Citywide Modification Approved to Allow Use of the Proposed 2012 IRC As Amended for Standard Plan Submittal

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<th>January 23, 2013</th>
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<tr>
<td>Code/Section</td>
<td>Phoenix Building Construction Code Section 106.5.2</td>
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<td>Approved By</td>
<td>Technical Review Team</td>
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**Issue:**

Although the proposed effective date for the 2012 International Residential Code (IRC) is set for July 1, 2013, various homebuilders would like to start using it now. Reasons for the request include new materials, technologies, and increased marketability and sustainability of cutting-edge energy criteria available in the 2012 IRC; submittal of new standards not previously approved under any code, and those simply motivated to be timely in updating their existing standards.

The 2012 IRC with proposed amendments is currently under review by the Development Advisory Board (step 3 of the 5-step code adoption process\(^1\)), and will be scheduled for public hearings and City Council adoption later this spring.

**Decision:**

Effective January 7, 2013, voluntary use of the 2012 IRC with proposed amendments is approved for single family home standards. Ordinance G-4885 requires the use of the 2006 IRC, consequently, the need for this blanket modification.

Revisions will be required to all standards approved under this modification if changes are made to the 2012 IRC during steps 4 and/or 5 of the 5-step code adoption process\(^2\).

**Timeline:**

Homebuilders may continue to submit standards designed under the 2006 IRC as amended until the effective date of adoption of the 2012 IRC with amendments. The proposed effective date is July 1, 2013.

Plans submitted on or after the effective date of the 2012 IRC as amended must be designed to comply with the 2012 IRC as amended.

Existing standards (2006 IRC designs) will expire on the effective date of the 2012 IRC. Homebuilders will have one year from the effective date to pull permits from existing standards.

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\(^1\) See the City of Phoenix Code Adoption Process slideshow attached.

\(^2\) Ibid.