

ATTACHMENT A



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: May 9, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: ITEM __ ON THE MAY 21, TRANSPORTATION, INFRASTRUCTURE AND PLANNING SUBCOMMITTEE - 2024 PHOENIX BUILDING CONSTRUCTION CODE ADOPTION

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 14 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.

One of the stakeholders participating in the Code update was the Strategic Workgroup on Accessibility (Workgroup). The Workgroup was formed by Mayor Gallego to review citywide accessibility issues. They submitted an amendment for inclusive home design that was not recommended for approval by the DAB Building Code Subcommittee or the full DAB Committee. Initial discussion around the proposal centered around cost, design challenges and the absence of any exceptions.

The Workgroup has proposed a revised amendment for consideration by the Transportation, Infrastructure and Planning (TIP) Subcommittee. The revised amendment includes exceptions based on impractical site conditions and limits floor space requirements to one restroom on the ground floor. PDD staff has drafted the revisions to the amendment and has attached them to this memo for review. A similar version of this language was approved by the City of Tucson.

Staff recommend approval of the 2024 Phoenix Building Construction Code and associated amendments along with the revised inclusive home design amendment from the Strategic Workgroup on Accessibility.

Approved:

A handwritten signature in blue ink, appearing to read "Alan Stephenson".

Alan Stephenson, Deputy City Manager

Enclosure – revised code amendment proposal to International Residential Code Section R322 from the Strategic Workgroup on Accessibility



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Amendment MODIFICATION to 2024 International Residential Code (IRC) Section R322

Submitted by: Strategic Workgroup on Accessibility

Non-provision note: This modification presents the original proposal as base code without underlines or strikethroughs. The underlines and strikethroughs shown here are modifications to the original proposal.

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.

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. Dwelling units or sleeping units covered by Section R322.1.2.
4. 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 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.

R322.1.1.2 Interior circulation paths.

Interior circulation paths shall have a clear width of 36 inches (815 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.

User passage doors 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.

Door hardware 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.

R322.1.1.3 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.

Exception: Floor receptacle outlets, controls mounted on ceiling fans, controls mounted on appliances, controls mounted on smoke detectors and carbon monoxide detectors.

R322.1.1.4 Toilet rooms and bathrooms.

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.

One Toilet rooms or bathrooms 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.