

# Part I — Administrative

## CHAPTER 1 ADMINISTRATION

### SECTION R101 TITLE, SCOPE AND PURPOSE

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

**R101.1 Title.** These regulations shall be known as the *International Phoenix 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 multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

**Exception:** Existing buildings undergoing repair, alteration or additions, and change of occupancy shall be permitted to comply with the *International Existing Building Code*.

**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.

**R102.4 Referenced code and standards.** Reserved.

**R102.5 Appendices.** Reserved.

**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 ef-

fect of making void or illegal any of the other parts or provisions.

**[EB] 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 *Phoenix Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**[EB] R102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall conform to that required 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

**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**

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**SECTION R109  
INSPECTIONS  
Reserved**

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**SECTION R110  
CERTIFICATE OF OCCUPANCY  
Reserved**

**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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## Part II — Definitions

### CHAPTER 2 DEFINITIONS

#### SECTION R201 GENERAL

**R201.1 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings indicated in this chapter.

**R201.2 Interchangeability.** Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

**R201.3 Terms defined in other codes.** Where terms are not defined in this code such terms shall have meanings ascribed to them as in other code publications of the International Code Council.

**R201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

#### SECTION R202 DEFINITIONS

**ACCESSIBLE.** Signifies access that requires the removal of an access panel or similar removable obstruction.

**ACCESSIBLE, READILY.** Signifies access without the necessity for removing a panel or similar obstruction.

**ACCESSORY STRUCTURE.** In one- and two-family dwellings not more than three stories high with separate means of egress, a building, the use of which is incidental to that of the main building and which is located on the same lot.

**[B] ADDITION.** An extension or increase in floor area or height of a building or structure.

**AIR ADMITTANCE VALVE.** A one-way valve designed to allow air into the plumbing drainage system when a negative pressure develops in the piping. This device shall close by gravity and seal the terminal under conditions of zero differential pressure (no flow conditions) and under positive internal pressure.

**AIR BREAK (DRAINAGE SYSTEM).** An arrangement in which a discharge pipe from a fixture, appliance or device drains indirectly into a receptor below the flood-level rim of the receptor, and above the trap seal.

**AIR CIRCULATION, FORCED.** A means of providing space conditioning utilizing movement of air through ducts or plenums by mechanical means.

**AIR-CONDITIONING SYSTEM.** A system that consists of heat exchangers, blowers, filters, supply, exhaust and return-air

systems, and shall include any apparatus installed in connection therewith.

**AIR GAP, DRAINAGE SYSTEM.** The unobstructed vertical distance through free atmosphere between the outlet of a waste pipe and the flood-level rim of the fixture or receptor into which it is discharging.

**AIR GAP, WATER-DISTRIBUTION SYSTEM.** The unobstructed vertical distance through free atmosphere between the lowest opening from a water supply discharge to the flood-level rim of a plumbing fixture.

**[B] ALTERATION.** Any construction or renovation to an existing structure other than repair or addition that requires a permit. Also, a change in a mechanical system that involves an extension, addition or change to the arrangement, type or purpose of the original installation that requires a permit.

**[B] ANCHORS.** See “Supports.”

**ANTISIPHON.** A term applied to valves or mechanical devices that eliminate siphonage.

**APPLIANCE.** A device or apparatus that is manufactured and designed to utilize energy and for which this code provides specific requirements.

**APPROVED.** Approved refers to approval by the building official as the result of investigation and tests conducted by him or her, or by reason of accepted principles or tests by nationally recognized organizations.

**APPROVED AGENCY.** An established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official.

**ASPECT RATIO.** The ratio of the height to width (h/w) of a shear wall. The shear wall height is the maximum clear height from top of foundation or diaphragm to bottom of diaphragm framing above and the shear wall width is the sheathed dimension in the direction of applied force on the shear wall.

**ATTIC.** The unfinished space between the ceiling joists of the top story and the roof rafters.

**BACKFLOW, DRAINAGE.** A reversal of flow in the drainage system.

**BACKFLOW PREVENTER.** A device or means to prevent backflow.

**BACKFLOW PREVENTER, REDUCED-PRESSURE-ZONE TYPE.** A backflow-prevention device consisting of two independently acting check valves, internally force loaded to a normally closed position and separated by an intermediate chamber (or zone) in which there is an automatic relief means of venting to atmosphere internally loaded to a normally open