



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1103.2.3

Submitted by: Strategic Workgroup on Accessibility

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

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

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

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

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

ACTION TAKEN:

2024 Code Committee Date: 03/18/2025
☒ Approved as submitted ☐ Modified and approved ☐ Denied ☐ No action taken

Development Advisory Board (DAB) Subcommittee Date: 03/27/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied ☐ No action taken

Development Advisory Board (DAB) Date: 04/22/2025
☐ Approved as submitted ☐ Modified and approved ☒ Denied ☐ No action taken

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

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



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PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1103.2.11

Submitted by: Strategic Workgroup on Accessibility

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

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

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

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

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

ACTION TAKEN:

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