



**BUILDING CONSTRUCTION CODE CHANGE PROPOSAL**

**Amendment to 2024 International Existing Building Code (IEBC)  
Section 101**

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

**CHAPTER 1 SCOPE AND ADMINISTRATION**

**Notes:**

1. For reserved sections herein, refer to the amendments and requirements in Chapter 1 of the International Building Code for these code requirements.
2. For sections that remain unchanged from base code, the term “see this section of the 2024 IEBC” shall refer to the unchanged base code.

**101.1 Title**

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

**101.2 Scope.** - See this section of the 2024 IEBC

**101.2.1 Appendices.** - See this section of the 2024 IEBC

**101.2.2 Application of fire code.**

Where work regulated by this code is also regulated by the construction requirements for existing buildings in Chapter 11 of the Phoenix ~~International~~ Fire Code, such work shall comply with applicable requirements in both codes.

**101.3 Purpose.** - See this section of the 2024 IEBC

**101.4 Applicability.** - See this section of the 2024 IEBC

**101.4.1 Buildings not previously occupied.** – See this section of the 2024 IEBC

**101.4.2 Buildings previously occupied.** - See this section of the 2024 IEBC

**101.5 Safeguards during construction.** - Reserved

**101.6 Correction of violations of other codes.** - See this section of the 2024 IEBC

**Section 102 Applicability** - Reserved

**Section 103 Code compliance agency** - Reserved

**Section 104 Duties and powers of code official** - Reserved

**Section 105 Permits** - Reserved

**Section 106 Construction documents - Reserved**

**Section 107 Temporary uses, equipment and systems - Reserved**

**Section 108 Fees - Reserved**

**Section 109 Inspections - Reserved**

**Section 110 Certificate of occupancy - Reserved**

**Section 111 Service utilities - Reserved**

**Section 112 Means of appeals - Reserved**

**Section 113 Violations - Reserved**

**Section 114 Stop work order - Reserved**

**Section 115 Unsafe structures and equipment - Reserved**

**Section 116 Emergency measures - Reserved**

**Section 117 Demolition - Reserved**

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

The reserved provisions are contained in the Phoenix Building Construction Code – Administrative Provisions (Chapter 1 of the International Building Code).

**Cost Impact:** No cost impact.

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

**ACTION TAKEN:**

**2024 Code Committee**      Date: 01/29/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board (DAB) Subcommittee**      Date: 02/27/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board (DAB)**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**Transportation, Infrastructure and Planning Subcommittee**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**City Council Action**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 202

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

#### SECTION 202 GENERAL DEFINITIONS

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

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

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

**Cost Impact:** Minimal cost impact. This will reduce the financial and technical infeasibility for historic eligible projects.

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

#### ACTION TAKEN:

<b>2024 Code Committee</b>	Date: 01/22/2025
<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) Subcommittee</b>	Date: 02/27/2025
<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:
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<b>Transportation, Infrastructure and Planning Subcommittee</b>	Date:
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<b>City Council Action</b>	Date:
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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendment to 2024 International Existing Building Code (IEBC) Section 306.7.12

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

#### 306.7.12 Toilet rooms.

Where it is *technically infeasible* to alter existing toilet rooms to be accessible, one accessible single-user toilet room or one accessible family or assisted-use toilet room constructed in accordance with Section 1110.2.1 of the *International Building Code* is permitted. This toilet room shall be located on the same floor and in the same area as the existing toilet rooms. At the inaccessible toilet rooms, directional signs indicating the location of the nearest such toilet room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1. One of two or more fixtures (water closets and/or urinals) may be removed to create space for one wheelchair accessible toilet compartment in each existing toilet room. The resulting reduction in water closets is permitted to create a conforming wheelchair accessible toilet compartment in each existing toilet room. Alterations under this section shall not reduce other accessibility requirements including, but not limited to, required clear floor spaces and clearances.

**Justification:** This supports barrier removal, an important part of the ADA law.

**Cost Impact:** Reduced cost for compliance.

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

#### ACTION TAKEN:

**2024 Code Committee** Date: 01/15/2025  
 Approved as submitted  Modified and approved  Denied  No action taken

**Development Advisory Board (DAB) Subcommittee** Date: 02/27/2025  
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**Development Advisory Board (DAB)** Date:  
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**Transportation, Infrastructure and Planning Subcommittee** Date:  
 Approved as submitted  Modified and approved  Denied  No action taken

**City Council Action** Date:  
 Approved as submitted  Modified and approved  Denied  No action taken



**BUILDING CONSTRUCTION CODE CHANGE PROPOSAL**  
**Amendment to 2024 International Existing Building Code (IEBC)**  
**Section 502.3**

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

**[BS] 502.3 Existing structural elements carrying gravity load.**

Any existing gravity load-carrying structural element for which an *addition* and its related *alterations* cause an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose vertical load-carrying capacity is decreased as part of the *addition* and its related *alterations* shall be considered to be an altered element subject to the requirements of Section 503.3. Any existing element that will form part of the lateral load path for any part of the *addition* shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 502.3.

**Exceptions:**

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.  
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

**Justification:** The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

**Cost Impact:** No Cost Impact.

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

**ACTION TAKEN:**

**2024 Code Committee**      Date: 01/09/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board (DAB) Subcommittee**      Date: 02/27/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board (DAB)**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**Transportation, Infrastructure and Planning Subcommittee**

Date:

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**City Council Action**

Date:

Approved as submitted    Modified and approved    Denied    No action taken



**BUILDING CONSTRUCTION CODE CHANGE PROPOSAL**

**Amendment to 2024 International Existing Building Code (IEBC)  
Section 503.3**

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

**[BS] 503.3 Existing structural elements carrying gravity load.**

Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects~~, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *alteration* shall be shown to have the capacity to resist the applicable design gravity loads ~~dead, live and snow loads including snow drift effects~~ required by the *International Building Code* for new structures.

**Exceptions:**

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m<sup>2</sup>) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.  
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

**Justification:** The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

**Cost Impact:** No Cost Impact.

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

**ACTION TAKEN:**

**2024 Code Committee** Date: 01/09/2025  
 Approved as submitted  Modified and approved  Denied  No action taken

**Development Advisory Board (DAB) Subcommittee** Date: 02/27/2025  
 Approved as submitted  Modified and approved  Denied  No action taken

**Development Advisory Board (DAB)** Date:

<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
<b>Transportation, Infrastructure and Planning Subcommittee</b>			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
<b>City Council Action</b>			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken





# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL Amendment to 2024 International Existing Building Code (IEBC) Section 706.2

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

**[BS] 706.2 Addition or replacement of roofing or replacement of equipment.**

Any existing gravity load-carrying structural element for which an *alteration* causes an increase in design gravity loads ~~dead, live or snow load, including snow drift effects,~~ of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures.

**Exceptions:**

1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m<sup>2</sup>) or less over an existing single layer of roof covering.
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.  
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

**Justification:** The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

**Cost Impact:** No Cost Impact.

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

**ACTION TAKEN:**

**2024 Code Committee** Date: 01/09/2025  
 Approved as submitted  Modified and approved  Denied  No action taken

**Development Advisory Board (DAB) Subcommittee** Date: 02/27/2025  
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**Development Advisory Board (DAB)** Date:  
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**Transportation, Infrastructure and Planning Subcommittee** Date:  
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**City Council Action** Date:  
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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Existing Building Code (IEBC)
Section 805.2

Submitted by: International Existing Building Code Committee

[BS] 805.2 Addition or replacement of roofing or replacement of equipment.

Any existing gravity load-carrying structural element for which an alteration causes an increase in design gravity loads dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the International Building Code for new structures.

Exceptions:

- 1. Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes...
2. Buildings in which the increased dead load is attributable to the addition of a second layer of roof covering...
3. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.

Justification: The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: [ ] YES [x] NO

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
[x] Approved as submitted [ ] Modified and approved [ ] Denied [ ] No action taken

Development Advisory Board (DAB) Subcommittee Date: 02/27/2025
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<b>Development Advisory Board (DAB)</b>	Date:
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<b>Transportation, Infrastructure and Planning Subcommittee</b>	Date:
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**BUILDING CONSTRUCTION CODE CHANGE PROPOSAL**

**Amendment to 2024 International Existing Building Code (IEBC)  
Section 1103.1**

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

**[BS] 1103.1 Additional Gravity Loads**

Any existing gravity load-carrying structural element for which an *addition* and its related *alterations* cause an increase in design gravity loads ~~dead, live or snow load, including snow drift effects, of more than 5 percent~~ shall be replaced or altered as needed to carry the gravity loads required by the *International Building Code* for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the *addition* and its related *alterations* shall be considered to be an altered element subject to the requirements of Section 805.2. Any existing element that will form part of the lateral load path for any part of the addition shall be considered to be an existing lateral load-carrying structural element subject to the requirements of Section 1103.2.

**Exceptions:**

1. Buildings of Group R occupancy with not more than five dwelling units or sleeping units used solely for residential purposes where the existing building and the addition together comply with the conventional light-frame construction methods of the International Building Code or the provisions of the International Residential Code.
2. Structural elements whose design gravity load combination is increased by not more than 5 percent and whose gravity load-carrying capacity has not been decreased.  
Determination of the percent increase shall account for the cumulative effects of additions or alterations since original construction.

**Justification:** The base code requirement is that if load is increased, the member must be structurally evaluated per the current code for new structures and replaced or altered as necessary. The base code allowing up to a 5 percent increase in gravity loads is an exception. This amendment provides the necessary clarification that this is an exception, and that the exception applies to gravity load combinations, rather than individual loads. Additionally, the gravity loads listed in the base code are not comprehensive. Updating the section to apply to gravity loads, rather than a specific list of loads, leaves it to the designer to determine which loads are applicable.

**Cost Impact:** No cost Impact.

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

**ACTION TAKEN:**

**2024 Code Committee**      Date: 01/09/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board (DAB) Subcommittee**      Date: 02/27/2025  
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<b>Development Advisory Board (DAB)</b>	Date:
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<b>Transportation, Infrastructure and Planning Subcommittee</b>	Date:
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<b>City Council Action</b>	Date:
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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 1201.1.1

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

#### 1201.1 Scope.

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

**1201.1.1 Preliminary meeting.** If an applicant requests that a building meet the requirements of this chapter and the project is a project involving alterations and/or a change of occupancy, then the Planning and Development Department shall offer a preliminary meeting with the applicant upon payment of a fee as set forth in Appendix A.2 of Phoenix City Code, prior to the submission of a permit application. The preliminary meeting shall, to the extent possible, include the officials responsible for permit approval and enforcement with respect to the Phoenix Building Construction Code, Phoenix Fire Code and historic preservation ordinances.

**Justification:** This allows applicants to meet with the City to discuss code application for historic buildings and allows for greater collaboration between plan review sections in the processing of permit applications.

**Cost Impact:** Minimal cost impact. The objective of this meeting is to identify proactively all the code, technical and policy requirements as early as feasible.

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

#### ACTION TAKEN:

**2024 Code Committee**      Date: 1/22/2025  
 Approved as submitted     Modified and approved     Denied     No action taken

**Development Advisory Board (DAB) Subcommittee**      Date: 02/27/2025  
 Approved as submitted     Modified and approved     Denied     No action taken

**Development Advisory Board (DAB)**      Date:  
 Approved as submitted     Modified and approved     Denied     No action taken

**Transportation, Infrastructure and Planning Subcommittee**      Date:  
 Approved as submitted     Modified and approved     Denied     No action taken

**City Council Action**      Date:  
 Approved as submitted     Modified and approved     Denied     No action taken



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 1201.4

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

**[BS] 1201.4 Flood hazard areas.** In *flood hazard areas*, if all proposed work, including *repairs*, work required because of a *change of occupancy*, and *alterations*, constitutes *substantial improvement*, then the *existing building* shall comply with Section 1612 of the *International Building Code*, or Section R306 of the *International Residential Code*, as applicable.

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

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

**Justification:** This requirement is consistent with state and federal practices where eligible historic properties are treated the same as listed properties for design review purposes. Phoenix's historic preservation program is approved by the department of the interior.

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

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

#### ACTION TAKEN:

<b>2024 Code Committee</b>	Date: 1/22/2025
<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) Subcommittee</b>	Date: 02/27/2025
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<b>Development Advisory Board (DAB)</b>	Date:
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<b>Transportation, Infrastructure and Planning Subcommittee</b>	Date:
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# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 1201.6

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

**1201.6 Energy efficiency.** Exterior alterations to a *historic building* shall be exempt from the provisions of the International Energy Conservation Code. New construction within designated historic districts shall be subject to the provisions of the International Energy Conservation Code.

**Justification:** Maintaining the original exterior materials of a historic building is important for a building to retain its historic status.

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

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

#### ACTION TAKEN:

**2024 Code Committee**      Date: 1/22/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board (DAB) Subcommittee**      Date: 02/27/2025  
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**Development Advisory Board (DAB)**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**Transportation, Infrastructure and Planning Subcommittee**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**City Council Action**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken





# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 1202.2

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

**1202.2 Repair and Replacement.**

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

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

**Justification:** This requirement was previously amended in the 2018 IEBC section 1202.2, and is consistent with departmental policies.

**Cost Impact:** This cost-saving measure is intended to reduce the financial and technical infeasibility of uncomplicated projects.

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

**ACTION TAKEN:**

**2024 Code Committee**      Date: 01/29/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board Technical Subcommittee**      Date: 02/27/2025  
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**Development Advisory Board**      Date:  
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**Downtown, Aviation, Economy and Innovation Subcommittee**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**City Council Action**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 1203.3

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

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

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

**Justification:** This requirement was previously amended in the 2018 IEBC section 1203.3, and is consistent with departmental policies. This clarifies that this sections also applies to emergency escape and rescue openings.

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

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

**ACTION TAKEN:**

**2024 Code Committee**      Date: 01/29/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board Technical Subcommittee**      Date: 02/27/2025  
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**Development Advisory Board**      Date:  
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**Downtown, Aviation, Economy and Innovation Subcommittee**      Date:  
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**City Council Action**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 1204.6

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

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

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

**Justification:** This requirement was previously amended in 2018 IEBC section 1204.6, and is consistent with departmental policies. This clarifies that this sections also applies to emergency escape and rescue openings.

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

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

**ACTION TAKEN:**

**2024 Code Committee**      Date: 01/29/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board Technical Subcommittee**      Date: 02/27/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**Downtown, Aviation, Economy and Innovation Subcommittee**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**City Council Action**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

### Amendments to 2024 International Existing Building Code (IEBC) Section 1204.14

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

**1204.14 Natural light.**

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

**Justification:** This requirement was previously amended in 2018 IEBC section 1204.14, and is consistent with departmental policies. The Historic Preservation Officer is a better authority for determining loss of historic character.

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

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

**ACTION TAKEN:**

**2024 Code Committee**      Date: 01/29/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board Technical Subcommittee**      Date: 02/27/2025  
 Approved as submitted    Modified and approved    Denied    No action taken

**Development Advisory Board**      Date:  
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**Downtown, Aviation, Economy and Innovation Subcommittee**      Date:  
 Approved as submitted    Modified and approved    Denied    No action taken

**City Council Action**      Date:  
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