

# CHAPTER 1

## ADMINISTRATION

### SECTION 101 GENERAL

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

**101.1 Title.** These regulations shall be known as the *International Building Code as amended by the City of Phoenix*, hereinafter referred to as “this Code.”

**101.2 Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

#### Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code*.
2. Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the *International Existing Building Code*.

**101.3 Intent.** The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

The purpose of this Code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Code. Although the Development Service Director (hereinafter referred to as the “Director”) or designee is directed to obtain substantial compliance with the provisions of this Code, a guarantee that all buildings, structures or utilities have been constructed in accordance with all the provisions of the code is neither intended nor implied.

#### 101.4 Referenced codes.

**101.4.1 Electrical.** The provisions of the *National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**101.4.2 Gas.** The provisions of the *Arizona State Plumbing Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet

connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

**101.4.3 Mechanical.** The provisions of the *International Mechanical Code* shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

**101.4.4 Plumbing.** The provisions of the *Arizona State Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the *Arizona State Plumbing Code* shall also apply to private sewage disposal systems.

**101.4.5 Property maintenance.** In addition to the provisions of this Code, the provisions of Chapter 39 of the *Phoenix City Code* (the Neighborhood Preservation Ordinance) shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

**101.4.6 Fire prevention.** The provisions of the *Phoenix Fire Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

**101.4.7 Energy.** The provisions of the *International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

### SECTION 102 APPLICABILITY Reserved

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**SECTION 103**  
**DEPARTMENT OF BUILDING SAFETY**  
Reserved

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**SECTION 104**  
**DUTIES AND POWERS OF BUILDING OFFICIAL**  
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**SECTION 105**  
**PERMITS**  
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SECTION 106  
CONSTRUCTION DOCUMENTS  
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**SECTION 107**  
**TEMPORARY STRUCTURES AND USES**  
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**SECTION 108**  
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**SECTION 109**  
**INSPECTIONS**  
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**SECTION 110**  
**CERTIFICATE OF OCCUPANCY**  
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**SECTION 111  
SERVICE UTILITIES  
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**SECTION 112  
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**SECTION 113  
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**SECTION 114**  
**STOP WORK ORDER**  
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**SECTION 115**  
**UNSAFE STRUCTURES AND EQUIPMENT**  
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