



TECHNICAL GUIDELINE INTERPRETATION MODIFICATION

ISSUE DATE:	October 26 th 2006. Revised 7/22/13
CODE/SECTION:	Zoning Ordinance Section 702, UPC 507.13.1, IMC 303.4
APPROVED:	Technical Review Team
DEVELOPED BY:	Mo Glancy P.E., John Parks Design Review Administrator

Issue:

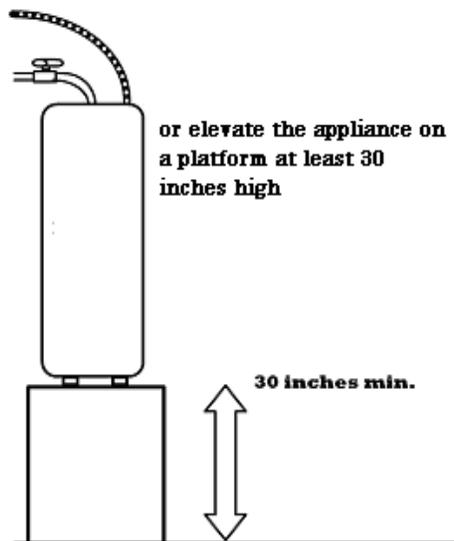
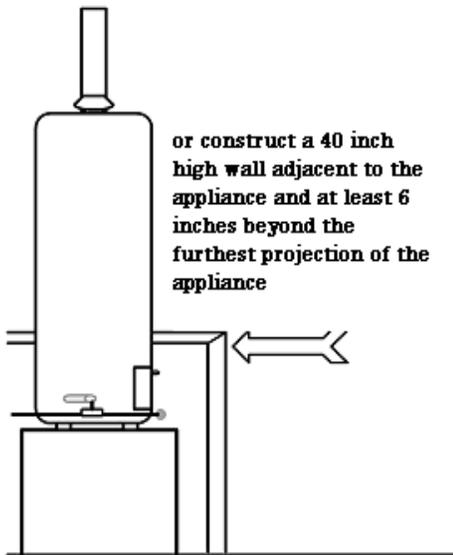
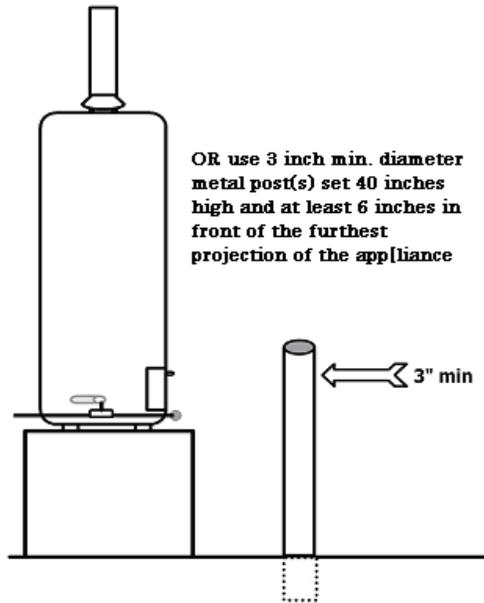
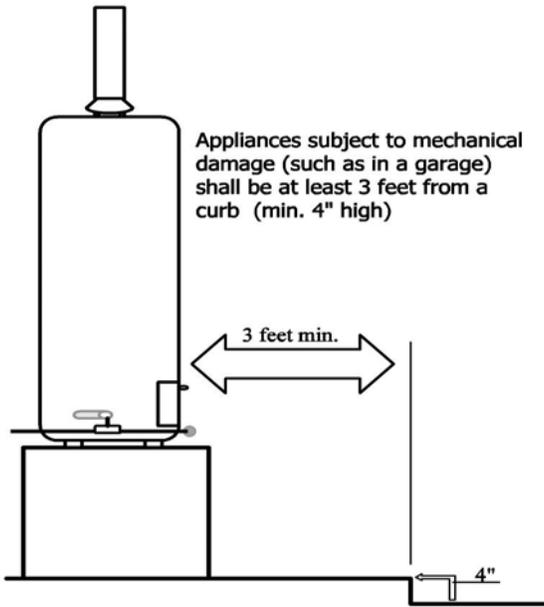
In May 2003, the zoning ordinance was revised to require a 9'-6" x 19'-0" clear space for parking (19'-0" x 19'-0" for two cars). Many residential garages are constructed to this minimum size; however the water heater has been placed within the clear parking space. What, if any, is the acceptable encroachment of a water heater into the designated parking area of a residential garage?

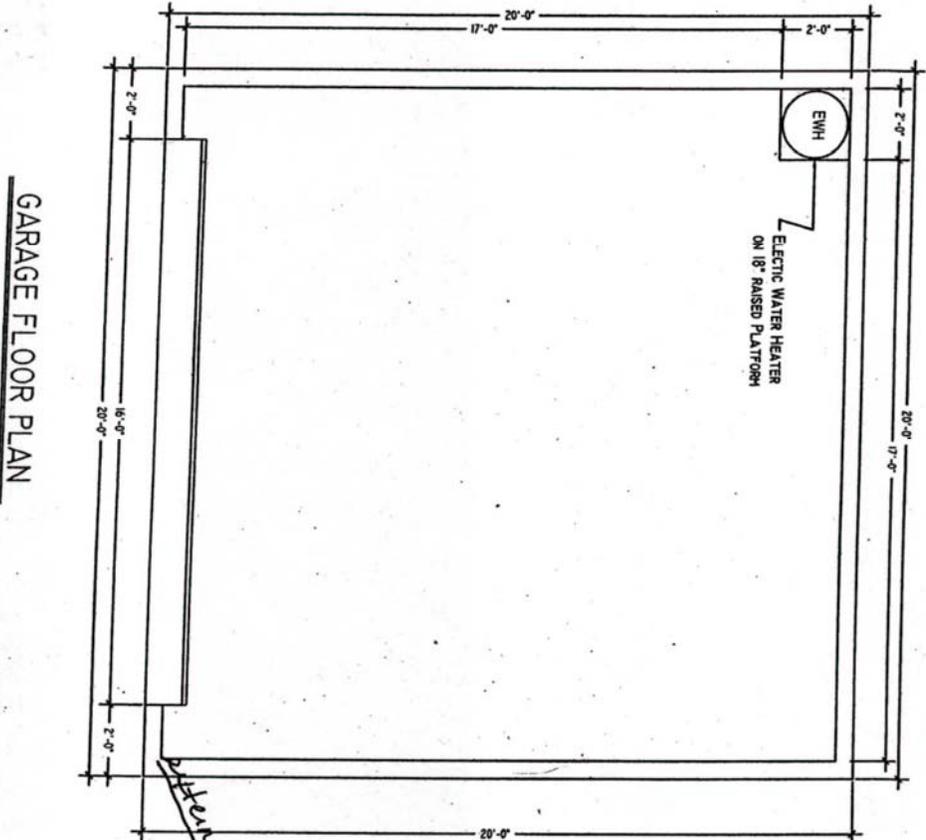
Interpretation:

If the water heater is placed in the corner of the garage, it will be permitted to encroach a maximum of 2'-0" x 2'-0" into the required parking space (see the attached sketch for clarification). Encroachments by the water heater in areas other than the corner of the garage will not be permitted. Protection of the water heater shall be in accordance with UPC 507.13.1 and IMC 393.4. See the following sketches for acceptable methods of protection.

UPC 507.13.1 - IMC 303.4

Appliances subject to mechanical damage shall be protected by approved barriers. Regulated appliances include: water heaters, clothes dryers, and furnaces.





Approved

Minimum req'd (minimum) 20' x 20'
per city of Phoenix
at least 2' clear
around water heater

Approved by	<i>[Signature]</i>
Signature	<i>[Signature]</i>
Date	<i>12/10/11</i>