012 Code Adoption process: YES NO

Amended from the 2012 Code version to clarify.

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 116

Submitted by: 2018 International Building Code Administrative Committee

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 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 shock 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 entry shall be deemed unsafe.

In addition to the provisions of this Code, all buildings, structures and property shall be maintained in compliance with the provisions of *Phoenix City Code* Chapter 39, the "Neighborhood Preservation Ordinance," and all unsafe buildings or structures shall be subject to the abatement and enforcement provisions of that ordinance.

[A] 116.2 Definitions. Unsafe structures and equipment shall be classified as being an unsafe or imminent unsafe condition.

UNSAFE CONDITION is a hazard that has the potential to cause harm or damage to life, health or property if not corrected. Sections 116.3, 116.4, and 116.5 include but are not limited to unsafe conditions.

IMMINENT UNSAFE CONDITION is an unsafe condition that is a high, real and immediate risk to life, health or property. Sections 116.3 and 116.4 include but are not limited to imminent unsafe conditions

[A] 116.3 Unsafe buildings or structures.

Conditions or defects that render a building or structure unsafe include, but are not limited to:

1. Where the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in this code for new buildings of similar structure, purpose or location.
2. Where any portion thereof has been damaged by fire, earthquake, wind, flood or any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of this Code for new buildings of similar structure, purpose or location.
3. Where any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquake than is required in the case of similar new construction.
4. Where the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle of one-third of the base.
5. Where any building or structure which, whether or not erected in accordance with all applicable laws and ordinances or not, has any non-supporting part, member or portion

less than 50 percent, or in any supporting part, member or portion less than 66 percent, of the strength or fire-resisting qualities required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

Imminent unsafe conditions:

1. Where any door, aisle, passageway, stairway or other means of egress is locked, blocked or constricted so as to prevent safe and adequate means of egress in case of fire or panic.
2. Where any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof, is not of sufficient strength or stability or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in this code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted for such buildings.
3. Where the building or structure, or any portion thereof, is likely to partially or completely collapse because of dilapidation, deterioration or decay; faulty construction; the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause.
4. Where, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
5. Where the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing our outside walls or coverings.
6. Where the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children or a harbor for vagrants, criminals or immoral persons.
7. Where any swimming pool is not enclosed with all barriers required by this Code.

116.4 Unsafe building service equipment.

Unsafe building service equipment is equipment which constitutes a fire hazard or hazard to life, health, property or the public welfare by reason of use, construction, quality of materials or inadequate maintenance or dilapidation. Conditions or defects that render equipment unsafe include, but are not limited to:

116.4.1 Gas-fired, oil-fired or solid-fuel-fired appliance, devices or apparatus which have any of the following defects:

1. Defective heat exchangers.
2. Defective or improperly installed and adjusted controls and appurtenances
3. Equipment locations which will constitute a fire or explosion hazard.
4. Defective or improperly installed equipment.

Imminent unsafe conditions:

1. Defective or deteriorated vents, venting or flues which permit leakage of flue gases through the flue walls.
2. Defective or leaking fuel supply lines.
3. Insufficient fresh air supply for combustion of fuel and vent operation.
4. Heating appliances which are not properly vented.
5. Excessive exhaust in boiler, furnace rooms or areas where gas, liquid or solid fuel fired equipment is located.

116.4.2 Elevators, escalators, dumbwaiters or similar conveyances or apparatus which have any of the following defects:

1. Hoisting, counter-weight or governor ropes with frayed or broken strands.
2. Storage of any material other than elevator equipment within any hoist way, including the pit and the elevator equipment and control room.
3. The accumulation of dust or other highly combustible material on the elevator mechanism or in the hoist way, pit or elevator or equipment and control room.

Imminent unsafe conditions:

1. Defective or inoperable elevator or escalator brake mechanism.
2. Defective, disconnected or inoperable safety devices.
3. Hoist way entrance protection which does not meet the requirements of this Code.
4. Missing, damaged or defective escalator guardrails, handrails or treads.

116.4.3 Electrical systems, appliances, devices or apparatus which have any of the following defects:

1. Loose or poor electrical connections creating a fire or shock hazard.
2. Equipment or circuits not properly grounded and bonded.
3. Misuse of flexible cords and cables.
4. Wiring method or equipment not properly supported.
5. Improperly installed or not suitable for the intended use and location.

Imminent unsafe conditions:

1. Uninsulated or exposed live parts and a fire or shock hazard exists.
2. Overloaded branch circuits, feeders or service equipment.
3. Equipment or conductors not properly protected from overload, short circuit or ground fault.
4. Equipment short-circuit, interrupting or withstand ratings insufficient for the available fault current at the line terminals of the equipment.
5. Inadequate maintenance, dilapidation, damage, obsolescence or abandonment.

116.4.4 Boilers or pressure vessels which have any of the following conditions:

1. Excessive scaling or corrosion, or cracks in seams, tubes or shells.
2. Defective or improperly installed operational controls, burners or other appurtenances.
3. Hazardous operation or location of equipment.
4. Unacceptable means for blowdown where required.
5. Insufficient fresh air supply for complete combustion of fuel and vent operation.
6. A boiler or pressure vessel operated above its allowable pressure or temperature.

Imminent unsafe conditions:

1. Defective or improperly installed safety valves, or safety valves of improper setting, capacity or acceptable means of discharge.
2. Defective or improperly installed vent system for products of combustion.
3. Insufficient fresh air supply for complete combustion of fuel and vent operation.

116.4.5 Refrigeration equipment which has any of the following defects:

1. Inadequate ventilation of machinery rooms.
2. Inadequate sizing, setting capacity or venting of pressure-relief valves.
3. Hazardous location or operation of equipment.
4. Defective or improperly installed safety controls.
5. Refrigerants of a type or quantity which is prohibited for conditions under which it is used.

Imminent unsafe conditions:

1. Systems using ammonia as a refrigerant where inadequate provisions have been made for disposal as required elsewhere in this Code.

116.4.6 Plumbing systems which have any of the following defects:

1. Drainage systems which are clogged, fouled or depositing solids.
2. No trap seal is provided or the seal is inadequate.
3. Lack of sewer venting or venting into an enclosed building or structure.
4. Leaking water, sewage or sewer gas inside or outside a building.
5. Open or abandoned cesspools or septic tanks.

Imminent unsafe conditions:

1. Where the water does not meet the standards for potability as required by the Maricopa County Environmental Services Department.
2. The existence of cross connection, backflow or back siphonage, which creates health hazards or pollution.
3. Lack of running water to operate plumbing fixtures required for the use or occupancy of the premises.

116.5 Unsafe excavations.

An unsafe excavation is any abandoned swimming pool or any active or abandoned mining shaft, test hole, well, pit, trench or other excavation which is more than 4 inches (102 mm) in any lateral dimension and more than 3 feet (914 mm) in depth, whenever such excavation is not covered, fenced or otherwise enclosed such that the general public is exposed to an imminent hazard. This does not apply to active sand or gravel mines being operated in compliance with City and State laws.

116.6 Notice of violation.

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 / imminent unsafe conditions must be abated by. A building permit must also be obtained to request an inspection to verify the unsafe imminent conditions has been abated.

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 or to otherwise safeguard the health and safety of the public including 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 notified immediately of all backflow, back siphonage or cross-connection incidents according to City procedures.
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. In addition to the above notifications, the building official shall be notified within four hours of the occurrence of any structural failure or of any unsafe condition.
6. In addition to the above notifications, the building official shall be notified within 72 hours of the occurrence of any fire that caused structural damage or damage to required

building service equipment, any plumbing cross-connection, or any other unsafe condition relating to building service equipment.

116.7 Authority for inspection and evaluation.

The building official shall follow the procedures for right of entry noted in Section 104.6.

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 116.8 of these administrative provisions, 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.

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 design professional registered in Arizona to conduct a detailed investigation and analysis of the suspected unsafe condition. The cost of such an investigation and report shall be paid 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.
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.

116.8 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 Section 116.2 of these administrative provisions.

116.8.1 Unsafe conditions.

If a building, a structure or any building service equipment is determined to be in an unsafe condition, the building official shall issue a written notice to the property owner or occupant of the premises describing the unsafe condition and order its repair or abatement within a specified time. The time allowed for repair or abatement shall be not less than that posted on the Notice of Violation starting from the date of the notice. Failure to repair or abate the unsafe condition within the time specified shall constitute grounds for the building official to initiate formal abatement procedures.

116.8.2 Imminent unsafe conditions.

If a building, structure, or any building service equipment is determined to be in an imminent unsafe condition, 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. The notice of violation shall declare the imminent unsafe condition to be a nuisance and shall order its immediate abatement in accordance with the provisions of this section.

1. Notice of violation.

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.

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 imminent unsafe condition in such detail as to allow the property owner to identify and abate the imminent unsafe condition. The notice shall provide the name and phone number of a city representative to contact concerning the imminent unsafe condition and acceptable methods of abatement. 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 shall preclude the building official from giving additional oral 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.

2. 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 this Code. The buildings or structures shall not be occupied or reoccupied until determined safe by the Building official.

3. 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 per Code. 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.

4. 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 provided, however, that 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.

5. Emergency barricades.

If any building or structure is a hazard to life or limb to persons using a public street, alley or sidewalk, the public way shall be barricaded to prevent public use. The necessary barricades shall be erected on order from the building official. The costs for barricading of a public way under this section shall be assessed to and paid by the owner of the unsafe building or structure causing the need for such barricades.

6. Emergency abatement.

In the event an emergency should occur wherein the continued existence of a building, structure or building service equipment would constitute 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.

7. Abatement by city.

If the owner of any unsafe building, structure or building service equipment fails to abate an imminent unsafe condition within the time specified in the Notice of Violation, the City may abate any such imminent unsafe condition by repair, removal or demolition in accordance with the provisions of *Phoenix City Code*, Chapter 39, Sections 39-22 through 39-24. The costs of any City abatement, including emergency abatement or temporary repairs, shall be paid by the property owner as set forth in *Phoenix City Code* Chapter 39, Sections 39-22 through 39-24.

8. 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 in accordance with the provisions of *Phoenix City Code* Chapter 39, Section 39-20.

116.8.3 Appeals.

Decisions, orders and notices of violation relating to unsafe buildings, structures or building service equipment may be appealed to the building official and to the Development Advisory Board in accordance with Section 113 of this Code, except that any appeal of an order by the building official to vacate an unsafe building or to demolish part or all of an unsafe building or structure shall be made to the Rehabilitation Appeals Board in accordance with Article 5 of the *Phoenix City Code*, Chapter 39.

Reasons:

Modified from previous city amended base code to insert clarifying language.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: February 06, 2018
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: February 8, 2018
 Approved as submitted Modified and approved Denied No action taken

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018
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Adopted by City of Phoenix Ordinance G-6463 effective July 6, 2018



PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 117

Submitted by: 2018 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 for work that increases floor area or establishes or changes the occupancy of a space. 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.

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.

Reasons:

These provisions create the Annual Facilities Permit Program.

Cost Impact:

This program frequently represents a time and cost savings for customers.

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 18, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: February 15, 2018

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

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City Council Action Date: June 6, 2018

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PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 118

Submitted by: 2018 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.

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.

Reasons:

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.

Changes from 2012 Amendment: Structural work is not allowed to be part of the BMR program.

Changes from 2012 Amendment: COP no longer provides testing. ICC code certifications are now required to be in accordance with city inspector requirements.

Cost Impact:

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

Approved in previous 2012 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 18, 2018

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

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PHOENIX BUILDING CONSTRUCTION CODE
Amendments to the 2018 International Building Code (IBC)
Section 119

Submitted by: 2018 International Building Code Administrative Committee

[A] SECTION 119 JOURNEYMAN AND APPRENTICE LICENSES

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.

119.1 Definitions. For purposes of this section, terms are defined as follows:

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.

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.

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.

119.1 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.
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.

119.2 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.

119.2 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.

119.2 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.

119.2 Examinations.

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.

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.

119.7.2 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.

119.7 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.

119.7 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.

119.7 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.

Reasons:

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 2015 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 2018 IBC and carried forward as presented.

ACTION TAKEN:

2018 Code Committee Date: December 14, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Administrative Subcommittee Date: January 18, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: February 15, 2018

Approved as submitted Modified and approved Denied No action taken

Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

Approved as submitted Modified and approved Denied No action taken

City Council Action Date: June 6, 2018

Approved as submitted Modified and approved Denied No action taken

Adopted by City of Phoenix Ordinance G-6463 effective July 6, 2018



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 901.1

Submitted by: 2018 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 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 recent adopted version of the Phoenix Fire Code. Where conflicts occur between provisions of this chapter and Chapter 9 of the Phoenix Fire Code, the provisions of the Phoenix Fire Code shall apply.

Reasons:

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 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: February 5, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: February 8, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: March 15, 2018

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

Approved as submitted Modified and approved Denied No action taken

City Council Action Date: June 6, 2018

Approved as submitted Modified and approved Denied No action taken

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Proposed Amendment to 2018 International Building Code (IBC) Section 310.4.1

Submitted by: 2018 International Building Code Administrative 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 an ~~automatic sprinkler system~~ is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

Reasons:

Arizona Revised Statutes (ARS), Title 9, Chapter 7, Article 1, Section 9-807 states the following:

A municipality shall not adopt a code or ordinance or part of a uniform code or ordinance that prohibits a person or entity from choosing to install or equip or not install or equip fire sprinklers in a single family detached residence or any residential building that contains not more than two dwelling units. A municipality shall not impose any fine, penalty or other requirement on any person or entity for choosing to install or equip or not install or equip fire sprinklers in such a residence. This section does not apply to any code or ordinance that requires fire sprinklers in a residence and that was adopted before December 31, 2009.

The last IBC the City adopted prior to December 31, 2009, was the 2006 IBC which did not have this sprinkler provision as shown above in Section 310.4.1.

Cost Impact: Reduced cost impact - Since fire sprinklers are not required.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date:
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: 2/21/23
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: 3/16/23 & 3/29/23
 Approved as submitted Modified and approved Denied No action taken

Transportation, Infrastructure and Planning Subcommittee Date: 5/17/2023
 Approved as submitted Modified and approved Denied No action taken

City Council Action Date: 9/20/23
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Adopted by City of Phoenix Ordinance G-7162 effective October 20, 2023



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1017.2.2

Submitted by: 2018 International Building Code Committee

1017.2.2 Groups F-1 and S-1 increase.

The maximum *exit access* travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following conditions are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height.
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm).
3. The building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.
4. Additional building access shall be provided in accordance with the Phoenix Fire Code, Sections 3206.6 through 3206.6.1.3.

Reasons:

This entire section is a current amendment to the 2012 IBC. The 2018 IBC now includes this, with the exception of item 4 which includes additional access into the building, per the Phoenix Fire Code. Most architects design to the IBC; this will provide reference to the Phoenix Fire Code.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: January 25, 2018
<input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Technical Subcommittee	Date: February 8, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: March 15, 2018
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<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

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<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 1101.1**

Submitted by: 2018 International Building Code Committee

1101.1 Scope.

The provisions of this chapter and 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.

Reasons:

This is a current amendment to the 2012 IBC. This is a state law that must be enforced. It references the current ADA Standards which are more restrictive than the IBC and ICC/ANSI 2009.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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Development Advisory Board (DAB) Technical Subcommittee Date: February 8, 2018
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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1102.1

Submitted by: 2018 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.

Reasons:

This is a current amendment to the 2012 IBC. This is a state law that must be enforced. It references the current ADA Standards which are more restrictive than the IBC and ICC/ANSI 2009.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: January 25, 2018
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: February 8, 2018
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: March 15, 2018
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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1103.2.3

Submitted by: 2018 International Building Code Committee

1103.2.3 Detached dwellings.

Detached one- and two- family dwellings, their accessory structures and their associated dwellings and accessory structures, and their associated sites and facilities are not required to ~~comply with this chapter~~ be accessible. Home Occupancies as defined in the Phoenix Zoning Ordinance are not required to be accessible.

Reasons:

This is a current amendment to the 2012 IBC. This is an issue, which had caused confusion in the past, so addition of the clarification helps avoid that.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: January 25, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1103.2.5

Submitted by: 2018 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 are required to be accessible. There shall be accessible parking and an accessible route from the accessible parking aisle to the sales office/trailer and throughout the public portion of the sales office/trailer, including the design center. Accessible toilet rooms shall be provided according to this code.

Reasons:

This is a current amendment to the 2012 IBC. This is an issue which had caused confusion in the past, so addition of the clarification helps avoid that.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: January 25, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: February 08, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: March 15, 2018

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 1106.1**

Submitted by: 2018 International Building Code Committee

1106.1 Required.

~~Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. 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.~~

11.6.1 General.

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

~~1106.2~~

~~1106.3~~

~~1106.4~~

~~1106.5~~

~~1106.6~~

~~1106.7~~

~~1106.7.1~~

~~1106.7.2~~

~~1106.7.3~~

~~1106.7.4~~

Reasons:

This matches a current amendment to the 2012 IBC for sections 1106.1 through 1106.7. These sections are deleted and replaced by the reference to the Zoning Ordinance and 2010 ADA Standards.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: January 25, 2018
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Development Advisory Board (DAB) Technical Subcommittee Date: February 8, 2018
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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 1107.6.2.2.1**

Submitted by: 2018 International Building Code Committee

1107.6.2.2.1 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. In R-2 occupancies containing more than 20 dwelling units or sleeping units which are located within thirteen hundred twenty feet of the light rail station platform, at least 6 percent, but not less than one of the units shall be a type A unit.

Reasons:

This is a current amendment to the 2012 IBC and a current COP Ordinance G-4509.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: January 25, 2018
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Development Advisory Board (DAB) Technical Subcommittee	Date: February 8, 2018
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Development Advisory Board (DAB)	Date: March 15, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1107.7.2

Submitted by: 2018 International Building Code Committee

1107.7.2 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.

Reasons:

This is a current amendment to the 2012 IBC. This amendment complies with Fair Housing Act and is supported by Kim Paarlberg of ICC. Accessibility requirements for townhouses conforming to the requirements of the IRC are referred back to IBC section 1107.6.3 which has requirements for only the type B units and not type A unit. The same requirements should apply to two-story units complying with either the IRC or IBC.

Cost Impact:

Reduced cost for compliance.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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Development Advisory Board (DAB) Technical Subcommittee Date: February 8, 2018
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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 1203.1**

Submitted by: 2018 International Building Code Committee

SECTION 1203 TEMPERATURE CONTROL

1203.1 Equipment and systems.

Habitable spaces Interior spaces intended for human occupancy shall be provided with active or passive space-heating and space-cooling systems capable of maintaining a minimum indoor temperatures between 70 of 68°F (201°C) and 90°F (32°C) at a point 3 feet (914 mm) above the floor 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.

Reasons:

The 2018 IMC and IBC text covers heating concerns only and does not distinguish between residential or commercial buildings. The intent of this proposed amendment is to recognize that the cooling season in Phoenix is the dominant design condition. The City Council of Phoenix included provisions for space cooling in all residential dwellings during the update of the Neighborhood Preservation Ordinance, approved on June 16, 1998. The cooling requirement for dwellings was incorporated into the adoption of the 1997 Uniform Building Code and was approved with an effective date of March 12, 1999. The adoption of the 2003 I-codes included mandatory heating and cooling for occupied interior spaces. An exception allowed for no heating and cooling when the primary purpose was not associated with human comfort, such as warehouses. The 2012 and 2006 I-codes were amended by Phoenix to require heating and cooling in habitable spaces. This proposed amendment re-establishes the City Council mandate to provide heating and cooling in residential dwellings and allows for designers and building owners to determine if it is required in commercial buildings based on the definition of habitable spaces.

Cost Impact: No cost impact.

This amendment has been in effect since 1998.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: November 7, 2017
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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 1609.1.1**

Submitted by: 2018 International Building Code Committee

1609.1.1 Determination of wind loads.

Wind loads on every building or structure shall be determined in accordance with Chapters 26 to 30 of ASCE 7. The type of opening protection required, the basic design wind speed, V , and the exposure category for a site is permitted to be determined in accordance with Section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

Exceptions:

1. Subject to the limitations of Section 1609.1.1.1, the provisions of ICC 600 shall be permitted for applicable Group R-2 and R-3 buildings.
2. Subject to the limitations of Section 1609.1.1.1, residential structures using the provisions of AWC WFCM.
3. Subject to the limitations of Section 1609.1.1.1, residential structures using the provisions of AISI S230.
4. Designs using NAAMM FP 1001.
5. Designs using TIA-222 for antenna-supporting structures and antennas, provided that the horizontal extent of Topographic Category 2 escarpments in Section 2.6.6.2 of TIA-222 shall be 16 times the height of the escarpment.
6. Wind tunnel tests in accordance with ASCE 49 and Sections 31.4 and 31.5 of ASCE 7.
7. A net force coefficient, $C_f = 1.2$, and Load Case A only, may be used to develop design wind loads on solid freestanding walls with a top-of-wall elevation not greater than 7 feet above the lowest adjacent grade within a horizontal distance equal to the wall height on either side of the wall.

Reasons:

Amendment carried forward from previous code for fences not over 7 feet with new wording to eliminate the use of these lesser wind loads for fences on top of, or near, retaining walls.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017
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Development Advisory Board (DAB) Technical Subcommittee Date: February 1, 2018
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PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 1612.3

Submitted by: 2018 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. The areas of special flood hazard identified by FEMA in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Maricopa County, Arizona and incorporated areas" dated September 30, 2005, with accompanying FIRMs and FBFMs dated September 30, 2005, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the Floodplain Administrator. The Floodplain Administrator, within its area of jurisdiction, shall delineate (or may, by rule, require developers of land to delineate) for areas where development is ongoing or imminent, and thereafter as development becomes imminent, floodplains consistent with the criteria developed by FEMA and the Director of the Arizona Department of Water Resources. The FIS and FIRM panels are on file at City of Phoenix City Hall, 200 W. Washington Street, Phoenix, AZ 85003, Street Transportation Department, 5th Floor.

Reasons:

The amendment uses the exact wording from Phoenix City Code 32B-7.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: [X] YES [] NO

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017
[X] Approved as submitted [] Modified and approved [] Denied [] No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: February 1, 2018
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Development Advisory Board (DAB) Date: March 15, 2018
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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1613.2.5.3

Submitted by: 2018 International Building Code Committee

1613.2.5.3 ASCE 7-16, Section 11.7. Modify ASCE 7-16, Section 11.7 to read:

11.7 Design requirements for seismic design category A.

Buildings and other structures assigned to Seismic Design Category A, excluding those assigned to Risk Categories III and IV, 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 the freeboard requirement in Section 15.6.5.1.

Reasons:

Buildings that are determined to be essential facilities, and that are expected to be operational during an emergency, should not be designed using non-conservative design methods.

Cost Impact:

Possible cost of earthquake analysis for high risk category structures.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: November 28, 2017
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Development Advisory Board (DAB) Technical Subcommittee	Date: February 1, 2018
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Development Advisory Board (DAB)	Date: March 15, 2018
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City Council Action	Date: June 6, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1704.1

Submitted by: 2018 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.

Reasons:

Special Inspections and Observations for all disciplines: structural, mechanical plumbing, and electrical are included in this section.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017

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Development Advisory Board (DAB) Technical Subcommittee Date: February 1, 2018

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 1704.6.1

Submitted by: 2018 International Building Code Committee

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 IV*.
2. The *structure* is a *high-rise building*.
3. Such observation is required by the *registered design professional* responsible for the structural design.
4. Such observation is specifically required by the *building official*.
5. The height of the *structure* is greater than 75 feet (22,860mm) above the *grade plane*.
6. The *structure* has more than three stories above the *grade plane*.
7. Elevated post-tensioned concrete structures.
8. Prefabricated deferred units and their connections when such units are utilized structurally in the lateral force-resisting systems of a *structure*.

Reasons:

These requirements were previously included in an amendment to the 2012 IBC except that the 2018 IBC now has a subsection that this information can be incorporated into rather than having to add a new subsection.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 1704.7

Submitted by: 2018 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* designated by the *registered design professional* responsible for the electrical design, 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 of the *Phoenix Building Construction Code* and the special inspections required by Section 1705.19, 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 specifically required by the *building official*.

1704.7.1 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 in responsible charge* shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the special inspections or observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.7.2 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 special inspection 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."

Reasons:

These requirements were previously included in an amendment to the 2012 IBC.

Cost Impact:

Increased costs associated with hiring a *registered design professional* to perform electrical observations.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 1704.8

Submitted by: 2018 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* designated by the *registered design professional* responsible for the mechanical design, 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 of the *Phoenix Building Construction Code* and the special inspections required by Section 1705.20, and shall be provided when one of the following conditions exist:

1. When such observation is specifically required by the *building official*.

1704.8.1 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 in responsible charge* shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the special inspections or observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.8.2 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 special inspection 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.”

Reasons:

These requirements were previously included in an amendment to the 2012 IBC.

Cost Impact:

Increased costs associated with hiring a *registered design professional* to perform mechanical observations.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 1704.9

Submitted by: 2018 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* designated by the *registered design professional* responsible for the plumbing design, 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 of the *Phoenix Building Construction Code* and the special inspections required by Section 1705.21 and shall be provided when one of the following conditions exist:

1. When such observation is specifically required by the *building official*

1704.9.1 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 in responsible charge* shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the special inspections or observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.9.2 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 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.”

Reasons:

These requirements were previously included in an amendment to the 2012 IBC.

Cost Impact:

Increased costs associated with hiring a *registered design professional* to perform plumbing observations.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: February 01, 2018

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)
Section 1705.6

Submitted by: 2018 International Building Code Committee

1705.6 Soils.

Special inspections and tests of existing site soil conditions, fill placement and load-bearing requirements shall be performed in accordance with this section and Table 1705.6. The approved geotechnical report and the construction documents prepared by the registered design professionals shall be used to determine compliance. During fill placement, the special inspector shall verify that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.

Exceptions:

- 1. Where Section 1803 does not require reporting of materials and procedures for fill placement, the special inspector shall verify that the in-place dry density of the compacted fill is not less than 90 percent of the maximum dry density at optimum moisture content determined in accordance with ASTM D1557.
2. Special inspections of existing site soil conditions will not be required for foundations complying to Exception 2 of Section 1803.2.

Reasons:

The code requires special inspections for existing site soil conditions as a default. This amendment adds an additional exception when special inspections of existing site soil conditions may not be required. The amendment uses information in existing TRT/DOC 00878 which is based on decades of industry practice allowing the registered design professional to specify the soil class of material and utilize the tabulated presumed soil bearing values for that class of material. Special inspection for existing soil conditions is not deemed necessary for structures within the limitations stated. This amendment is intended to further assist the design community in clarifying when a geotechnical special inspection is required.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: [] YES [x] NO

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017
[x] Approved as submitted [] Modified and approved [] Denied [] No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: February 1, 2018
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**PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 1705.19**

Submitted by: 2018 International Building Code Committee

1705.19 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.

Reasons:

These requirements were previously included in an amendment in 2012 IBC and specify the items in electrical design that require Special Inspection.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1705.20

Submitted by: 2018 International Building Code Committee

1705.20 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.

Reasons:

These requirements were previously included in an amendment in 2012 IBC, Chapter 17 and specify the items in mechanical design that require Special Inspection in the City's Special Inspections Program.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: November 28, 2017
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Development Advisory Board (DAB) Technical Subcommittee	Date: February 1, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1705.21

Submitted by: 2018 International Building Code Committee

1705.21 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.

Reasons:

These requirements were previously included in an amendment in 2012 IBC and specify the items in plumbing design that require Special Inspection.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: November 28, 2017
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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 1803.2**

Submitted by: 2018 International Building Code Committee

1803.2 Investigations required.

Geotechnical investigations shall be conducted in accordance with Sections 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 Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.
2. Foundations may be designed in accordance with Section 1806 without a geotechnical investigation on sites with Class of Material 4 or 5 soils per Table 1806.2 and where all the following are met. The *building official* shall be permitted to require a geotechnical investigation where the classification, strength, or compressibility of the soil is in doubt.
 - 2.1. The *structure* is limited to a maximum of two stories with maximum column axial loads of 25,000-pounds, and maximum wall axial loads of 2000 pounds per foot at the foundation as derived from the load combinations in Section 1605.3.
 - 2.2. Fill material is not used to resist loads associated with a *structure*.
 - 2.3. The *structure* is not located in a new subdivision;
 - 2.4. The *structure* is not located on a hillside lot.
 - 2.5. The *registered design professional* responsible for foundation design has determined the Class of Material and the *construction documents* include the following information:
 - 2.5.1. A statement indicating that the foundations are designed using the presumptive load-bearing values of Table 1806.2;
 - 2.5.2. A statement indicating the Class of Material;
 - 2.5.3. A statement indicating the allowable vertical foundation pressure, allowable lateral bearing pressure, and allowable lateral sliding resistance from Table 1806.2 associated with the Class of Material on the site;
 - 2.5.4. A statement of the minimum required foundation bearing depth below finished grade.

Reasons:

The code requires a geotechnical investigation as a default unless data satisfactory to the building official is available from adjacent areas. This amendment adds an additional exception to when a geotechnical investigation may not be required. The amendment is based on decades of industry practice allowing the registered design professional to specify the soil class of material and utilize the tabulated presumed soil bearing value. This amendment is intended to further assist the design community in clarifying when a geotechnical investigation is required.

Cost Impact:

Saving the cost of a geotechnical investigation.

Approved in previous 2012 Code Adoption process: YES NO**ACTION TAKEN:**

2018 Code Committee	Date: November 28, 2017
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1803.5.13

Submitted by: 2018 International Building Code Committee

1803.5.13 Post-tensioned slabs on ground.

A geotechnical investigation is required for the design of all post-tensioned slabs on ground. 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 γ_m for expansive soils and all special inspection requirements.

Reasons:

Post-tensioned slabs are structured slabs, the design of which requires specific information about the soil on which it is supported. The IBC does not provide presumptive values as they are site specific and require testing and analysis by a registered design professional qualified to perform such tests.

Cost Impact:

A geotechnical investigation and report is required for all locations that include a post-tensioned slab on ground.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017
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Development Advisory Board (DAB) Technical Subcommittee Date: February 1, 2018
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1905.1.7

Submitted by: 2018 International Building Code Committee

1905.1.7 ACI 318, Section 14.1.4.

Delete ACI 318, Section 14.1.4 and replace with the following:

14.1.4 – Plain concrete in *structures* assigned to Seismic Design Category C, D, E or F.

14.1.4.1 – *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:

Reasons:

Phoenix has historically required minimal reinforcing in concrete structures as prescribed in the seismic design forces, to provide structural integrity and minimize cracking during microbursts.

Cost Impact: Minimal cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017

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Development Advisory Board (DAB) Technical Subcommittee Date: February 1, 2018

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 1907.2

Submitted by: 2018 International Building Code Committee

1907.2 Post-tensioned slabs on ground.

All post-tensioned slabs on ground shall be permanently stamped, marked or otherwise identified in a conspicuous location indicating the slab is a post-tensioned slab. Conspicuous locations include, but are not limited to, entrance porches, slabs at garage doors or patio slabs.

Reasons:

Many residential structures have been, and continue to be, constructed with post-tensioned slabs on ground. If a tendon is cut from during repair or remodel work, 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 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: November 28, 2017
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Development Advisory Board (DAB) Technical Subcommittee	Date: February 1, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: March 15, 2018
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Downtown, Aviation, Economy, and Innovation Subcommittee	Date: May 2, 2018
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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 2106.1

Submitted by: 2018 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 masonry structures and components, regardless of seismic design category, shall meet the following minimum reinforcement requirements:

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.
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.

Reasons:

Phoenix has historically required minimal reinforcing in masonry structures as prescribed in the seismic design forces to provide structural integrity and minimize cracking during microbursts.

Cost Impact: Minimal cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 2304.11.1.3

Submitted by: 2018 International Building Code Committee

2304.11.1.3 Roof framing.

Minimum dimensions of roof framing shall be in accordance with Table 2304.11. ~~Every roof girder and not less than every alternate roof beam shall be anchored to its supporting member to resist forces as required in Chapter 16.~~

Reasons:

This change places heavy timber construction under the same connection requirements as other building materials in the building code.

Cost Impact: Minimal cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE
Amendment to 2018 International Building Code (IBC)
Section 2701.1

Submitted by: 2018 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. Codes referenced shall refer to the adopted editions with City of Phoenix amendments. 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.

Reasons:

- (1) Clarifies referenced codes to the adopted versions.
- (2) 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 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: February 6, 2018
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PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 2702.2.12

Submitted by: 2018 International Building Code Committee

[F] 2702.2.12 Laboratory suites.

Standby or emergency power shall be provided in accordance with Section 5004.7 of the International Fire Code where laboratory suites are located above the sixth story above grade plane or located in a story below grade plane.

Reasons:

Clarifies referenced code Section 5004.7 as referring to the Fire Code. Corrects typo “grand plant” to “grade plane”.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: February 6, 2018
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PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 2902.2

Submitted by: 2018 International Building Code Committee

[P] 2902.2 Separate facilities.

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate 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 facilities shall not be required in mercantile occupancies in which the maximum occupant load is ~~400~~ 50 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is ~~25~~ 50 or fewer.

Reasons:

These revisions are made to provide consistency between the 2018 IBC, 2018 UPC section 422.2 and 2018 IPC section 403.2 to allow for small business and mercantile occupancies to provide a single toilet facility for up to 50 occupants.

Cost Impact:

Cost savings for small businesses less than 50 and an increase for mercantile more than 50 and less than 100.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: January 25, 2018

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Development Advisory Board (DAB) Technical Subcommittee Date: February 8, 2018

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Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 2902.6

Submitted by: 2018 International Building Code Committee

[P] 2902.6 Small occupancies.

Drinking fountains shall not be required for an occupant load of ~~45~~ 50 or fewer.

Reasons:

This revision is made to provide consistency between the UPC and IPC codes.

Cost Impact:

Savings from providing a drinking fountain with an occupant load less than 50.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee Date: January 25, 2018
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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 3002.4

Submitted by: 2018 International Building 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, at least one elevator shall be provided for fire department emergency access and emergency medical access to all floors. 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 stretcher 24-inch by 84-inch (610mm by 2134mm) with not less than 5-inch (127mm) radius corners, in the horizontal, open position. ~~and~~

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 "EMS"
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" 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.

Reasons:

Original request in 2006 from Phoenix Fire Department. 2012 request for clarification from elevator companies.

Cost Impact:

Cost for software and hardware.

Approved in previous 2012 Code Adoption process: **YES** **NO**

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 3003.1.4

Submitted by: 2018 International Building 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.

Reasons:

- (1) To prevent elevator equipment from overheating while on building stand-by power.
- (2) To clarify existing policy.

Cost Impact:

Cost of independent air conditioning system.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 3005.2

Submitted by: 2018 International Building Code Committee

3005.2 Venting.

Elevator machine rooms, machinery spaces, control rooms and control spaces that contain ~~the driving machine, and control rooms or spaces that contain the operation or motion controller~~ solid state equipment 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.

Reasons:

- (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) This results in unsafe conditions as controller doors are left open and extra fans are brought into equipment rooms to try and solve the problem.
- (3) To avoid shut downs.

Cost Impact:

Cost of independent air conditioning system.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 3005.3

Submitted by: 2018 International Building Code Committee

3005.3 Pressurization.

The atmospherically connected elevator machine room, machine space, control rooms, or control space with openings into a pressurized elevator hoistway shall be pressurized upon activation of a heat or smoke detector located in the elevator machine room, machine space, control room or control space.

Reasons:

For further clarification.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 3005.5

Submitted by: 2018 International Building Code Committee

3005.5 Shunt trip.

Where elevator hoistways, elevator machine rooms, machine spaces, control rooms and control spaces containing elevator control equipment are protected with automatic sprinklers, a means installed in accordance with Section 21.4 of NFPA 72, elevator shutdown shall be provided to automatically disconnect the main line power supply to the affected elevator prior to the application of water. This means shall not be self-resetting. The activation of automatic sprinklers outside the hoistway, machine room, machinery space, control room or control space shall not disconnect the main line power supply.

Reasons:

Added: machine spaces to harmonize with A17.1.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)

Section 3105

Submitted by: 2018 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 nonresidential shade structures except as specifically modified by this section. 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.

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, canopy or roof structure which provides solar protection for outdoor Group F or Group S factor, industrial or storage uses or equipment. Industrial shade canopies shall be classified as to Occupancy Group in accordance with Chapter 3 of this Code.

MERCANTILE SHADE CANOPY. A mercantile shade canopy is an awning, canopy or roof structure which provides solar protection for the outdoor storage, display or sale of merchandise as 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 3105.4. Mercantile shade canopies shall not apply to motor fuel dispensing facilities.

NON-RESIDENTIAL PATIO COVER. A non-residential patio cover is an awning, canopy or roof 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 3105.4. Non-residential 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.

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. Has a flame spread index not greater than 25 when tested in accordance with ASTM E84 or UL 723.
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 Type I or Type II non-combustible construction. Industrial shade canopies shall meet the design requirements of Chapter 16.

3105.4.2 Location on property.

Industrial shade canopies shall comply with Table 601 and 602 for the 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 as specified in this code and the Phoenix Fire Code.

3105.4.5 Special hazards.

Outdoor hazardous material storage areas including compressed gas storage tanks, portable tanks or cylinders and related equipment, required by the Phoenix Fire Code to be weather protected, may be covered by a non-combustible industrial shade canopy when all of the following additional conditions are met. In all cases, the most restrictive requirement of the building code or the fire code shall apply:

3105.4.5.1 Fire code requirements.

The location of outdoor hazardous material storage areas and weather-protection shade canopies shall comply with the Phoenix Fire Code for distance to buildings, property lines, streets, alleys, public ways and exits to a public way based upon the type and quantity of material stored. No hazardous material shall be stored or used under an industrial shade canopy except in compliance with the fire code.

3105.4.5.2 Building code requirements.

In addition to fire code requirements, weather-protection shade canopies attached to buildings shall also comply with Table 601 and 602 for the fire-resistive protection. Weather-protection shade canopies shall not encroach into or obstruct any yard area, fire access or exit path required by this code.

3105.4.5.3 Extent of enclosure.

Weather-protection shade canopy supports and walls shall not obstruct more than 25 percent of the perimeter wall area of the canopy or storage area. Openings shall be arranged to permit natural ventilation and air flow through the space.

1. Where a weather-protection shade canopy is located less than 5 feet (1524 mm) from a building or a property line, a four-hour fire-resistive concrete or masonry separation wall without openings shall be provided.
2. Where a weather-protection shade canopy is located 5 feet (1524 mm) or more but less than 20 feet (6096 mm) from a building or a property line, a two-hour fire-resistive concrete or masonry separation wall without openings shall be provided. Where allowed by the Phoenix Fire Code, this two-hour separation wall may be a line of sight shield or protective structure less than the full height of the canopy.
3. Where a weather-protection shade canopy is located 20 feet (6096 mm) or more from a building or a property line, the requirement for installation of a fire-resistive separation wall, shield or protective structure shall be as determined by the Phoenix Fire Code.

3105.4.5.4 Sprinkler systems.

Weather-protection shade canopies shall be protected by an automatic sprinkler system when required in this code and the Phoenix Fire Code.

3105.5 Mercantile shade canopies and non-residential patio covers.

Mercantile shade canopies and non-residential patio covers shall comply with the provisions of Chapter 3 for their designated occupancy, except as specifically modified below.

3105.5.1 Construction and height.

Mercantile shade canopies and non-residential patio covers shall be limited to one story in height and shall be entirely of type I or type II non-combustible construction. Tables 601 and 602 shall not apply for these structures.

Exceptions:

1. Shade membrane fabric compliant with Section 3105.3. Mercantile shade canopies and non-residential patio covers including the supporting framework for membrane fabric shall meet the design requirements of Chapter 16.

3105.5.2 Location on property.

Mercantile shade canopies and non-residential patio covers shall be located not less than 5 feet (915 mm) from the property line. Mercantile shade canopies and non-residential 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-residential patio covers may be attached to any non-residential 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 nonresidential 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-residential 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 type I or type II 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 meet the design requirements of Chapter 16.

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.

Reasons:

Mercantile shade canopies and non-residential shade structures may be located 5 feet from a property line for following reason:

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 2012 Code Adoption process: YES NO

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PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 3107.1

Submitted by: 2018 International Building Code Committee

3107.1 General.

Signs shall be designed, constructed and maintained in accordance with this code and the Phoenix Zoning Ordinance.

Reasons:

This refers the customer to the Phoenix Zoning Ordinance for additional design requirements for signs.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

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PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Section 3110.1

Submitted by: 2018 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.

Reasons:

This amendment refers the applicants to the Phoenix Fire Code for additional design and permitting requirements.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Section 3113**

Submitted by: 2018 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 module.~~
- ~~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.

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 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 41-2142 et seq, and is not included in this Code.

3113.1.2 Manufactured home installation.

The installation of manufactured homes and mobile homes, including connection to 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 Zoning Code administration purposes. Connection to a City water or sewer tap requires a separate permit from the Planning and Development Department.

3113.1.3 Factory-built building installation.

The installation of factory-built buildings 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 Zoning Code 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 Zoning Code 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.

3113.1.4 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.

3113.1.5 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 (ARS 41-2142).

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 on-site 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.

Reasons:

This is a current amendment to the 2012 IBC to add Factory Built Buildings. The 2018 IBC has 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.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: March 2, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Technical Subcommittee	Date: March 8, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: March 15, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Downtown, Aviation, Economy, and Innovation Subcommittee	Date: May 2, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date: June 6, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Adopted by City of Phoenix Ordinance G-6463 effective July 6, 2018



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC) Appendices A-N

Submitted by: 2018 International Building Code Committee

Recommendation for the following appendices:

Not Adopt

- Appendix A: Employee Qualifications.
- Appendix B: Board of Appeals.
- Appendix C: Group U-Agricultural Buildings.
- Appendix D: Fire Districts.
- Appendix F: Rodent proofing.
- Appendix G: Flood-resistant Construction.
- Appendix H: Signs.
- Appendix I: Patio Covers.
- Appendix J: Grading.
- Appendix K: Administrative Provisions.
- Appendix L: Earthquake Recording Instrumentation.
- Appendix M: Tsunami-Generated Flood Hazard.
- Appendix N: Replicable Buildings.

Adopt

- Appendix E: Supplemental Accessibility Requirements.

Reasons:

Appendices A, B, C, D, F, G, H, I, J, K, L, M where needed are already covered by existing ordinances. Adopting only Appendix E is a current amendment in the 2012 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.

Cost Impact: N/A

Approved in previous 2012 Code Adoption process: **YES** **NO**

ACTION TAKEN:

2018 Code Committee	Date: March 2, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

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City Council Action	Date: June 6, 2018
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PHOENIX BUILDING CONSTRUCTION CODE

**Amendment to 2018 International Building Code (IBC)
Table 1607.1**

Submitted by: 2018 International Building Code Committee

Table 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L₀, AND MINIMUM CONCENTRATED LIVE LOADS^g

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
25. Residential Habitable attics and sleeping areas ^k	30 40	—

Reasons:

Habitable attics can be used as floor space and 40 psf more closely reflects floor live loading.

Cost Impact: Minimal cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee	Date: November 28, 2017
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB) Technical Subcommittee	Date: February 1, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board (DAB)	Date: March 15, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Downtown, Aviation, Economy, and Innovation Subcommittee	Date: May 2, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action	Date: June 6, 2018
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PHOENIX BUILDING CONSTRUCTION CODE

Amendment to 2018 International Building Code (IBC)
Table 1806.2

Submitted by: 2018 International Building Code Committee

TABLE 1806.2
PRESUMPTIVE LOAD-BEARING VALUES

Table with 5 columns: CLASS OF MATERIALS, VERTICAL FOUNDATION PRESSURE (psf), LATERAL BEARING PRESSURE (psf/ft below natural grade), LATERAL SLIDING RESISTANCE (Coefficient of friction a, Cohesion (psf) b). Rows include Crystalline bedrock, Sedimentary and foliated rock, Sandy gravel and gravel, Sand, silty sand, clayey sand, silty gravel and clayey gravel, and Clay, sandy clay, silty clay, clayey silt, silt and sandy silt.

For SI: 1 pound per square foot = 0.0479kPa, 1 pound per square foot per foot = 0.157 kPa/m

- a. Coefficient to be multiplied by the dead load.
b. Cohesion value to be multiplied by the contact area, as limited by Section 1806.3.2.
c. This soil classification may be prone to expansive, collapsible or cyclic properties with changes to soil moisture content. The registered design professional shall determine if the use of this table is appropriate for this soil classification.

Reasons:

The geography of Phoenix incorporates native desert as well as previously farmed land that exhibit inconsistent bearing values. Geotechnical engineers practicing in the Phoenix area have provided their professional opinions and recommend the adjustment in the bearing values for Class 4 and Class 5. The information in this amendment presents the previous 2012 amendment in a graphical manner. Footnote c has been added to several soil classifications at the request of the geotechnical engineering and structural engineering communities to highlight the use of presumptive bearing values may not be appropriate due to their detrimental soil properties.

Cost Impact: No cost impact.

Approved in previous 2012 Code Adoption process: YES NO

ACTION TAKEN:

2018 Code Committee Date: November 28, 2017

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Technical Subcommittee Date: February 1, 2018

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Date: March 15, 2018

Approved as submitted Modified and approved Denied No action taken

Downtown, Aviation, Economy, and Innovation Subcommittee Date: May 2, 2018

Approved as submitted Modified and approved Denied No action taken

City Council Action Date: June 6, 2018

Approved as submitted Modified and approved Denied No action taken

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