



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 101.1

**Submitted by:** 2018 International Existing Building Code 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**

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 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: February 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  
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**Adopted by City of Phoenix Ordinance G-6463 effective July 6, 2018**



**PHOENIX BUILDING CONSTRUCTION CODE**

**Amendment to 2018 International Existing Building Code (IEBC)  
Section 101.2**

**Submitted by:** 2018 International Existing Building Code Committee

**101.2 Scope.**

The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition* to and relocation of *existing buildings*.

**Exception:** Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*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*.

**101.2.1 Fire Code construction requirements for existing buildings.**

Existing buildings shall also comply with Chapter 11 Construction Requirements for Existing Buildings in the Phoenix Fire Code. Where conflicts occur between provisions of this code and Chapter 11 Construction Requirements for Existing Buildings in the Phoenix Fire Code, the most restrictive provisions shall apply.

**Reasons:**

To better coordinate the Fire Protection requirements found in the Existing Building Code and the Chapter 11 Construction Requirements for Existing Buildings in the Fire Code, this amendment has been provided in the Existing Building Code to direct the designer to Chapter 11 of the Phoenix Fire Code for additional Fire Protection requirements.

**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: January 28, 2018  
 Approved as submitted     Modified and approved     Denied     No action taken

**Development Advisory Board (DAB) Technical Subcommittee**      Date: March 8, 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  
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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 Existing Building Code (IEBC) Sections A101.4 - A117.4

**Submitted by:** 2018 International Existing Building Code Committee

**[A] 101.4 - [A] 117.4 – Reserved.**

**See Chapter 1 of Phoenix Building Construction Code**

**Reasons:**

Administration and enforcement of the Phoenix Building Construction Code is specified in Chapter 1 of the 2018 International Building Code (IBC) as amended by the City of Phoenix.

**Cost Impact:** No cost impact.

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

**ACTION TAKEN:**

<b>2018 Code Committee</b>	Date: January 10, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
<b>Development Advisory Board (DAB) Technical Subcommittee</b>	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
<b>Development Advisory Board (DAB)</b>	Date: February 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
<b>Downtown, Aviation, Economy, and Innovation Subcommittee</b>	Date: May 2, 2018
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<b>City Council Action</b>	Date: June 6, 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 Existing Building Code (IEBC)  
Section 202**

**Submitted by:** 2018 International Existing Building Code Committee

**SECTION 202 GENERAL DEFINITIONS**

**[A] HISTORIC BUILDING.** Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.
4. Recommended by the City of Phoenix Historic Preservation Officer for listing on the Phoenix Historic Property Register, either as an individually eligible property or as a contributing resource to an eligible historic district.

**Reasons:**

This requirement is consistent with state and federal practices where eligible historic properties are treated the same as listed properties for design review purposes.

**Cost Impact:**

This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 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: 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

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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 301.5

**Submitted by:** 2018 International Existing Building Code Committee

**301.5 Compliance with accessibility.**

Accessibility requirements for *existing buildings* shall comply with the 2009 edition of ICC A117.1 and the provisions of Sections 305.1 through 305.9.4, as applicable to facilities designated as historic structures that undergo *alterations*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances and toilet rooms would threaten or destroy the historic significance of the building or *facility*, as determined by the *code official* and historic preservation officer, conformance with the requirements to the maximum extent technically feasible shall be permitted.

**Reasons:**

This requirement was previously amended in 2012 IEBC code section 1204.1, and is consistent with departmental policies and permit requirements. The current 2012 amendment is located in section 1204 "Alterations." This section, 1204, was deleted in the 2018 edition. Accessibility in 2018 IEBC is generalized in chapter 3, section 301 "Administration" under sub-section 301.5 and section 305 "Accessibility for existing Buildings", sub-sections 305.1 through 305.9.4. These sections now apply to all existing buildings including historic. This amendment may not be needed or may need to be re-worded. Committee decision pending – 233, 1221-17.

**Cost Impact:** No cost impact.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 2018

Approved as submitted     Modified and approved     Denied     No action taken

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

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**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 Existing Building Code (IEBC)  
Section 305.8.10**

**Submitted by:** 2018 International Existing Building Code Committee

**305.8.10 Toilet rooms.**

Where it is technically infeasible to alter existing toilet and bathing rooms to be accessible, an accessible family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the International Building Code is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1. In existing construction, one of two or more fixtures (water closets and/or urinals) may be removed to create space for one accessible stall in each existing toilet room. This may result in the reduction of one required water closet which shall be permitted when this reduction is needed to create a conforming accessible toilet stall. Any alteration under this section shall not reduce other accessibility requirements including, but not limited to required clear floor spaces and maneuvering spaces.

**Reasons:**

This is a current amendment to the 2012 IBC Chapter 34, section 3411.8.11 & 2012 IEBC Chapter 4, section 410.8.11. This supports barrier removal, an important part of the ADA law.

**Cost Impact:**

Reduced cost for compliance.

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

**ACTION TAKEN:**

<b>2018 Code Committee</b>	Date: January 10, 2018
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
<b>Development Advisory Board (DAB) Technical Subcommittee</b>	Date: February 08, 2018
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<b>Development Advisory Board (DAB)</b>	Date: February 15, 2018
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<b>Downtown, Aviation, Economy, and Innovation Subcommittee</b>	Date: May 2, 2018
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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 1201.1.1

**Submitted by:** 2018 International Existing Building Code Committee

**1201.1 Scope.**

This chapter is intended to provide means for the preservation of *historic buildings*. *Historic buildings* shall comply with the provisions of this chapter relating to their *repair, alteration, relocation and change of occupancy*.

**1201.1.1 Preliminary meeting.**

If an applicant requests that a building meet the requirements of this chapter and the project is a project involving alterations and/or a change of occupancy, then the Planning and Development Department shall offer a preliminary meeting with the applicant upon payment of a fee as set forth in Appendix A.2 of Phoenix City Code, prior to the submission of a permit application. The preliminary meeting shall, to the extent possible, include the officials responsible for permit approval and enforcement with respect to the Phoenix Building Construction Code, Phoenix Fire Code and historic preservation ordinances.

**Reasons:**

This requirement was previously amended in the 2012 IEBC, chapter 12, section 1201.1 and is consistent with departmental policies.

**Cost Impact:**

This is a cost-saving measure. The objective of this meeting is to identify proactively all the code, technical and policy requirements as early as feasible.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 2018  
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**Development Advisory Board (DAB) Technical Subcommittee**      Date: February 8, 2018  
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**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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**PHOENIX BUILDING CONSTRUCTION CODE**

**Amendment to 2018 International Existing Building Code (IEBC)  
Section 1201.4**

**Submitted by:** 2018 International Existing Building Code Committee

**[BS] 1201.4 Flood hazard areas.**

In *flood hazard areas*, if all proposed work, including *repairs*, work required because of a *change of occupancy*, and *alterations*, constitutes *substantial improvement*, then the *existing building* shall comply with Section 1612 of the *International Building Code*, or Section R322 of the *International Residential Code* as applicable.

**Exception:** Buildings or structures listed on the National Register of Historic Places or City of Phoenix or State Inventory of Historical Places shall be exempt if alteration of a ‘historic structure,’ will not preclude the structure’s continued designation as a ‘historic structure’. Historic Preservation may show the property listed within a Historic District, but it must be a contributor to the Historic District or individually listed.

~~If a *historic building* will continue to be a *historic building* after the proposed work is completed, then the proposed work is not considered a *substantial improvement*. For the purposes of this exception, a *historic building* is any of the following:~~

- ~~1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.~~
- ~~2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district.~~
- ~~3. Designated as historic under a state or local historic preservation program that is approved by the Department of the Interior.~~

**Reasons:**

This requirement is consistent with state and federal practices where eligible historic properties are treated the same as listed properties for design review purposes. Modified to match flood plain requirements

**Cost Impact:**

This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.



Approved in previous 2012 Code Adoption process:       YES       NO

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 22, 2018  
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**Development Advisory Board (DAB) Technical Subcommittee**      Date: February 8, 2018  
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**Development Advisory Board (DAB)**      Date: February 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  
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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 1201.6

**Submitted by:** 2018 International Existing Building Code Committee

**1201.6 Energy efficiency.**

Alterations and additions to an *historic building* shall be exempt from the provisions of the International Energy Conservation Code. New construction within designated historic districts shall be subject to the provisions of the International Energy Conservation Code.

**Reasons:**

This additional section was previously amended in the 2012 IEBC section 1201.5, and is consistent with departmental policies.

**Cost Impact:**

This cost-saving measure is intended to reduce the financial and technical infeasibility of energy upgrades to the entire building.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 2018

Approved as submitted    Modified and approved    Denied    No action taken

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

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**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

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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 1202.2

**Submitted by:** 2018 International Existing Building Code Committee

**1202.2 Repair and replacement.**

Repair and replacement of existing or missing features using original materials shall be permitted. Partial replacement for *repairs* that match the original in configuration, height, and size shall be permitted. Glazing is subject to the requirements of Section 1203.8. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *International Building Code*.

**Exception:** Glass block walls, louvered windows, and jalousies repaired with like materials.

**Reasons:**

This requirement was previously amended in the 2012 IEBC section 1202.4, and is consistent with departmental policies.

**Cost Impact:**

This cost-saving measure is intended to reduce the financial and technical infeasibility for uncomplicated projects.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 2018  
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**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: February 15, 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 of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 1203.3

**Submitted by:** 2018 International Existing Building Code Committee

**1203.3 Means of egress and emergency escape and rescue.**

Existing window and door openings and corridor and stairway widths less than those specified elsewhere in this code may be *approved*, provided that, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. Where approved by the *code official*, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other *approved* means of egress having sufficient capacity to serve the total occupant load are provided.

**Reasons:**

This requirement was previously amended in the 2012 IEBC section 1203.3, and is consistent with departmental policies.

**Cost Impact:**

This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 2018  
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**Development Advisory Board (DAB) Technical Subcommittee**      Date: February 8, 2018  
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**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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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 1204.6

**Submitted by:** 2018 International Existing Building Code Committee

**1204.6 Means of egress and emergency escape and rescue.**

Existing window and door openings and corridor and stairway widths less than those that would be acceptable for non-historic buildings under these provisions shall be *approved*, if, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operational controls to limit occupancy are *approved* by the *code official*.

**Reasons:**

This requirement was previously amended in 2012 IEBC code section 1205.6, and is consistent with departmental policies.

**Cost Impact:**

This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 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: 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

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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## PHOENIX BUILDING CONSTRUCTION CODE

### Amendment to 2018 International Existing Building Code (IEBC) Section 1204.14

**Submitted by:** 2018 International Existing Building Code Committee

**1204.14 Natural light.**

Where it is determined by the *code official* and the *historic preservation officer* that compliance with the natural light requirements of Section 1010.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered to be acceptable.

**Reasons:**

This requirement was previously amended in 2012 IEBC code section 1205.14, and is consistent with departmental policies.

**Cost Impact:**

This cost-saving measure is intended to reduce the financial and technical infeasibility for projects.

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

**ACTION TAKEN:**

**2018 Code Committee**      Date: January 10, 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: February 15, 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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