




City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Mayor and City Council

Date: June 13, 2025

From: Joshua Bednarek 
Planning and Development Director

Subject: ITEM 149 ON THE JUNE 18, 2025, FORMAL AGENDA – PUBLIC HEARING – AMEND CITY CODE - ORDINANCE ADOPTION – ADOPTION OF THE 2024 PHOENIX BUILDING CONSTRUCTION CODE WITH AMENDMENTS (ORDINANCE G-7397)

The Phoenix Building Construction Code (Code) establishes minimum requirements to safeguard the public health, safety and general welfare through building standards for construction in Phoenix. The City Council last approved an update to the Code in 2018. Periodic reviews and adoptions of new construction codes ensure development standards reflect current trends, safety advances, materials and technologies.

The Planning and Development Department (PDD), in collaboration with the Development Advisory Board (DAB), initiated an update of the Code in the summer of 2024. The update included the formation of a DAB Building Code Subcommittee comprised of DAB members and industry representatives. The DAB Building Code Subcommittee and PDD staff teams met for several months, and eight meetings reviewing the 15 codes and developed dozens of Phoenix specific amendments. The DAB Building Code Subcommittee recommended approval of the updated set of codes and amendments on March 27, 2025. The full DAB recommended approval of the subcommittee's recommendation on April 22, 2025. The Transportation, Infrastructure and Planning (TIP) Subcommittee approved adoption of the 2024 Phoenix Building Construction Code with modifications to International Residential Code (IRC) Section R322 (Inclusive Home Design) at their meeting on May 21, 2025. The TIP Subcommittee also requested PDD continue to work with the elevator industry on potential modifications to American Society of Mechanical Engineers (ASME) Code A17.1 Section 2.7.5.1.

As a result of ongoing collaboration between Councilwoman Stark, the Mayor's Strategic Workgroup on Accessibility and the Homebuilders Association of Central Arizona, additional modifications to the IRC Section R322.1 (Inclusive Home Design) are proposed. The modifications include – the front entrance doors do not require maximum opening forces or closing speeds, ramps to the front entrance do not require side rails where they don't have drop offs on the sides, interior doorways and hallways do not require minimum widths other than to one restroom and one other space, door hardware is allowed to be higher where serving as a pool barrier, thermostat and other controls do not have a required height where they can be operated remotely (such as by a phone application), and a restroom is not required

when the first floor is less than 150 square feet. The modifications are captured in Attachment A to the memo in **BOLD AND CAPITAL** letters where they are added and ~~strikethrough~~ where they are removed.

In response to the TIP Subcommittee's direction, staff continued to engage with representatives from the elevator industry regarding their comments on the proposed amendment to the ASME Code section regarding maintenance and inspections. As a result of these additional discussions, staff recommends withdrawing the amendment to AMSE A17.1 Section 2.7.5.1 from this adoption and continuing discussions at a national level for changes to the base code.

Staff recommends approval of the 2024 Building Construction Code and associated amendments along with the revised IRC Section R322 in Attachment A and withdrawal of the amendment to AMSE A17.1 Section 2.7.5.1.

Approved:


Alan Stephenson, Deputy City Manager

Enclosure:

Revised amendment to IRC Section 322



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL Amendment to 2024 International Residential Code (IRC) Section R322

Submitted and modified by: Strategic Workgroup on Accessibility and further modified by staff

R322.1 Dwelling units or sleeping units. Where there are four or more *dwelling units* or *sleeping units* in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply. Other *dwelling unit* and *sleeping unit* containing structures shall comply with Section R322.1.1.

R322.1.1 Dwelling units.

NEW *dwelling units* and *sleeping units* shall comply with the inclusive home design features of Section R322.1.1

Exceptions: The following are not required to comply with Section R322.1.1:

1. All portions of the *dwelling units* or *sleeping units* not on the floor level that contains the accessible entrance.
2. A raised or sunken floor area in a portion of a living, dining, or sleeping room.
3. Where a *dwelling unit* or *sleeping unit* contains less than 70 square feet of *habitable space* on the dwelling's primary entrance level.
4. Standard plans approved for use in a residential subdivision that received preliminary site plan approval prior to the **EFFECTIVE DATE** adoption of the 2024 Phoenix Building Construction Code.
5. Upon determination by the *building official* that by virtue of terrain or other unusual characteristics of the building site, there are practical difficulties associated with compliance of any specific provision of Section R322.1.1 and that the additional cost to comply with the applicable provisions of this **SECTION WILL** standard shall exceed three hundred dollars, as shown by clear and convincing evidence presented by the applicant.

R322.1.1.1 Entrance.

At least one dwelling unit entrance shall be accessible and on an accessible route from the street or sidewalk, the dwelling unit's driveway, or the dwelling unit's garage or carport in compliance with Chapter 4 of ICC A117.1 - 2017, except the clear width need not exceed 36 inches (815 mm) minimum. The required accessible entrance shall not be to a bedroom.

EXCEPTIONS:

1. **DOORS AND GATES IN THE ACCESSIBLE ROUTE AND THE ONE ACCESSIBLE ENTRANCE NEED ONLY COMPLY WITH ICC A117.1-2017 SECTION 404.2.1, 404.2.2, 404.2.3 AND 404.2.4 AS WELL AS SECTION R322.1.1.4.**
2. **THE CLEAR WIDTH NEED NOT EXCEED 36 INCHES MINIMUM.**
3. **RAMPS NEED NOT BE PROVIDED WITH HANDRAILS, MAXIMUM RAMP RISE, INTERMEDIATE LANDINGS, AND EDGE PROTECTION WHERE THE SIDES OF THE RAMP HAVE A MAXIMUM VERTICAL DROP OF ½" WITHIN 10 INCHES HORIZONTALLY.**

R322.1.1.2 Interior circulation paths.

THERE SHALL BE AN INTERIOR CIRCULATION PATH THAT CONNECTS THE ACCESSIBLE ENTRANCE, SECTION R322.1.1.7 TOILET ROOM OR BATHROOM, AND ONE HABITABLE SPACE WITH AN AREA OF 70 SQUARE FEET MINIMUM. THIS Interior circulation paths shall have a clear width of 36 inches (845 mm) minimum as measured between fixed or built-in elements. Exceptions in ICC A117.1-2017 Section 1104.4.1 are permitted to be used.

R322.1.1.3 CIRCULATION PATH DOORS.

User passage doors IN THE SECTION R322.1.1.2 CIRCULATION PATH shall have a clear opening width of 32 inches (805 mm) minimum; measured on a swinging door between the face of the door open to 90 degrees and the door stop.

R322.1.1.4 DOOR HARDWARE.

Door hardware FOR USER PASSAGE DOORS ON THE ENTIRE FLOOR LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate; ~~except locks used only for security and not used for normal operation.~~ Operable parts of hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor.

EXCEPTIONS:

1. LOCKS USED ONLY FOR SECURITY AND NOT USED FOR NORMAL OPERATION.
2. POCKET DOORS.
3. WHERE THE DOOR SERVES AS PART OF A REQUIRED POOL OR SPA BARRIER, THE HEIGHT OF THE HARDWARE SHALL NOT APPLY.

R322.1.1.53 Operable parts.

Lighting controls, electrical switches and receptacle outlets, user controls for thermostats, and user controls for security or intercom systems shall be placed 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor.

ExceptionS:

1. RECEPTACLE OUTLETS SERVING A DEDICATED USE.
2. CONTROLS AND SWITCHES THAT CAN BE REMOTELY OPERATED.
3. WHERE MANUFACTURER'S INSTALLATION INSTRUCTIONS SPECIFY A REQUIRED HEIGHT.
4. floor receptacle outlets.
5. controls mounted on ceiling fans.
6. controls mounted on appliances.
7. controls mounted on smoke detectors and carbon monoxide detectors.

R322.1.1.64 Toilet rooms and bathrooms WALL REINFORCEMENT.

Toilet rooms and bathrooms on the floor level that contains the accessible entrance shall be provided with wall reinforcements for future grab bars where walls occur around toilets, showers, and bathtubs in compliance with Section 1104.11.1 of ICC A117.1-2017.

R322.1.1.7 TOILET ROOM OR BATHROOM CONTENTS AND FLOOR CLEARANCE.

One bathroom on the floor level that contains the accessible entrance shall be provided with a bathtub or a shower and shall contain a lavatory and a water closet. This bathroom shall be provided with floor clearance space that complies with either Section 304 or 1104.11.2 and 1104.11.3 of ICC A117.1-2017.

ExceptionS:

1. Where there are no spaces used for sleeping purposes on the level that contains the accessible entrance, the bathroom is not required to be provided with a bathtub or a shower.

2. A TOILET ROOM OR BATHROOM IS NOT REQUIRED WHERE A DWELLING UNIT OR SLEEPING UNIT CONTAINS LESS THAN 150 SQUARE FEET OF HABITABLE SPACE ON THE LEVEL THAT CONTAINS THE ACCESSIBLE ENTRANCE.

Justification: Inclusive home design criteria has been in effect in Pima County and the City of Tucson since 2003. People over 65 years are the fastest growing sector of the American population and Phoenix is a retirement destination. Inclusive home design criteria allows people to stay in their homes and their neighborhood longer as they age.

Modifications to this amendment were approved by the Strategic Workgroup on Accessibility on 05/09/2025 to be presented to the Transportation, Infrastructure and Planning Subcommittee.

Further modifications were made on 05/20/2025, 06/05/2025, and 06/11/2025 following discussions between members of the strategic workgroup, home builders, and a councilmember.

Cost Impact: minimal cost impact to provide these features during construction but can be a significant cost when these features need to be retrofitted into an already constructed home.

Staff Committee Rationale for Recommendation: The amendment proposal aligns with the goals of the City of Phoenix Strategic Work Group on Accessibility. Members of the work group were appointed by the City Manager.

Approved in previous 2018 Code Adoption process: ☐ YES ☒ NO

ACTION TAKEN:

2024 Code Committee	Date: 03/18/2025
<input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB) Subcommittee	Date: 03/27/2025
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input checked="" type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Development Advisory Board (DAB)	Date: 04/22/2025
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input checked="" type="checkbox"/> Denied	<input type="checkbox"/> No action taken

Transportation, Infrastructure and Planning Subcommittee	Date: 05/21/2025
<input type="checkbox"/> Approved as submitted <input checked="" type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken

City Council Action	Date:
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Modified and approved <input type="checkbox"/> Denied	<input type="checkbox"/> No action taken