

# Part I — Administrative

## CHAPTER 1

### ADMINISTRATION

Note: For deleted sections herein, refer to the City of Phoenix Building Construction Code—Administrative Provisions for these code requirements.

#### SECTION R101 TITLE, SCOPE AND PURPOSE

**R101.1 Title.** These provisions shall be known as the *Residential Code for One- and Two-family Dwellings*, as amended by the City of Phoenix hereinafter referred to as this code.

**R101.2 Scope.** The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

**R101.3 Purpose.** The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

#### SECTION R102 APPLICABILITY

**R102.1 General.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**R102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**R102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code, unless otherwise stated.

**R102.6 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, Chapter 39 of the Phoenix City Code, or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**R102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

#### SECTION R103 DEPARTMENT OF BUILDING SAFETY Reserved

#### SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL Reserved

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**SECTION R105  
PERMITS  
Reserved**

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SECTION R106  
CONSTRUCTION DOCUMENTS  
Reserved

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**SECTION R107**  
**TEMPORARY STRUCTURES AND USES**  
Reserved

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**SECTION R108**  
**FEEES**  
Reserved

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**ADMINISTRATION**

**SECTION R109  
INSPECTIONS  
Reserved**

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**SECTION R110  
CERTIFICATE OF OCCUPANCY  
Reserved**

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**SECTION R111**  
**SERVICE UTILITIES**  
Reserved

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**SECTION R112**  
**BOARD OF APPEALS**  
Reserved

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**ADMINISTRATION**

**SECTION R113  
VIOLATIONS  
Reserved**

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**SECTION R114  
STOP WORK ORDER  
Reserved**

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