

CHAPTER 1

ADMINISTRATION

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

SECTION 101 GENERAL

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

101.2 Scope. The provisions of the *International Existing Building Code* shall apply to the repair, alteration, change of occupancy, addition, and relocation of existing buildings. A building or portion of a building that has not been previously occupied or used for its intended purpose shall comply with the provisions of the *International Building Code* for new construction. Repairs, alterations, change of occupancy, existing buildings to which additions are made, historic buildings, and relocated buildings complying with the provisions of the *International Building Code*, *International Mechanical Code*, *Arizona State Plumbing Code* and *International Residential Code* as applicable shall be considered in compliance with the provisions of this code. Application under the provisions of this Code requires approval by the building official.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety, and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition, and relocation of existing buildings.

101.4 Existing buildings. The legal occupancy of any structure existing prior to the effective date of this Code shall be permitted to continue that occupancy or use as long as the property is in compliance with the provisions of the *International Building Code* and Chapter 39 of the *Phoenix City Code*. Existing buildings or structures that have been vacant or abandoned for a period of one year or longer are deemed to be vacated and the Certificate of Occupancy shall be expired. Existing buildings or structures that have been vacant for a period of one year or longer are required to obtain a new Certificate of Occupancy before renewing occupancy or use. Any remodeling work to a vacated building or structure shall comply with Section 102.7 of the *Phoenix Building Construction Code—Administrative Provisions*.

101.5 Maintenance. Reserved.

101.6 Safeguards during construction. Reserved.

101.7 Appendices. Reserved.

101.8 Correction of violations of other codes. Reserved.

SECTION 102 APPLICABILITY

102.1 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.

102.2 Other laws. Reserved.

102.3 Application of references. Reserved.

102.4 Referenced codes and standards. Reserved.

102.5 Partial invalidity. Reserved.

SECTION 103 DEPARTMENT OF BUILDING SAFETY Reserved

SECTION 104 DUTIES AND POWERS OF CODE OFFICIAL Reserved

SECTION 105 PERMITS Reserved

SECTION 106 CONSTRUCTION DOCUMENTS Reserved

SECTION 107 TEMPORARY STRUCTURES AND USES Reserved

SECTION 108 FEES Reserved

SECTION 109 INSPECTIONS Reserved

SECTION 110 CERTIFICATE OF OCCUPANCY Reserved

ADMINISTRATION

|| **SECTION 111**
 SERVICE UTILITIES
 Reserved

|| **SECTION 112**
 BOARD OF APPEALS
 Reserved

|| **SECTION 113**
 VIOLATIONS
 Reserved

|| **SECTION 114**
 STOP WORK ORDER
 Reserved

|| **SECTION 115**
 UNSAFE BUILDINGS AND EQUIPMENT
 Reserved

|| **SECTION 116**
 EMERGENCY MEASURES
 Reserved

|| **SECTION 117**
 DEMOLITION
 Reserved