



The 2006 International Codes (including the 2006 International Residential Code) have been adopted and will be enforced beginning July 1, 2007. In accordance with Phoenix Building Construction Code, Section 105.5.1.1, standard plans expire by limitation upon the effective date of the adoption of a new construction code. Authorized use of standard plans beyond the effective date of a new code may be approved by the Building Official. Request for such use must be made prior to the effective date of the new code.

POLICY

All standards based on the '03 and prior codes will expire on July 1, 2007. The Building Official has authorized the use of existing approved standards beyond this date, as long as an update for that standard has been applied for (with a completed matrix) prior to July 1, 2007.

Residential Standard Plans Approved Under 2003 IRC:

Residential Standard Plans that were submitted and approved under the 2003 IRC can be updated to the 2006 IRC without full plan revision using an update matrix showing all code changes relevant to the project (permits issued under these standards will be built to 2006 IRC requirements). The matrix must be submitted on a plan sheet and must include the city standard number and builder model number, and be sealed by the Engineer or Architect of Record for the standard (if applicable). The City of Phoenix has developed a sample matrix that includes the most significant and more restrictive code changes (see attached sample). If the applicant wishes to take advantage of any less restrictive changes without revising the plans, these changes must be listed at the bottom of the matrix. All code changes applicable to the project must be marked on the matrix.

Residential Standard Plans Approved Under Codes Prior to 2003:

Residential Standard Plans approved under codes prior to 2003 may also be updated using the matrix, but can only be used to complete construction of existing subdivisions. In order to qualify, preliminary site plan approval of the subdivision must be obtained prior to July 1, 2007 and design review of the standard submitted prior to May 1, 2007, or approved prior to July 1, 2007. A permit must be issued from the standard within six months of design review approval and construction must begin within six months of permit issuance. Where design review is not required, the first permit must be issued by July 1, 2007, and construction must start within six months.

PROCEDURE:

- For each residential standard to be updated, applicant creates a single plan sheet containing a matrix with all code changes relevant to that standard identified. The sheet must contain a statement that the project will conform with the 2006 IRC and be sealed by the Architect or Engineer of Record (if applicable). The builder's model number and City approved standard number must be shown on the plan. Any less restrictive code changes being used should be listed at the end of the matrix.
- Submit two copies of the plan sheet, along with an application requesting an update to the 2006 IRC.
- The update will be treated as a revision to the original standard. A minimum \$300 fee will be charged for plan review, and a Residential Plan Review Update (RPRU) will be issued using the same base number as the original standard.
- Submittal of the application for update will constitute approval to use the existing standard until the update has been approved or December 31, 2007, whichever occurs first.

- Once the update has been approved, the scope of original Residential Plan Review Standard (RPRS) will be revised to reflect the use of the '06 codes. The approved plan sheet containing the matrix will be returned to the applicant and must be attached to the original approved standard plans. A copy must be maintained at the jobsite for inspections.

Note:

IRC Section R302.1 has been revised to increase the fire separation distance required for non-rated exterior walls. Residences constructed in residential developments, which have received preliminary site plan approval prior to July 1, 2007, may continue to comply with building setback requirements of the 2003 International Residential Code. This provision will expire on July 1, 2010 or upon adoption of the 2009 edition of the International Residential Code, which ever occurs first.

Where application for residential design review has been submitted for development on residential single lots prior to May 1, 2007 or approved prior to July 1, 2007; new one and two family residences may continue to comply with building setback requirements of the 2003 International Residential Code. This provision will expire on January 1, 2008.