



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 202

Submitted by: International Building Code Committee

ELECTRIC VEHICLE CHARGING STATION. One or more vehicle spaces served by an electric vehicle charging system, including the electric vehicle charging system.

HIGH-RISE BUILDING. A *building* with an occupied floor or ~~occupied~~ occupiable roof located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

Justification: To maintain consistency with the terminology in the U.S. Access Board’s proposed rule to amend their accessibility guidelines for the Americans with Disabilities Act, the added wording clarifies that the electrical vehicle charging system is part of the electric vehicle charging station.

The 2024 Code edition changed the terminology used throughout from occupied roof to *occupiable* roof. The terminology in the definition did not get changed. This amendment corrects this oversight, so the definition uses the same terminology as the rest of the Code.

Cost Impact: No cost impact. Use of consistent terminology.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
 Approved as submitted Modified and approved Denied No action taken

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

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 310.4.1

Submitted by: International Building Code 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~~ Other than where preempted by Arizona State Law, an automatic sprinkler system is installed in accordance with Section 903.3.1.3 of this code or Section P2904 of the International Residential Code shall be provided.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed the Bret Tarver Sprinkler Ordinance to do so, due to the age of the Bret Tarver Sprinkler Ordinance. The Bret Tarver Sprinkler Ordinance's requirement places a threshold of 5,000 square feet on R-3 occupancies for where a sprinkler is required. As such, this base code section cannot be enforced other than through that 5,000 square foot lens associated with Bret Tarver. Where preempted, in single-family dwellings less than 5,000 square feet, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 01/29/2025
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 420.4

Submitted by: International Building Code Committee

[F] 420.4 Automatic sprinkler system.

Other than where preempted by Arizona State Law, Group R occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.8. Group I-1 occupancies shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.6. Quick-response or residential *automatic* sprinklers shall be installed in accordance with Section 903.3.2.

Justification: The Phoenix Fire Code has provisions brought in with the Bret Tarver Sprinkler Ordinance for when fire sprinklers are required that is more conservative than base code. See Section 903 of the Phoenix Fire Code.

Arizona Revised Statutes (A.R.S.) 9-807 prohibits municipalities from requiring sprinklers in one- and two-family dwellings but allowed Bret Tarver to do so, due to the age of the Bret Tarver ordinance.

The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units. With the potential for this law to be altered or clarified, the provisions for fire sprinklers are not removed from the code but are specifically pointing the user to the potential of state preemption for their requirement. Where preempted, sprinklers are not required.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there will be a cost reduction.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 706.1.1

Submitted by: International Building Code Committee

706.1.1 Party Walls.

Any wall located on a *lot line* between adjacent *buildings*, which is used or adapted for ~~joint~~ joint service between the two *buildings*, shall be a party wall and constructed as a *fire wall* in accordance with Section 706. Party walls shall be constructed without openings and shall create separate *buildings*.

Exceptions:

1. Openings in a party wall separating an *anchor building* and a *mall* shall be in accordance with Section 402.4.2.2.1.
2. Party walls and *firewalls* are not required on *lot lines* dividing a *building* for ownership purposes where the aggregate height and area of the portions of the *building* located on both sides of the *lot line* do not exceed the maximum height and area requirements of this code. The height of the portions of the *building* on each side of the *lot line* shall not exceed the maximum height requirements of this code. For the *building official's* review and approval, the official shall be provided with copies of dedicated access easements and contractual agreements that permit the *owners* of portions of the building located on either side of the *lot line* access to the other side for purposes of maintaining fire and *life safety systems* necessary for the operation of the building.

Justification: Italicizing the word “joint” is not appropriate because the code definition is not related to the use of the word in this context.

The term “party wall” must be incorporated into the first sentence of the code text because titles are only provided as general descriptions of the section, and not adopted as part of the code text.

It is appropriate to aggregate the area of portions of the *building* on both sides of the *lot line* for compliance with the maximum area requirements of this code. However, aggregating the height of each portion of the building is inappropriate for determining compliance with maximum height requirements of this code.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee	Date: 12/18/2024
<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) Subcommittee	Date:
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Transportation, Infrastructure and Planning Subcommittee	Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 708.3

Submitted by: International Building Code Committee

708.3 Fire-resistance rating.

Fire partitions shall have a *fire-resistance rating* of not less than 1 hour except when required by Section 420.2 in a building that does not have an *automatic sprinkler system* in accordance with Section 903.2.8. Where *fire partitions* are required by Section 420.2 and the building does not have an *automatic sprinkler system* the *fire-resistance rating* shall be not less than 2 hours. Where the *fire partitions* have a required *fire-resistance rating* of more than 1 hour, opening protectives shall be provided in accordance with Table 716.1(2) for *fire barriers* having a *fire-resistance rating* greater than 1 hour.

Exceptions:

1. *Corridor walls* permitted to have a 1/2-hour *fire-resistance rating* by Table 1020.2.
2. *Dwelling unit* and *sleeping unit* separations in *buildings* of Types IIB, IIIB and VB construction shall have *fire-resistance ratings* of not less than 1/2 hour in *buildings* equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

Justification: The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units.

The base code of the International Residential Code (IRC) includes provisions for structures containing up to four dwelling units without automatic sprinkler systems by increasing the fire-resistance rating of walls and horizontal assemblies in structures without automatic sprinkler systems. This amendment brings this concept into the IBC for consistency. The fire-resistance rating in this amendment is in line with the increase specified in the IRC.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there may be a net cost increase or decrease from base code depending on the cost of the additional passive fire protection versus the cost of the sprinkler system.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 711.2.4.3**

Submitted by: International Building Code Committee

711.2.4.3 Dwelling units and sleeping units.

Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction where the building has an automatic sprinkler system in accordance with Section 903.2.8. The horizontal assemblies shall have not less than a 2-hour fire-resistance rating for a building without an automatic sprinkler system.

Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2-hour fire-resistance-rated construction in a building of Types IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Justification: The newly adopted Arizona Revised Statute (A.R.S.) 9-462.13 has been interpreted at this time to disallow requiring an automatic sprinkler system for all structures containing up to four dwelling units.

The base code of the International Residential Code (IRC) includes provisions for structures containing up to four dwelling units without automatic sprinkler systems by increasing the fire-resistance rating of walls and horizontal assemblies in structures without automatic sprinkler systems. This amendment brings this concept into the IBC for consistency. The fire-resistance rating in this amendment is in line with the increase specified in the IRC.

Cost Impact: Minimal cost impact. Where state law disallows the requirement for fire sprinklers, there may be a net cost increase or decrease from base code depending on the cost of the additional passive fire protection versus the cost of the sprinkler system.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 714.4.1.2

Submitted by: International Building Code Committee

714.4.1 Through penetrations.

Through penetrations of fire-resistance-rated walls shall comply with Section 714.4.1.1 or 714.4.1.2.

Note: The exception is not amended. See base code.

714.4.1.1 Fire-resistance-rated assemblies.

Through penetrations shall be protected using systems installed as tested in the *approved* fire-resistance-rated assembly.

714.4.1.2 Through-Penetration firestop system.

Through penetrations and non-recessed *membrane penetrations* shall be protected by an *approved penetration firestop* system installed as tested in accordance with ASTM E814 or UL 1479, with a minimum positive pressure differential of 0.01 inch of water (2.49 Pa) and shall have an *F rating* of not less than the required *fire-resistance rating* of the wall penetrated. Recessed fixtures shall comply with one of the exceptions to Section 714.4.2.

714.4.2 Membrane penetrations

Membrane penetrations shall comply with Section 714.4.1. Where walls or partitions are required to have a *fire-resistance rating*, recessed fixtures shall be installed such that the required *fire resistance* will not be reduced.

Note: The exceptions are not amended. See base code.

Justification:

The only amendment is to section 714.4.1.2. This is a clarification of a long-standing issue with interpreting the IBC with respect to recessed membrane penetrations other than electrical boxes and whether they need a T rating when tested to ASTM E814 or UL 1479. They do.

Exception 4 to Section 714.4.2 has a requirement for an F and T rating for these non-electrical boxes, but the base code points the user to the potential to use Section 714.4.1.2 for these situations that only contains an F rating. The use of base code Section 714.4.1.2 for only an F rating is at odds with the second sentence of Section 714.4.2. See the definition of *fire resistance* that includes retarding the passage of excessive heat. Due to the presence of this second sentence of Section 714.4.2 the use of base code Section 714.4.1.2 without a T rating is not currently allowed for recessed membrane penetrations. This amendment will clarify this.

Section 714.4.1.2 is amended as opposed to amending Section 714.4.2 directly, so that the option of Section 714.4.1.1 is maintained. 714.4.1.1 allows the penetration to be just as it was installed, where it was part of the wall's test for the wall's fire rating.

Cost Impact: No cost impact.

The second sentence of Section 714.4.2 already requires this. This is clarification.

Approved in previous 2018 Code Adoption process:

YES

NO

ACTION TAKEN:

2024 Code Committee

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1025.1

Submitted by: International Building Code Committee

1025.1 General.

Approved luminous egress path markings delineating the exit path shall be provided in all *high-rise buildings* of Group A, B, E, I-1, M or R-1 occupancies in accordance with this section.

Justification: Removing the specific occupancy types and adding the verbiage of all will help align the building department requirements with what is already required by the fire department.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC) Section 1025.2

Submitted by: International Building Code Committee

1025.2 Markings within exit components.

Egress path markings shall be provided in all interior exit stairways, interior exit ramps and exit passageways in accordance with Sections 1025.2.1 through 1025.2.6.3.

Justification: This amendment clarifies that all interior exit stairways, interior exit ramps, and exit passageways, in a high-rise building are required to have luminous egress path markings. This provides consistency with the provisions in the Phoenix Fire Department policies and eliminates unintended interpretation.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1101.1

Submitted by: International Building Code Committee

1101.1 Scope.

The provisions of this chapter and the 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.

Justification: It is required by state law to be included in the Phoenix Building Construction Code.

Cost Impact: No cost impact.

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

ACTION TAKEN:

2024 Code Committee Date: 12/18/2024
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1102.1

Submitted by: 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.

The word “accessible”, appearing in all instances in Chapter 11, shall be italicized, including when hyphenated with another word.

Justification: It is required by State law to be included in the Phoenix Building Construction Code.

The use of the term “*accessible*” and “accessible” in this chapter is inconsistent. To mitigate misinterpretation, all instances of this term must be italicized to clearly indicate the requirement to comply with the provisions of this chapter.

Cost Impact: No cost impact.

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

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1103.2.5

Submitted by: 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 shall be accessible. Accessible parking and an accessible route from the accessible parking to the sales office/trailer and throughout the public portions of the office/trailer, including the design center, shall be provided. Accessible toilet rooms shall be provided.

Justification: This is an issue that has caused confusion in the past, so this clarification helps avoid that confusion.

Cost Impact: No cost impact.

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

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1104.1

Submitted by: International Building Code Committee

1104.1 Site arrival points.

At least one *accessible route* within the *site* shall be provided from public transportation stops, *accessible* parking, *accessible electric vehicle charging spaces*, *accessible* passenger loading zones, and public streets or sidewalks to the *accessible building* entrance served.

Exception: Other than in *buildings* or *facilities* containing or serving *Type B units*, an *accessible route* shall not be required between *site* arrival points and the *building* or *facility* entrance if the only means of access between them is a vehicular way not providing for pedestrian access.

Justification: Added accessible electric vehicle charging spaces as site arrival points because these are not necessarily accessible parking spaces; and EV charging spaces are proposed to be identified in the ADA as site arrival points.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1104.4**

Submitted by: International Building Code Committee

1104.4 ~~Multistory~~ Multilevel buildings and facilities.

At least one *accessible route* shall connect each accessible *story*, *mezzanine* and *occupiable* roofs in multilevel *buildings* and *facilities*.

Justification: The use of the term “multistory” instead of “multilevel” in this title has been interpreted in the past to limit Section 1104.4 to multistory buildings and not multilevel buildings. Confusion has stemmed from the related Section 206.2.3 of the 2010 ADA that uses the term “multi-story” instead of multilevel. However, the definition of “story” in the ADA differs from the definition in the Code. Section 1104.4 is written in such a way to meet or exceed the requirements of the ADA and it is written in consideration of multilevel buildings and facilities, not just multistory buildings, and facilities.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1106.2

Submitted by: International Building Code Committee

1106.2 Required.

~~Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.2, except as required by Sections 1106.3 through 1106.5. 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.~~

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

~~Table 1106.2~~

~~1106.3~~

~~1106.4~~

~~1106.5~~

~~1106.6~~

~~1106.7~~

1106.8 Parking meters and pay stations.

Where parking meters and pay stations serve accessible parking spaces, such parking meters and pay stations shall be accessible.

1106.9

Justification: The Phoenix Zoning Ordinance provides the scoping and technical provisions for accessible parking and accessible passenger loading zones. This amendment deletes the provisions in the PBCC and provides a reference to the Phoenix Zoning Ordinance and the ADA Standards for Accessible Design to eliminate redundant provisions.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1108.6.2.2.1

Submitted by: International Building Code Committee

1108.6.2.2.1 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. Where two or more *Type A units* are provided, at least 5 percent but not less than one *Type A unit* shall include a bathroom with a shower complying with ICC A117.1 for *Type A units*. In Group R-2 occupancies containing more than 20 *dwelling units* or *sleeping units* that are located within a thirteen hundred twenty-foot radius of a light rail station platform, at least 6 percent, but not less than one of the units within that radius shall be a *Type A unit*.

Justification: This increases availability of more adaptable dwelling units and sleeping units within a ¼ mile radius of a light rail station.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1108.7.2

Submitted by: International Building Code Committee

1108.7.2 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.

Justification: The *Type A unit* is a more adaptable version of the *Type B unit*. If a *Type B unit* is not required, then a *Type A unit* is also not required.

Cost Impact: No cost impact.

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

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Development Advisory Board (DAB) Subcommittee Date:
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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



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1109.2

Submitted by: International Building Code Committee

1109.2 Assembly area seating.

A *building*, room or space used for assembly purposes with *fixed seating, bleachers, grandstands or folding and telescopic seating* shall comply with Sections 1109.2.1 through 1109.2.5. Lawn seating shall comply with Section 1109.2.6. Assistive listening systems shall comply with Section 1109.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1109.2.8. Dining areas shall comply with Section ~~1109.2.9~~ 1110.14.

Justification: The 2024 IBC added Section 1110.14 for dining surfaces and created a potentially confusing redundancy. This amendment provides reference to Section 1110.14 and removes reference to Section 1109.2.9 which is deleted by a separate amendment.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/24
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Development Advisory Board (DAB) Subcommittee Date:
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City Council Action Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1109.2.3

Submitted by: International Building Code Committee

1109.2.3 Companion seats.

At least one fixed companion seat shall be provided for each *wheelchair space* required by Sections 1109.2.2.1 through 1109.2.2.3.

Justification: The 2010 ADA Standards for Accessibility Design regulates fixed and built-in elements only. In compliance with the ADA, this amendment clarifies that a loose companion seat will not satisfy the requirements of this section.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/24
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Development Advisory Board (DAB) Subcommittee Date:
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City Council Action Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1109.2.9

Submitted by: International Building Code Committee

~~**1109.2.9 Dining and drinking areas.**~~

~~In dining and drinking areas, all interior and exterior floor areas shall be accessible and be on an accessible route.~~

~~**Exceptions:**~~

- ~~1. An accessible route between accessible levels and stories above or below is not required where permitted by Section 1104.4, Exception 1.~~
- ~~2. An accessible route to dining and drinking areas in a mezzanine is not required, provided that the mezzanine contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.~~
- ~~3. In sports facilities, tiered dining areas providing seating required to be accessible shall be required to have accessible routes serving at least 25 percent of the dining area, provided that accessible routes serve accessible seating and where each tier is provided with the same services.~~
- ~~4. Employee-only work areas shall comply with Sections 1103.2.2 and 1104.3.1.~~

~~**1109.2.9.1 Dining surfaces.**~~

~~Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one, of the dining surfaces for the seating and standing spaces shall be accessible and be distributed throughout the facility and located on a level accessed by an accessible route.~~

Justification: Section 1109.2.9 is being deleted and the information included in Section 1110.14 by a separate amendment to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact. No technical provisions have been changed.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee	Date: 12/18/24
<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) Subcommittee	Date:
<input 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:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date:
<input 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:
<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

Proposed Amendment to 2024 International Building Code (IBC) Section 1110.2

Submitted by: International Building Code Committee

1110.2 Toilet and bathing facilities.

Exceptions:

3. Where multiple single-user toilet rooms or ~~bathing rooms~~ are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be *accessible*.

Justification: The 2010 ADA Standards for Accessibility Design does not include bathrooms in this exception. This amendment eliminates a conflict with the ADA provision.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/24
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Development Advisory Board (DAB) Subcommittee Date:
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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

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1110.14.1**

Submitted by: International Building Code Committee

1110.14.1 Dining surfaces.

~~Not less than 5 percent of the seating and standing space provided at fixed, built-in, and moveable dining surfaces shall be accessible. Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one of the fixed or built-in dining surfaces for the seating and standing spaces shall be accessible and at least 5 percent, but not less than one of the moveable dining surfaces for the seating and standing spaces shall be accessible.~~

In dining and drinking areas, all interior and exterior floor areas shall be accessible and be on an accessible route.

Exceptions:

1. An accessible route between accessible levels and stories above or below is not required where permitted by Section 1104.4, Exception 1.
2. An accessible route to dining and drinking areas in a mezzanine is not required, provided that the mezzanine contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.
3. In sports facilities, tiered dining areas providing seating required to be accessible shall be required to have accessible routes serving at least 25 percent of the dining area, provided that accessible routes serve accessible seating and where each tier is provided with the same services.
4. Employee-only work areas shall comply with Section 1103.2.2 and 1104.3.1.

Justification: Title II and Title III of the 2010 ADA Standards for Accessibility Design regulates fixed and built-in elements only. This clarifies that fixed and built-in dining surfaces must be considered as a group separately from moveable dining surfaces to comply with the ADA. A moveable accessible dining surface will not satisfy the requirement for an accessible fixed or built-in dining surface. 5 percent of the moveable accessible dining surfaces were also required by the 2018 Code and must be provided in the same area as the non-accessible moveable dining surfaces. This amendment includes provisions originally in Sections 1109.2.9 and 1109.2.9.1 of the 2024 edition which have been deleted by a separate amendment and placed into this Section to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact. No technical provisions have been changed.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/24
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Subcommittee Date:
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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	
Transportation, Infrastructure and Planning Subcommittee	Date:
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City Council Action	Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1110.14.3

Submitted by: International Building Code Committee

1110.14.3 Dispersion.

Accessible seating and standing space at accessible fixed, built-in, or moveable dining or work surfaces shall be distributed throughout the space or *facility* containing ~~such elements and that type of dining surface.~~ Accessible seating and standing space at fixed or built-in accessible work surfaces shall be distributed throughout the space or facility containing that type of work surface. Accessible dining and work surfaces shall be located on a level accessed by an *accessible route*.

Justification: The 2010 ADA Standards for Accessibility Design regulates fixed and built-in elements only. This clarifies that fixed and built-in dining surfaces must be considered as a group separately from moveable dining surfaces and must be located in the same area as the non-accessible fixed or built-in dining surfaces are located to comply with the ADA. A moveable *accessible* dining surface will not satisfy the requirement for an *accessible* fixed or built-in dining surface. Five percent of the moveable *accessible* dining surfaces were also required by the 2018 code and must be provided in the same area as the non-accessible moveable dining surfaces in order not to conflict with Title II of the ADA when it applies. This amendment includes provisions originally in Section 1109.2.9.1 of the 2024 edition which has been deleted by a separate amendment and placed into this section to eliminate a potentially confusing redundancy.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee Date:
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City Council Action Date:
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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1112.1**

Submitted by: International Building Code Committee

1112.1 Signs. Required *accessible* elements shall be identified by the International Symbol of Accessibility at the following locations.

11. *Accessible* electric vehicle charging spaces. Signs shall be 60 inches (1525 mm) minimum above the surface of the electric vehicle charging space to the bottom of the sign.

Exception: In residential facilities, where electric vehicle charging spaces are assigned spaces, identification of *accessible* electric vehicle charging spaces shall not be required.

Justification: Added item 11 to comply with the requirement that is included in the U.S. Access Board’s proposed rule to amend their accessibility guidelines for the Americans with Disabilities Act.

Cost Impact: The cost of a sign at each accessible EV charging space.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL
Amendment to 2024 International Building Code (IBC)
Section 1203.1

Submitted by: International Building Code Committee

SECTION 1203 TEMPERATURE CONTROL

1203.1 Equipment and systems.

Interior spaces intended for human occupancy shall be provided with active or passive ~~space-heating and cooling~~ systems capable of maintaining an indoor temperature ~~not less than 68°F (20°C)~~ between 70°F (21°C) and 82°F (28°C) (if cooled by air conditioning, and 86°F (30°C) if cooled by evaporative cooling), measured at a point 3 feet (914mm) above the floor in the center of the room. 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.

Justification: This amendment requires newly constructed buildings to comply with City of Phoenix Neighborhood Preservation Ordinance Sec. 39-5(B)(1)(b), which deals with buildings that are rented. All newly constructed buildings may be rented at some point in their life.

Cost Impact: Significant cost impact; this amendment requires cooling in all interior spaces intended for human occupancy, which the base code does not.

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

ACTION TAKEN:

2024 Code Committee Date: 01/09/2025
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City Council Action Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1607.1

Submitted by: International Building Code Committee

TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L₀, AND MINIMUM CONCENTRATED LIVE LOADS

OCCUPANCY OR USE		UNIFORM (psf)	CONCENTRATED (POUNDS)	ALSO SEE SECTION	
27.	Residential	One- and two-family dwellings:	-	Section 1607.21	
		Habitable attics and sleeping areas			30 40
		All other areas			40

Justification: Actual live loads applied to spaces at any given moment in time are dramatically lower than the values shown throughout the building code, however the structure must be capable of sustaining and not failing under the maximum reasonable load that it will be exposed to during short-duration, high-intensity, extraordinary, or transient loading events. This could include building material placements during remodels as well as crowding in special or emergency situations. The commentary to ASCE 7-16 identifies the mean maximum load for owner occupied residential uses as 38 psf. The mean maximum load for sleeping areas used only for that purpose is not identified and may not have been studied but is likely at or below 30psf. During the structure’s reasonable lifetime, the potential for the use of a bedroom to be used in the same manner as other areas in residential occupancies is quite high and so this amendment is maintained from previous code versions to make failure during the loading scenarios identified less likely.

Cost Impact: No cost impact. This code amendment will not be a change from previous editions of the Phoenix building codes.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
 Approved as submitted Modified and approved Denied No action taken

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

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



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1611.1

Submitted by: International Building Code Committee

1611.1 Design rain loads

Each portion of a roof shall be designed to sustain the *load* of rainwater as per the requirements of Chapter 8 of ASCE 7. Rain loads shall be based on the summation of the static head, d_s , hydraulic head, d_h , and ponding head, d_p , using Equation 16-20. The hydraulic head shall be based on hydraulic tests data or hydraulic calculations assuming a flow rate corresponding to a rainfall intensity equal to or greater than the 15-minute duration storm with return period given in Table 1611.1. Rainfall intensity shall be determined in inches per hour for 15-minute duration storms for the risk categories given in Table 1611.1 for the location of the structure. Approved 15-minute duration rainfall intensity values are available at <https://asce7hazardtool.online>, or an approved equivalent. The ponding head shall be based on structural analysis as the depth of water due to deflections of the roof subjected to unfactored rain load and unfactored *dead load*.

Justification: The 2024 IBC is using rainfall intensity based on a 15-minute duration. The base model code previously used a 60-minute intensity. Previous editions of the code provided figures to determine the intensity of rainfall. The code removed the figures when it changed to 15-minute average rainfall intensity. This leaves the designer to find an acceptable source of rainfall data and provide it when they did not need to before. This code amendment will directly allow the use of the data from the ASCE website, as it is already frequently used for seismic accelerations and wind speeds. The website identified in this code amendment is in the base model code in Section 1609.3 for identifying acceptable sources for wind speeds.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee Date:
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City Council Action Date:
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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1612.3**

Submitted by: 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.~~

Flood hazard areas for use in this code are established in Phoenix City Code Chapter 32B

Justification: The City Code establishes the City’s flood hazard areas.

Cost Impact: No cost impact.

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

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee Date:
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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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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1613.1

Submitted by: International Building Code Committee

1613.1.1 Risk Category III and IV Seismic Design Category.

ASCE 7-22 Section 11.7 is amended as follows:

Risk Category I and II buildings and other structures assigned to Seismic Design Category A 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 freeboard requirement in Section 15.6.5.1. Risk Category III and IV structures shall be designed to a minimum seismic design category of B.

Exception: Where the site class is determined via shear wave velocity testing of the top 100 feet of soil and Section 11.6 indicates so, Risk Category III and IV structures are permitted to be designed to Seismic Design Category A and only comply with Section 1.4.

Justification: The seismic design category of a structure is dependent upon risk category, location, and soil properties at the site. Frequently, the soil properties are estimated, as opposed to directly investigated. This estimation method is much less robust than direct measurement of the soil's shear wave velocity. As such, when this estimation method is used to determine a seismic design category of A at a site, there is a large risk that this is incorrectly assigned, and that risk is too high for structures that represent a substantial hazard to human life or serve as essential facilities.

Cost Impact: Cost impact is minimal. Possible cost of earthquake analysis for high-risk category structures.

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

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee Date:
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Transportation, Infrastructure and Planning Subcommittee Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1704.1

Submitted by: 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.

Justification: This section includes observations for electrical, mechanical, and plumbing, not just structural.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee Date:
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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

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1704.6**

Submitted by: International Building Code Committee

1704.6 Structural observations

Where required by the provisions of Section 1704.6.1, the *owner* or the *owner's* authorized agent shall employ ~~a~~ the registered design professional responsible for the structural design, or another registered design professional who is familiar with the structural design and is acceptable to the building official to perform structural observations. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance to the *approved construction documents*. *Structural observation* does not include or waive the responsibility for the inspections in Section 110 or the *special inspections* in Section 1705 or other sections of this code. Structural observation shall be performed, at a minimum, at significant stages of the construction. ~~Prior to the commencement of observations, the structural observer shall submit to the building official a written statement identifying the frequency and extent of structural observations. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.~~

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 III* or *IV*.
2. The *structure* is a *high-rise building*.
3. The *structure* is assigned to *Seismic Design Category E*, and is greater than two *stories above grade plane*.
4. Such observation is required by the *registered design professional* responsible for the structural design.
5. Such observation is specifically required by the *building official*.
6. The structure contains elevated post-tensioned concrete floors or roofs.
7. The building height is greater than 75 feet.
8. The structure is greater than three stories above grade plane.

1704.6.2 Statement of Observations

Where observations are required, the construction documents shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the building official based on the complexity and scope of work on the permit.

1704.6.3 Procedures

The registered design professional responsible for structural observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring structural observation as set forth in the inspection and observation program for each project.

The registered design professional responsible for performing structural 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 responsible for structural observation shall file with the building official a written monthly progress report indicating the dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.6.4 Certificate of compliance.

Upon completion of the portions of the work requiring structural 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 observation reports and the Certificate of Compliance.

The Certificate of Compliance for structural observation shall read as follows:

“I certify to the best of my knowledge the structural requirements of the Phoenix Building Construction Code and approved plans and specifications have been complied with insofar as the portion of the work requiring structural 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.”

Justification: These requirements are necessary to outline the functioning of the required observations for projects that are complex enough to require an engineer to visit the site to assist having the complex project be constructed as designed.

Post-tensioned concrete relies more heavily on accurate placement of post-tensioned tendons and mild reinforcement when compared to other types of concrete.

There had previously been an amendment for deferred units part of the lateral force resisting system that was capturing more situations than intended, so this was removed, but policy can still be set by the building official per item 5, where this should be required.

Cost Impact: Minimal cost impact. This amendment will require some complex structures to have a site visit by a structural engineer.

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

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee Date:
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Development Advisory Board (DAB) Date:
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Transportation, Infrastructure and Planning Subcommittee Date:

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



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment to 2024 International Building Code (IBC)

Section 1704.7

Submitted by: 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* who is familiar with the electrical design and is acceptable to the *building official* 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 and the special inspections required by Section 1705.21, 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 required by the *registered design professional* responsible for the electrical design.
5. When such observation is specifically required by the *building official*.

1704.7.1 Statement of Observations

Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.7.12 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* responsible for electrical observation shall file with the *building official* a written monthly progress report indicating the

dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.7.23 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 observation 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.”

Justification: The above types of electrical work requiring Electrical Observations involve higher hazards and more complex systems. In addition to electrical inspections performed by City of Phoenix electrical inspectors and any required Special Electrical Inspections; these work types require Electrical Observations performed by a (State of Arizona) Registered Professional Electrical Engineer.

Cost Impact: Minimal Cost Impact. This amendment will require some complex structures to have a site visit by an electrical engineer.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
 Approved as submitted Modified and approved Denied No action taken

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



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1704.8**

Submitted by: 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* who is familiar with the mechanical design and is acceptable to the *building official*, 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 and the special inspections required by Section 1705.20, and shall be provided when one of the following conditions exist:

1. Outdoor Air Engineered Ventilation System per the exception to *International Mechanical Code Section 403.2*
2. *Appliances and equipment* that are not *listed and labeled* and are approved via Section 104.2.3.
3. When such observation is required by the *registered design professional* responsible for the plumbing design.
4. When such observation is specifically required by the *building official*.

1704.8.1 Statement of Observations

Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.8.4 2 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* responsible for mechanical observation shall file with the *building official* a written monthly progress report indicating the dates of each site visit, the observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.8.2 3 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 observation 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.”

Justification: The above types of mechanical work requiring Mechanical Observations involve more complex systems. In addition to mechanical inspections performed by City of Phoenix mechanical inspectors and any required Special Mechanical Inspections; these work types require mechanical observations performed by a (State of Arizona) Registered Professional Mechanical Engineer.

Cost Impact: Minimal Cost Impact. Increased costs associated with hiring a registered design professional to perform mechanical observations.

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

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Transportation, Infrastructure and Planning Subcommittee Date:
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 Approved as submitted Modified and approved Denied No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1704.9**

Submitted by: 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* who is familiar with the electrical design and is acceptable to the *building official*, 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 and the special inspections required by Section 1705.21 and shall be provided when one of the following conditions exist:

1. Siphonic Roof Drainage Systems
2. *Alternative Engineered Designs* per the *International Plumbing Code*.
3. Peak water demand and pipe sizing per the Uniform Plumbing Code.
4. When such observation is required by the *registered design professional* responsible for the mechanical design.
5. When such observation is specifically required by the *building official*.

1704.9.1 Statement of Observations

Where observations are required, the *construction documents* shall show a statement of observations. This statement shall identify the frequency and extent of observations. The frequency and extent shall be acceptable to the *building official* based on the complexity and scope of work on the permit.

1704.9.2 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* responsible for plumbing observation 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.

1704.9.3 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 observation-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.”

Justification: The above types of plumbing work requiring Plumbing Observations involve more complex systems. In addition to plumbing inspections performed by City of Phoenix plumbing inspectors and any required Special Plumbing Inspections; these work types require plumbing observations performed by a (State of Arizona) Registered Professional Mechanical Engineer.

Cost Impact: Minimal Cost Impact. Increased costs associated with hiring a registered design professional to perform plumbing observations.

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

ACTION TAKEN:

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Transportation, Infrastructure and Planning 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

Proposed Amendment to 2024 International Building Code (IBC) Section 1705.20

Submitted by: 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.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in mechanical design that require Special Inspection. The above types of mechanical work requiring Special Mechanical Inspections involve more complex systems and currently the City of Phoenix Inspection staff does not perform these types of inspections. In addition to mechanical inspections performed by City of Phoenix mechanical inspectors; these work types require Special Mechanical Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Mechanical inspection to test for proper mechanical operation.

Cost Impact: Minimal cost impact. The cost is associated with hiring qualified mechanical special inspectors.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 12/18/24
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Development Advisory Board (DAB) Subcommittee Date:
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Development Advisory Board (DAB) Date:

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



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1705.21**

Submitted by: International Building Code Committee

1705.21 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.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in electrical design that require Special Inspection. The above types of electrical work requiring Special Electrical Inspections involve higher hazards and more complex systems. In addition to electrical inspections performed by City of Phoenix electrical inspectors; these work types require Special Electrical Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. mechanical inspection to test for proper mechanical operation, and
3. electrical testing to test for proper electrical connection / functioning and to detect damaged electrical components prior to the equipment being cleared to be energized.

Cost Impact: Minimal Cost Impact

The cost associated with hiring qualified electrical special inspectors.

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

ACTION TAKEN:

2024 Code Committee

Date: 12/12/24

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Subcommittee	Date:
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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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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1705.22

Submitted by: International Building Code Committee

1705.22 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.

Justification: These requirements were previously included in an amendment in 2018 IBC and specify the items in plumbing design that require Special Inspection. The above types of plumbing work requiring Special Plumbing Inspections involve more complex systems and currently the City of Phoenix Inspection staff does not perform these types of inspections. In addition to plumbing inspections performed by City of Phoenix plumbing inspectors; these work types require Special Plumbing Inspections by qualified third-party special inspectors.

These special inspections generally include:

1. Visual inspection for physical damage, proper device settings, and verification of compliance with the engineered drawings and specifications.
2. Plumbing inspection to test for proper mechanical operation.

Cost Impact: Minimal cost impact. The cost is associated with hiring qualified plumbing special inspectors.

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

ACTION TAKEN:

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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1803.2

Submitted by: International Building Code Committee

1803.2 Investigation required.

Geotechnical investigations shall be conducted in accordance with Section 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 Section 1803.5.1 through 1803.5.6 and Section 1803.5.10 and 1803.5.11
2. The *building official* shall be permitted to waive the requirement for a geotechnical investigation for lightweight or temporary structures where reasonable presumptive load bearing values are used.

Justification: Phoenix has had a long-standing policy to allow the use of presumptive load-bearing soil values found elsewhere in the code in lieu of a full geotechnical investigation for some structures as these can be a large financial burden for projects that only involve small-scale structures with low loads. This provision does not undo the powers found elsewhere in the code for requiring a geotechnical investigation where the classification, strength, moisture sensitivity or compressibility of the soil is in doubt. Additionally, the code compels a geotechnical investigation where the area is likely to have expansive soil.

Cost Impact: Minimal cost impact. This amendment reduces the cost of construction for small projects by not requiring a full geotechnical investigation.

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

ACTION TAKEN:

2024 Code Committee Date: 1/9/24
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IXC) Section 1803.5.13

Submitted by: International Building Code Committee

1803.5.13 Post-tensioned slabs on ground.

A geotechnical investigation is required for the design of all structural post-tensioned slabs on ground. A geotechnical investigation is not required where the post-tensioning is added only for crack control with individual wall and column footings provided. Where required, 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 y_m for expansive soils and all special inspection requirements.

Justification: Structural post-tensioned slabs on ground are complicated to design structurally and can only be designed correctly with soil information from the specific construction site.

Cost Impact: Minimal cost impact. A geotechnical investigation is required to complete these designs.

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

ACTION TAKEN:

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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

Proposed Amendment to 2024 International Building Code (IBC) Section 1806.2

Submitted by: International Building Code Committee

1806.2 Presumptive load-bearing values.

The load-bearing values used in design for undisturbed supporting soils, compacted fill per the exception to Section 1804.6, and rock near the surface shall not exceed the values specified in Table 1806.2 unless data to substantiate the use of higher values are submitted and *approved*. Where the *building official* has reason to doubt the classification, strength or compressibility of the soil or rock, the requirements of Section 1803.5.2 shall be satisfied.

Presumptive load-bearing values shall apply to materials with similar physical and engineering characteristics. Mud, organic silt and organic clays (OL, OH), peat (Pt) and undocumented fill shall not be assumed to have a presumptive load-bearing capacity unless data to substantiate the use of such a value are submitted.

Exception: A presumptive load-bearing capacity shall be permitted to be used where the *building official* deems the load-bearing capacity is adequate for the support of lightweight or *temporary structures*.

Justification: The presumptive values are associated with undisturbed soils of that classification or with compacted fill of that classification. This is reflected in the code that undocumented fill shall not be assumed to have a presumptive capacity. This change is simply to make this point more obvious to increase clarity of the code and reduce confusion.

A querying of local geotechnical professionals as to what is considered undisturbed and how long soil needs to return to an undisturbed state resulted in answers that it was at least thousands of years. Once disturbed, soil is always disturbed and to obtain similar bearing values again it must be appropriately compacted.

Cost Impact: No cost impact.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Amendment to 2024 International Building Code (IBC)
Section 1807.3**

Submitted by: International Building Code Committee

1807.3 Embedded posts and poles.

Designs to resist both axial and lateral *loads* employing posts or poles as columns embedded in earth or in concrete footings in earth shall be in accordance with Sections 1807.3.1 through 1807.3.3 or ASABE EP 486.3

1807.3.1 Limitations

The design procedures outlined in this section are subject to the following limitations:

1. The frictional resistance for structural walls and slabs on silts and clays shall be limited to one-half of the normal force imposed on the soil by the weight of the footing or slab.
2. Posts embedded in earth shall not be used to provide lateral support for structural or nonstructural materials such as plaster, masonry or concrete unless bracing is provided that develops the limited deflection required.
3. The embedded posts or poles designed to these provisions are allowed to be considered *shallow foundations* if the ratio of the depth of embedment to the least horizontal dimension of the footing is less than or equal to six.
4. The depth of embedment shall not exceed 12 feet for the purposes of calculating resistance to loads.

Wood poles shall be treated in accordance with AWPA U1 for sawn timber posts (Commodity Specification A, Use Category 4B) and for round timber posts (Commodity Specification B, Use Category 4B).

1807.3.2.3 Vertical Load.

The resistance to vertical loads shall be determined using the vertical foundation pressure set forth in Table 1806.2, the downward shaft resistance of Section 1810.3.3.1.4, or as determined in a geotechnical report specifically for this type of foundation.

Justification: Structures such as parking lot shade structures, canopies, drive through menus, pole barns, and other structures are frequently supported by embedded posts and poles. The question frequently comes up as to whether the more stringent deep foundation provisions need to be applied over the shallow foundation provisions, which would void the purpose of this section existing. This amendment answers this common question to reduce confusion.

These embedded posts and poles were added in the code as the foundation's deformation under lateral load is small, so that foundation movement approximates rigid body motion. This is the definition of a shallow post foundation in the Shallow Post and Pier Foundation Design document by the American Society of Agricultural and Biological Engineers. This same concept is in IBC Section 1810.2.4 for when the foundation is permitted to be idealized as rigid, so its identified ratio is used here.

The 12-foot limitation is already in the code, but hidden in the terms of an equation, so this amendment seeks to bring greater prominence to it.

The vertical load amendment is included here to allow shaft resistance to be used for these types of low embedment footings in the prescriptive manner shown in 1810.3.3.1.4.

Cost Impact: Minimal cost impact. This amendment will reduce the cost of construction by allowing these types of foundations to not follow the provisions in the deep foundations section.

Approved in previous 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 01/22/2025
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Transportation, Infrastructure and Planning Subcommittee Date:
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 Approved as submitted Modified and approved Denied No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 1905.6**

Submitted by: International Building Code Committee

~~1905.6.1 Seismic Design Categories A and B.~~

~~In structures assigned to Seismic Design Category A or B, detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement.~~

1905.6.2 Seismic Design Categories A, B, C, D, E and F.

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:

Amendment to Item 3, exception 1:

1. Where assigned to Seismic Design Category A, B, and C, detached one- and two-family dwellings three stories or less in height constructed with stud-bearing walls are permitted to have plain concrete footings without longitudinal reinforcement.

Justification: Unreinforced concrete structures exhibit poor performance from soil settlement and in wind and earthquake events. Minimum reinforcing in concrete elements provides a minimal level of structural integrity and crack mitigation to help with these performance issues. This amendment maintains previous code requirements for reinforcing.

Cost Impact: Minimal cost impact. This will require minimum reinforcement in concrete that does not meet an exception.

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

ACTION TAKEN:

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City Council Action Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1907.2

Submitted by: International Building Code Committee

1907.2 Nonstructural slabs-on-ground.

Nonstructural slabs-on-ground shall be required to comply with Sections 1904.2, 1907.3, and 1907.4, and 1907.5. Portions of the nonstructural slabs-on-ground used to resist uplift forces or overturning shall be designed in accordance with accepted engineering practice throughout the entire portion designated as dead load to resist uplift forces or overturning.

Justification: Many structures have, and continue to be, constructed with post-tensioned slabs on ground. If a tendon is cut throughout the life of the structure, it can cause serious injury to people in the area. This amendment clarifies permanent identification of such slabs is required for both structural and nonstructural slabs-on-ground.

Cost Impact: No cost impact.

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

ACTION TAKEN:

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Transportation, Infrastructure and Planning Subcommittee Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 1907.5

Submitted by: International Building Code Committee

1907.5 Post-tensioned slabs on ground.

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

Justification: Many structures have been, and continue to be, constructed with post-tensioned slabs on ground. If a tendon is cut throughout the life of the structure, 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 2018 Code Adoption process: **YES** **NO**

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Transportation, Infrastructure and Planning Subcommittee Date:
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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 2106.1**

Submitted by: 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 participating and nonparticipating masonry elements, regardless of *seismic design category*, shall meet the following minimum reinforcement requirements:

Exception: Masonry veneer does not require this minimum reinforcement.

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. Nonparticipating horizontally spanning masonry elements shall also comply with the minimum requirements per TMS 420 7.4.3.1.1.
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.

Justification: Unreinforced masonry structures exhibit poor structural performance. Phoenix has historically required minimal reinforcing in masonry structures to provide a minimal level of structural integrity and crack mitigation to help with these performance issues. This amendment maintains previous code requirements for reinforcing and provides clarification for participating and nonparticipating masonry elements as defined by TMS.

Cost Impact: Minimal cost impact. This will require minimum reinforcement to be provided in new masonry elements.

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

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) Subcommittee Date:

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

Proposed Amendment to 2024 International Building Code (IBC) Section 2701.1

Submitted by: 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. 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.

Justification: 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 2018 Code Adoption process: YES NO

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee Date:
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Development Advisory Board (DAB) 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

Amendment to 2024 International Building Code (IBC) Section 2902.6

Submitted by: International Building Code Committee

2902.6 Small occupancies.

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

Justification: This amendment is made to provide relief to small businesses from the cost of installing drinking fountains, but also to save the physical space they would take up. This revision is made to provide consistency between UPC, IPC, and IBC.

Cost Impact: Minimal cost impact. Cost savings.

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

ACTION TAKEN:

2024 Code Committee Date: 1/29/2025
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City Council Action Date:
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BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendment to 2024 International Building Code (IBC)
Section 3002.4**

Submitted by: 2024 ASME/Elevator 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*, not fewer than one elevator shall be provided for fire department and emergency medical access to all floors. ~~The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway entrance. 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 stretchers 24-inch by 84-inch (610mm by 2134mm) with not less than 5-inch (127mm) radius corners, in the horizontal, open position. On Alterations to existing elevators, insufficient car size will not be required to meet the stretcher accommodation size.

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 "FEOK1"
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.

Justification: Original request in 2006 from Phoenix Fire Department. 2012 request for clarification from elevator companies. 2025 clarification and wording for 2022 code.

Cost Impact: Minimal cost impact.

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

ACTION TAKEN:

2024 Code Committee	Date: 01/9/2025
<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) Subcommittee	Date:
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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	
Transportation, Infrastructure and Planning Subcommittee	Date:
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City Council Action	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

Proposed Amendment to 2024 International Building Code (IBC) Section 3003.1.4

Submitted by: 2024 ASME/Elevator 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.

Justification: To prevent elevator equipment from overheating while on building stand-by power. To clarify existing policy.

Cost Impact: Cost of independent air conditioning system to offset cost of maintenance and repairs.

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

ACTION TAKEN:

2024 Code Committee Date: 11/4/2024
 Approved as submitted Modified and approved Denied No action taken

Development Advisory Board (DAB) 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

Proposed Amendment to 2024 International Building Code (IBC) Section 3005.2

Submitted by: 2024 ASME/Elevator Code Committee

3005.2 Temperature Control.

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

Justification: (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) To eliminate unsafe conditions created from heat related problems such as controller doors being left open, and fans added to equipment rooms. (3) To avoid shutdowns.

Cost Impact: Cost of independent air conditioning system.

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

ACTION TAKEN:

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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

**Proposed Amendment to 2024 International Building Code (IBC)
Section 3105**

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

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 or canopy structure which provides solar protection for outdoor Group F or Group S factory, industrial, or storage uses or equipment. Industrial shade canopies shall be individually classified as to occupancy classification.

MERCANTILE SHADE CANOPY. A mercantile shade canopy is an awning or canopy structure which provides solar protection for the outdoor display and sale of merchandise as well as incidental storage as a Group M occupancy and a 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 3105.3. Mercantile shade canopies shall not apply to motor fuel dispensing facilities.

NON-IRC PATIO COVER. A non-IRC patio cover is an awning or canopy 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 3105.3.
- Non-IRC 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.
2. Has a flame spread index not greater than 25 when tested in accordance with ASTM E84 or UL 723.3.
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 non-combustible construction.

3105.4.2 Location on property.

Industrial shade canopies shall comply with Table 601 and 705.2 for 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 if required by the Phoenix Fire Code.

3105.5 Mercantile shade canopies and non-IRC patio covers. Mercantile shade canopies and non-IRC patio covers shall comply with the provisions of this code for their designated occupancy, except as specifically modified below.

3105.5.1 Construction and height.

Mercantile shade canopies and non-IRC patio covers shall be limited to one story in height and shall be entirely of non-combustible construction. Tables 601 and 705.2 shall not apply for these structures.

Exceptions:

1. Shade membrane fabric compliant with Section 3105.3.

3105.5.2 Location on property.

Mercantile shade canopies and non-IRC patio covers shall be located not less than 5 feet (915 mm) from the property line. Mercantile shade canopies and non-IRC 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-IRC patio covers may be attached to any non-IRC 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 non-IRC 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-IRC 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 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 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

Justification:

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.

Mercantile shade canopies and non-IRC shade structures may be located 5 feet from a property line for the following reasons:

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 2018 Code Adoption process:

YES

NO

ACTION TAKEN:	
2024 Code Committee	Date: 1/9/25
<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) Subcommittee	Date:
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Development Advisory Board (DAB)	Date:
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City Council Action	Date:
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendment to 2024 International Building Code (IBC) Section 3110.1

Submitted by: 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.

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

Cost Impact: No cost impact.

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

ACTION TAKEN:

2024 Code Committee Date: 1/9/25
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Development Advisory Board (DAB) Subcommittee 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

**Proposed Amendment to 2024 International Building Code (IBC)
Section 3113**

Submitted by: 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 modular.~~
- ~~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. 3113.4

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 41-4001 through ARS 41-4010 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 Phoenix Zoning Ordinance 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 Phoenix Zoning Ordinance 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 Phoenix Zoning Ordinance 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.

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 onsite 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.

Justification: The 2018 IBC 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. This is an existing amendment carrying forward.

Cost Impact: No cost impact.

Approved in previous 2018 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:
 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

Proposed Amendment to 2024 International Building Code (IBC) Section Appendices A through N

Submitted by: International Building Code Committee

Adopt

Appendix E: Supplementary Accessibility Requirements.

Amended as outlined below:

The word “accessible”, appearing in all instances in Appendix E, shall be italicized, including when hyphenated with another word.

Justification: Adoption only of Appendix E as an amendment for the 2024 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. The use of the term *accessible* and accessible in this Appendix is inconsistent.

Appendix E amended to clarify all instances of this term must be italicized to clearly indicate the requirement to comply with the provisions of this code and Chapter 11.

Appendices A, B, C, D, F, G, H, I, J, K, L, M where needed are already covered by existing ordinances.

Cost Impact: No cost impact.

Approved in previous 2018 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:
 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