



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to the 2012 International Existing Building Code Sections 103 through 117

Submitted by: Phoenix Planning & Development Department Code Committee

Part 2—Administration and Enforcement— RESERVED

SECTION 103 DEPARTMENT OF BUILDING SAFETY

[A] 103.1 Creation of enforcement agency.

The Department of Building Safety is hereby created, and the official in charge thereof shall be known as the *code official*.

[A] 103.2 Appointment.

The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104 DUTIES AND POWERS OF CODE OFFICIAL

[A] 104.1 General.

The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Applications and permits.

The *code official* shall receive applications, review construction documents, and issue permits for the *repair, alteration, addition, demolition, change of occupancy, and relocation of buildings*; inspect the premises for which such permits have been issued; and enforce compliance with the provisions of this code.

[A] 104.2.1 Preliminary meeting.

When requested by the permit applicant or the *code official*, the *code official* shall meet with the permit applicant prior to the application for a construction permit to discuss plans for the proposed work or *change of occupancy* in order to establish the specific applicability of the provisions of this code.

Exception: *Repairs and Level 1 alterations.*

[A] 104.2.1.1 Building evaluation.

The *code official* is authorized to require an *existing building* to be investigated and evaluated by a registered design professional based on the circumstances agreed upon at the preliminary meeting. The design professional shall notify the *code official* if any potential nonconformance with the provisions of this code is identified.

[A] 104.3 Notices and orders.

The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

[A] 104.4 Inspections.

The *code official* shall make all of the required inspections, or the *code official* shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The *code official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 104.5 Identification.

The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

[A] 104.6 Right of entry.

Where it is necessary to make an inspection to enforce the provisions of this code, or where the *code official* has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, *dangerous*, or hazardous, the *code official* is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the *code official* shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the *code official* shall have recourse to the remedies provided by law to secure entry.

[A] 104.7 Department records.

The *code official* shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

[A] 104.8 Liability.

The *code official*, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The *code official* or any subordinate shall not be liable for cost in any action, suit, or proceeding that is instituted in pursuance of the provisions of this code.

[A] 104.9 Approved materials and equipment.

Materials, equipment, and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Used materials and equipment.

The use of used materials that meet the requirements of this code for new materials is permitted. Used equipment and devices shall be permitted to be reused subject to the approval of the *code official*.

[A] 104.10 Modifications.

Wherever there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases upon application of the owner or owner's representative, provided the *code official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code, and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Department of Building Safety.

[A] 104.10.1 Flood hazard areas.

For existing buildings located in flood hazard areas for which repairs, alterations and additions

constitute *substantial improvement*, the *code official* shall not grant modifications to provisions related to flood resistance unless a determination is made that:

1. The applicant has presented good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render compliance with the flood-resistant construction provisions inappropriate.
2. Failure to grant the modification would result in exceptional hardship.
3. The granting of the modification will not result in increased flood heights, additional threats to public safety, extraordinary public expense nor create nuisances, cause fraud on or victimization of the public or conflict with existing laws or ordinances.
4. The modification is the minimum necessary to afford relief, considering the flood hazard.
5. A written notice will be provided to the applicant specifying, if applicable, the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation and that construction below the design flood elevation increases risks to life and property.

[A] 104.11 Alternative materials, design and methods of construction, and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design, or method of construction shall be approved where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety.

[A] 104.11.1 Research reports.

Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

[A] 104.11.2 Tests.

Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *code official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the *code official* for the period required for retention.

SECTION 105 PERMITS

[A] 105.1 Required.

Any owner or authorized agent who intends to *repair*, add to, alter, relocate, demolish, or change the occupancy of a building or to *repair*, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *code official* and obtain the required permit.

[A] 105.1.1 Annual permit.

In lieu of an individual permit for each *alteration* to an already approved electrical, gas, mechanical, or plumbing installation, the *code official* is authorized to issue an annual permit upon application therefor to any person, firm, or corporation regularly employing one or more qualified trade persons in the building, structure, or on the premises owned or operated by the applicant for the permit.

[A] 105.1.2 Annual permit records.

The person to whom an annual permit is issued shall keep a detailed record of *alterations* made under such annual permit. The *code official* shall have access to such records at all times, or such records shall be filed with the *code official* as designated.

[A] 105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.
2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
3. Temporary motion picture, television, and theater stage sets and scenery.
4. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.
5. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.
6. Movable cases, counters, and partitions not over 69 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor *repair* work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for power supply, the installations of towers, and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work, and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such *repairs* do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

[A] 105.2.1 Emergency repairs.

Where equipment replacements and *repairs* must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the *code official*.

[A] 105.2.2 Repairs.

Application or notice to the *code official* is not required for ordinary *repairs* to structures and items listed in Section 105.2. Such *repairs* shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary *repairs* include *addition* to, *alteration* of, replacement, or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring, or mechanical or other work affecting public health or general safety.

[A] 105.2.3 Public service agencies.

A permit shall not be required for the installation, *alteration*, or *repair* of generation, transmission, distribution, or metering or other related equipment that is under the ownership and control of public service agencies by established right.

[A] 105.3 Application for permit.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Department of Building Safety for that purpose. Such application shall:

1. Identify and describe the work in accordance with Chapter 3 to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.3.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

[A] 105.3.1 Action on application.

The *code official* shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor. If the *code official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *code official* shall issue a permit therefor as soon as practicable.

[A] 105.3.2 Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.4 Validity of permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the *code official* from requiring the correction of errors in the construction documents and other data. The *code official* is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

[A] 105.5 Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The *code official* is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.6 Suspension or revocation.

The *code official* is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information or in violation of any ordinance or regulation or any of the provisions of this code.

[A] 105.7 Placement of permit.

The building permit or copy shall be kept on the site of the work until the completion of the project.

SECTION 106 CONSTRUCTION DOCUMENTS

[A] 106.1 General.

Submittal documents consisting of construction documents, special inspection and structural observation programs, investigation and evaluation reports, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The *code official* is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

[A] 106.2 Construction documents.

Construction documents shall be in accordance with Sections 106.2.1 through 106.2.5.

[A] 106.2.1 Construction documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the *code official*. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *code official*. The work areas shall be shown.

[A] 106.2.2 Fire protection system(s) shop drawings.

Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.

[A] 106.2.3 Means of egress.

The construction documents for *Alterations—Level 2, Alterations—Level 3, additions and changes of occupancy* shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. The construction documents shall designate the number of occupants to be accommodated in every *work area* of every floor and in all affected rooms and spaces.

[A] 106.2.4 Exterior wall envelope.

Construction documents for all work affecting the exterior wall envelope shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including windows, doors, flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the wind and weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

[A] 106.2.5 Site plan.

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades, and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *code official* is authorized to waive or modify the requirement for a site plan when the application for permit is for *alteration, repair or change of occupancy*.

[A] 106.3 Examination of documents.

The *code official* shall examine or cause to be examined the submittal documents and shall ascertain by such examinations whether the construction or occupancy indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

[A] 106.3.1 Approval of construction documents.

When the *code official* issues a permit, the construction documents shall be approved in writing or by stamp as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the *code official*. The other set shall be returned to the applicant, shall be kept at the site of work, and shall be open to inspection by the *code official* or a duly authorized representative.

[A] 106.3.2 Previous approval.

This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 106.3.3 Phased approval.

The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

[A] 106.3.4 Deferred submittals.

For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *code official* within a specified period.

Deferral of any submittal items shall have the prior approval of the *code official*. The *registered design professional in responsible charge* shall list the deferred submittals on the construction documents for review by the *code official*.

Submittal documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *code official* with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until their deferred submittal documents have been approved by the *code official*.

[A] 106.4 Amended construction documents.

Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

[A] 106.5 Retention of construction documents.

One set of approved construction documents shall be retained by the *code official* for a period of not less than the period required for retention of public records.

[A] 106.6 Design professional in responsible charge.

When it is required that documents be prepared by a registered design professional, the *code official* shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the *registered design professional in responsible charge*. If the circumstances require, the owner shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *code official* shall be notified in writing by the owner if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties. The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

SECTION 107 TEMPORARY STRUCTURES AND USES

[A] 107.1 General.

The *code official* is authorized to issue a permit for temporary uses. Such permits shall be limited as to time of service but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

[A] 107.2 Conformance.

Temporary uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

[A] 107.3 Temporary power.

The *code official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

[A] 107.4 Termination of approval.

The *code official* is authorized to terminate such permit for a temporary use and to order the temporary use to be discontinued.

SECTION 108 FEES

[A] 108.1 Payment of fees.

A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

[A] 108.2 Schedule of permit fees.

On buildings, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by the applicable governing authority.

[A] 108.3 Building permit valuations.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the *code official*, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the *code official*. Final building permit valuation shall be set by the *code official*.

[A] 108.4 Work commencing before permit issuance.

Any person who commences any work before obtaining the necessary permits shall be subject to an

additional fee established by the *code official* that shall be in addition to the required permit fees.

[A] 108.5 Related fees.

The payment of the fee for the construction, *alteration*, removal, or demolition of work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

[A] 108.6 Refunds.

The *code official* is authorized to establish a refund policy.

SECTION 109 INSPECTIONS

[A] 109.1 General.

Construction or work for which a permit is required shall be subject to inspection by the *code official*, and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] 109.2 Preliminary inspection.

Before issuing a permit, the *code official* is authorized to examine or cause to be examined buildings and sites for which an application has been filed.

[A] 109.3 Required inspections.

The *code official*, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.9.

[A] 109.3.1 Footing or foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.

[A] 109.3.2 Concrete slab or under floor inspection.

Concrete slab and under floor inspections shall be made after in slab or under floor reinforcing steel and building service equipment, conduit, piping accessories, and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the sub floor.

[A] 109.3.3 Lowest floor elevation.

For additions and substantial improvements to existing buildings in flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation documentation required in the *International Building Code* shall be submitted to the *code official*.

[A] 109.3.4 Frame inspection.

Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking, and bracing are in place and pipes, chimneys, and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes, and ducts are approved.

[A] 109.3.5 Lath or gypsum board inspection.

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear

assembly.

[A] 109.3.6 Fire and smoke-resistant penetrations.

Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

[A] 109.3.7 Other inspections.

In addition to the inspections specified above, the *code official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Department of Building Safety.

[A] 109.3.8 Special inspections.

Special inspections shall be required in accordance with the *International Building Code*.

[A] 109.3.9 Final inspection.

The final inspection shall be made after all work required by the building permit is completed.

[A] 109.4 Inspection agencies.

The *code official* is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

[A] 109.5 Inspection requests.

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for any inspections of such work that are required by this code.

[A] 109.6 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

SECTION 110 CERTIFICATE OF OCCUPANCY

[A] 110.1 Altered area use and occupancy classification change.

No altered area of a building and no relocated building shall be used or occupied, and no change in the existing occupancy classification of a building or portion thereof shall be made until the *code official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

[A] 110.2 Certificate issued.

After the *code official* inspects the building and finds no violations of the provisions of this code or other laws that are enforced by the Department of Building Safety, the *code official* shall issue a certificate of occupancy that shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the *code official*.
7. The edition of the code under which the permit was issued.
8. The use and occupancy in accordance with the provisions of the *International Building Code*.
9. The type of construction as defined in the *International Building Code*.
10. The design occupant load and any impact the *alteration* has on the design occupant load of the area not within the scope of the work.

11. If fire protection systems are provided, whether the fire protection systems are required.
12. Any special stipulations and conditions of the building permit.

~~[A] 110.3 Temporary occupancy.~~

~~The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The code official shall set a time period during which the temporary certificate of occupancy is valid.~~

~~[A] 110.4 Revocation.~~

~~The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.~~

SECTION 111 SERVICE UTILITIES

~~[A] 111.1 Connection of service utilities.~~

~~No person shall make connections from a utility, source of energy, fuel, or power to any building or system that is regulated by this code for which a permit is required, until approved by the code official.~~

~~[A] 111.2 Temporary connection.~~

~~The code official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel, or power.~~

~~[A] 111.3 Authority to disconnect service utilities.~~

~~The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 111.1 or 111.2. The code official shall notify the serving utility and, wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.~~

SECTION 111 SERVICE UTILITIES

~~[A] 111.1 Connection of service utilities.~~

~~No person shall make connections from a utility, source of energy, fuel, or power to any building or system that is regulated by this code for which a permit is required, until approved by the code official.~~

~~[A] 111.2 Temporary connection.~~

~~The code official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel, or power.~~

~~[A] 111.3 Authority to disconnect service utilities.~~

~~The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 111.1 or 111.2. The code official shall notify the serving utility and, wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.~~

SECTION 112 BOARD OF APPEALS

~~[A] 112.1 General.~~

~~In order to hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its~~

pleasure. The board shall adopt rules of procedure for conducting its business.

[A] 112.2 Limitations on authority.

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

[A] 112.3 Qualifications.

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

SECTION 113 VIOLATIONS

[A] 113.1 Unlawful acts.

It shall be unlawful for any person, firm, or corporation to *repair*, alter, extend, add, move, remove, demolish, or change the occupancy of any building or equipment regulated by this code or cause same to be done in conflict with or in violation of any of the provisions of this code.

[A] 113.2 Notice of violation.

The *code official* is authorized to serve a notice of violation or order on the person responsible for the *repair, alteration, extension, addition, moving, removal, demolition, or change in the occupancy of a building in violation of the provisions of this code or in violation of a permit or certificate issued under the provisions of this code.* Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 113.3 Prosecution of violation.

If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

[A] 113.4 Violation penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who *repairs* or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the *code official* or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed by law.

SECTION 114 STOP WORK ORDER

[A] 114.1 Authority.

Whenever the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a *dangerous* or unsafe manner, the *code official* is authorized to issue a stop work order.

[A] 114.2 Issuance.

The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

[A] 114.3 Unlawful continuance.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT

[A] 115.1 Conditions.

Buildings, structures or equipment that are or hereafter become *unsafe*, shall be taken down, removed or made safe as the *code official* deems necessary and as provided for in this code.

[A] 115.2 Record.

The *code official* shall cause a report to be filed on an *unsafe* condition. The report shall state the occupancy of the structure and the nature of the *unsafe* condition.

[A] 115.3 Notice.

If an *unsafe* condition is found, the *code official* shall serve on the owner, agent, or person in control of the structure a written notice that describes the condition deemed *unsafe* and specifies the required *repairs* or improvements to be made to abate the *unsafe* condition, or that requires the *unsafe* building to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *code official* acceptance or rejection of the terms of the order.

[A] 115.4 Method of service.

Such notice shall be deemed properly served if a copy thereof is delivered to the owner personally; sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

[A] 115.5 Restoration.

The building or equipment determined to be *unsafe* by the *code official* is permitted to be restored to a safe condition. To the extent that *repairs*, *alterations*, or *additions* are made or a *change of occupancy* occurs during the restoration of the building, such *repairs*, *alterations*, *additions*, or *change of occupancy* shall comply with the requirements of this code.

SECTION 116 EMERGENCY MEASURES

[A] 116.1 Imminent danger.

When, in the opinion of the *code official*, there is imminent danger of failure or collapse of a building that endangers life, or when any building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required *repairs*, removing the hazardous condition, or of demolishing the same.

[A] 116.2 Temporary safeguards.

Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is imminent danger due to an *unsafe* condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

[A] 116.3 Closing streets.

When necessary for public safety, the *code official* shall temporarily close structures and close or order the authority having jurisdiction to close sidewalks, streets, public ways, and places adjacent to *unsafe* structures, and prohibit the same from being utilized.

[A] 116.4 Emergency repairs.

For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

[A] 116.5 Costs of emergency repairs.

Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

[A] 116.6 Hearing.

Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 117 DEMOLITION

[A] 117.1 General.

The *code official* shall order the owner of any premises upon which is located any structure that in the *code official's* judgment is so old, dilapidated, or has become so out of *repair* as to be *dangerous*, unsafe, insanitary, or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to *repair* the structure, to demolish and remove such structure; or if such structure is capable of being made safe by *repairs*, to *repair* and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

[A] 117.2 Notices and orders.

All notices and orders shall comply with Section 113.

[A] 117.3 Failure to comply.

If the owner of a premises fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

[A] 117.4 Salvage materials.

When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

Reasons:

Administration and enforcement of the Phoenix Building Construction Code is specified in Chapter 1 of the 2012 International Building Code as amended by the city of Phoenix.

Cost Impact: N/A

ACTION TAKEN:

2012 Code Committee	Date: 9/10/12
<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 Technical Subcommittee	Date: 10/11/12
<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	Date: 11/15/12
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Council Subcommittee	Date: 4/16/13
<input checked="" 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: 5/15/13
<input checked="" 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 Amendments to the 2012 International Existing Building Code Section 410.8.11

Submitted by: Phoenix Planning & Development Department Code Committee

[B] 410.8.11 Toilet rooms.

Where it is *technically infeasible* to alter existing toilet and bathing rooms to be *accessible*, an *accessible* family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the *International Building Code* is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. In existing construction, one of two or more fixtures (water closets and/or urinals) may be removed to create space for one accessible stall in each existing toilet room. This may result in the reduction of one required water closet which shall be permitted when this reduction is needed to create a conforming accessible toilet stall. Any alteration under this section shall not reduce other accessibility requirements including, but not limited to required clear floor spaces and maneuvering spaces.

Reasons:

This is a current amendment to the 2006 IBC & IEBC. This supports barrier removal, an important part of the ADA law.

Cost Impact: Reduced cost for compliance.

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 8/23/12

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 10/11/12

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 11/15/12

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 4/16/13

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date: 5/15/13



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

**Proposed Amendments to the 2012 International Existing Building Code
Section 705.1.10**

Submitted by: Phoenix Planning & Development Department Code Committee

Section 705.1.10 Toilet rooms. Where it is technically infeasible to alter existing toilet and bathing rooms to be accessible, an accessible family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the *International Building Code* is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. In existing construction, one of two or more fixtures (water closets and/or urinals) may be removed to create space for one accessible stall in each existing toilet room. This may result in the reduction of one required water closet which shall be permitted when this reduction is needed to create a conforming accessible toilet stall. Any alteration under this section shall not reduce other accessibility requirements, including, but not limited to, required clear floor spaces and maneuvering spaces.

Reasons:

This is a current amendment to the 2006 IBC & IEBC. This supports barrier removal, an important part of the ADA law.

Cost Impact: Reduce costs for compliance.

ACTION TAKEN:

2012 Code Committee	Date: 8/23/12
<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 Technical Subcommittee	Date: 10/11/12
<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	Date: 11/15/12
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied <input type="checkbox"/> No action taken	
Council Subcommittee	Date: 4/16/13
<input checked="" 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: 5/15/13
<input checked="" 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 Amendments to 2012 International Existing Building Code Section 804.2.5 exception

Submitted by: Phoenix Planning & Development Department Code Committee

804.2.5 Supervision. Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;
2. Approved proprietary system in accordance with NFPA 72;
3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or
4. When approved by the *code official*, approved local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

Exception: Supervision is not required for the following:

1. Underground gate valve with roadway boxes.
2. ~~Halogenated extinguishing systems.~~
3. ~~Carbon dioxide extinguishing systems.~~
4. ~~Dry and wet chemical extinguishing systems.~~
5. ~~Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided~~

Reasons:

The Phoenix Fire Code requires supervision of these items.

Cost Impact: Unable to determine due to number and type of device that may be needed

ACTION TAKEN:

2012 Code Committee

Date: 8/23/12

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board Technical Subcommittee

Date: 10/11/12

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board

Date: 11/15/12

Approved as submitted Modified and approved Denied No action taken

Council Subcommittee

Date: 4/16/13

Approved as submitted Modified and approved Denied No action taken

City Council Action

Date: 5/15/13

Approved as submitted Modified and approved Denied No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 International Existing Building Code Section 804.3

Submitted by: Phoenix Planning & Development Department Code Committee

804.3 Standpipes. Where the *work area* includes exits or corridors shared by more than one tenant and is located more than 50 feet (15 240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the *International Building Code*.

Exceptions:

1. No pump shall be required provided that the standpipes are capable of accepting delivery by fire department apparatus of a minimum of 250 gallons per minute (gpm) at 65 pounds per square inch (psi) (946 L/m at 448KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or a minimum of 500 gpm at 65 psi (1892 L/m at 448KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.
2. The interconnection of multiple standpipe risers shall not be required.

Reasons:

The Phoenix Fire Code requires a fire pump for any Standpipe system where the municipal water supply cannot provide the needed pressure. The fire code does allow an appeal for this item but this appeal is done by the Fire Marshal on a case by case basis.

Cost Impact: Cost of a standpipe and required fire pump installation.

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied Date: 8/30/12

No action taken

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied Date: 10/11/12

No action taken

Development Advisory Board

Approved as submitted Modified and approved Denied Date: 11/15/12

No action taken

Council Subcommittee

Approved as submitted Modified and approved Denied Date: 4/16/13

No action taken

City Council Action

Approved as submitted Modified and approved Denied Date: 5/15/13

No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 International Existing Building Code Section 1201.1.1

Submitted by: Phoenix Planning & Development Department Code Committee

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

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies.

Cost Impact:

This is a cost-saving measure. The objective of this meeting is to identify proactively all the code, technical and policy requirements as early as feasible.

ACTION TAKEN:

2012 Code Committee	Date: 10/8/12
<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 Technical Subcommittee	Date: 10/11/12
<input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board	Date: 11/15/12
<input checked="" type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Council Subcommittee	Date: 4/16/13
<input checked="" 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: 5/15/13
<input checked="" 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 Amendments to 2012 International Existing Building Code Section 1201.2

Submitted by: Phoenix Planning & Development Department Code Committee

1201.2 Report. A *historic building* undergoing *repair, alteration, or change of occupancy* shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the *code official* by a registered design professional when such a report is necessary in the opinion of the *code official* and the *historic preservation officer*. If the subject matter of the report does not require an evaluation by a registered design professional, the *code official* has the authority to allow the report to be prepared by a licensed contractor responsible for the work. Such report shall be in accordance with Chapter 1 and shall identify each required safety feature that is in compliance with this chapter and where compliance with other chapters of these provisions would be damaging to the contributing historic ~~features~~ character. For buildings assigned to Seismic Design Category D, E or F, a structural evaluation describing, at a minimum, the vertical and horizontal elements of the lateral force-resisting system and any strengths or weaknesses therein shall be prepared. Additionally, the report shall describe each feature that is not in compliance with these provisions and shall demonstrate how the intent of these provisions is complied with in providing an equivalent level of safety.

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies and state and federal regulations.

Cost Impact:

This is a cost-saving measure intended to streamline the report preparation process for uncomplicated projects and to preserve the historic integrity of the project.

ACTION TAKEN:

2012 Code Committee			Date: 10/8/12
<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 Technical Subcommittee			Date:
<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			Date: 11/15/12
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Council Subcommittee			Date: 4/16/13
<input checked="" 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: 5/15/13
<input checked="" 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 Amendments to 2012 International Existing Building Code Section 1201.5

Submitted by: Phoenix Planning & Development Department Code Committee

1201.5 Energy efficiency. Alterations and additions to an *historic building* shall be exempt from the provisions of the International Energy Conservation Code. New construction within designated historic districts shall be subject to the provisions of the International Energy Conservation Code.

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies.

Cost Impact:

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

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 8/23/12

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 10/11/12

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 11/15/12

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 4/16/13

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date: 5/15/13



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 International Existing Building Code Section 1202.4

Submitted by: Phoenix Planning & Development Department Code Committee

1202.4 Repair and replacement. Repair and replacement of existing or missing features using original materials shall be permitted. Partial replacement for repairs that match the original in configuration, height, and size shall be permitted. Glazing is subject to the requirements of Section 1203.8.

Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *International Building Code*.

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies.

Cost Impact:

This cost-saving measure is intended to reduce the financial and technical infeasibility for uncomplicated projects.

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied Date: 10/8/12
 No action taken

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied Date: 10/11/12
 No action taken

Development Advisory Board

Approved as submitted Modified and approved Denied Date: 11/15/12
 No action taken

Council Subcommittee

Approved as submitted Modified and approved Denied Date: 4/16/13
 No action taken

City Council Action

Approved as submitted Modified and approved Denied Date: 5/15/13
 No action taken



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 International Existing Building Code Section 1203.3

Submitted by: Phoenix Planning & Development Department Code Committee

1203.3 Means of egress and emergency escape and rescue. Existing window and door openings and corridor and stairway widths less than those specified elsewhere in this code may be approved, provided that, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. When approved by the *code official*, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies.

Cost Impact:

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

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 10/8/12

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 10/11/12

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 11/15/12

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 4/16/13

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date: 5/15/13



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 International Existing Building Code Section 1204.1

Submitted by: Phoenix Planning & Development Department Code Committee

1204.1 Accessibility requirements. The provisions of Sections 705, 806 and 906, as applicable, shall apply to facilities designated as historic structures that undergo *alterations*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances and toilet rooms would threaten or destroy the historic significance of the building or *facility*, as determined by the code official and historic preservation officer, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for that element shall be permitted.

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies and permit requirements.

Cost Impact:

None.

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 10/8/12

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 10/11/12

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 11/15/12

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 4/16/13

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date: 5/15/13



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 International Existing Building Code Section 1205.6

Submitted by: Phoenix Planning & Development Department Code Committee

1205.6 Means of egress and emergency escape and rescue. Existing window and door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be approved, provided that, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where the other operational controls to limit occupancy are approved by the *code official*.

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies.

Cost Impact:

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

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 10/8/12

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date:

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 11/15/12

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 4/16/13

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date: 5/15/13



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to 2012 International Existing Building Code Section 1205.14

Submitted by: Phoenix Planning & Development Department Code Committee

1205.14 Natural light. When it is determined by the *code official* and the historic preservation officer that compliance with the natural light requirement of Section 1011.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered acceptable.

Reasons:

This requirement was previously amended in 2006 IEBC code, and is consistent with departmental policies.

Cost Impact:

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

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 10/8/12

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 10/11/12

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 11/15/12

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 4/16/13

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date: 5/15/13



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to the 2012 International Existing Building Code Appendices A, B and C

Submitted by: Phoenix Planning and Development Department Code Committee

Recommendation for the following appendices:

Not adopt

Appendix A: Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings.
 Appendix B: Supplementary Accessibility Requirements for Existing Buildings and Facilities.
 Section B102: Fixed Transportation Facilities and Stations.
 Section B103: Dwelling and Sleeping Units.
 Appendix C: Guidelines for the Wind Retrofit of Existing Buildings.

Adopt

Appendix B: Supplementary Accessibility Requirements for Existing Buildings and Facilities.
 Section B101: Qualified Historical Buildings and Facilities.
 Section B104: Referenced Standards.

Reasons:

Appendix A: Not applicable to our region.

Appendix B:

Section B101 covers the enforcement of historic buildings. It covers historic buildings subject to Section 106 of the National Historic Preservation Act and the COP is responsible for enforcing the requirements of these buildings due to responsibilities delegated from the State Historic Preservation office. Therefore this section should be adopted.

Sections B102 and B103 are for fixed transportation facilities and stations and communication features in dwelling units and sleeping units. Our code reference to the 2000 ADA Standards is adequate and therefore these sections should not be adopted.

Appendix C: Not applicable to our region.

Cost Impact: No cost impact

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 02/8/13

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 02/12/2013

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 2/21/13

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 4/16/13

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date: 5/15/13