ADOPTED CODES (with City Amendments per Ordinance 2019-12):

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Plumbing Code (IPC)
- 2018 International Fuel & Gas Code (IFGC)
- 2018 International Mechanical Code (IMC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Property Maintenance Code (IPMC)
- 2017 National Electric Code (NEC)
- 2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
- 2018 International Fire Code (IFC)

Current Peoria Zoning Ordinances

Development & Engineering Department
Building Development
9875 N. 85th Avenue
Peoria, Arizona 85345
623-773-7225 (FAX: 623-773-7245)
businessapplications@peoriaaz.gov

www.peoriaaz.gov/development
1. **ADAAG 402 ACCESSIBLE ROUTE**
   An accessible route shall be provided from the sidewalk at the street to the accessible building entrance and where provided, to the accessible Port-a-John.  
   - **Width:** Not less than 36 inches.  
   - **Surface:** Shall be asphalt or concrete.  
   - **Slope:** Not to exceed 1:20 (5%).  
   - **Cross Slope:** Not to exceed 1:50 (2%).

2. **ADAAG 502.2 VAN ACCESSIBLE PARKING STALL & ACCESSIBLE AISLE**
   - **Surface:** Shall be asphalt or concrete.  
   - **Parking Stall:** 8 ft. x 20 ft. min.  
   - **Access Aisle:** 8 ft. x 20 ft. with painted stripes @ 45 degrees.  
   - **Signage:** Van accessible (see item #8 and sign detail).

3. **ADAAG 603 ACCESSIBLE TOILET OR ACCESSIBLE PORT-A-JOHN**
   - **Toilet Room:** May be unisex and shall contain 1 water closet; 1 lavatory; and the door shall have a privacy latch, men/women signage shall be installed adjacent to the latch side of the door.  
   - **Port-a-John:** In lieu of a toilet room, an accessible Port-a-John may be used and located within the accessible route, near the accessible entrance to the sales office.

4. **ADAAG 404 DOORS**
   - **ADAAG 4.13.6 MANEUVERING CLEARANCE**
     - **Door Width:** Doorways shall have a clear opening of 32 inches with the door opening 90 degrees.  
     - **Threshold:** Not to exceed 1/2 inch, but shall be beveled with a slope no greater than 1:2 (50%). Up to 1/4 inch high no edge protection required.  
     - **Landing:** To accommodate all door approaches a minimum 5 ft x 5 ft level concrete landing shall be provided. When the door and landing are located at the garage driveway side, the slope of the landing shall not exceed 1:50 (2%).

   - **Door Hardware:** Handles, pulls, latches, and locks shall be lever-operated mechanisms, push type mechanisms, U-shaped handles.

5. **ADAAG 405 RAMPS**
   - **Slope:** Maximum slope of run shall be 1:12 (8.33%).  
   - **Maximum Rise:** 30 inches  
   - **Clear Width:** 36 inches.  
   - **Landings:**
     - (1) Shall be at least as wide as the ramp run leading to it.  
     - (2) Length shall be a minimum 60 inches clear.  
     - (3) For change of direction the minimum size shall be 60 inches x 60 inches.

6. **ADAAG 405.8 RAMP HANDRAILS**
   - (1) Ramp run has a run greater than 6 inches shall have handrails on both sides.  
   - (2) Handrails not continuous shall extend at least 12 inches beyond the top and bottom of the ramp segment and parallel with the floor surface.  
   - (3) Top of handrails shall be mounted 34 inches to 38 inches above the ramp surface.  
   - (4) Ends of handrails shall be rounded or return smoothly to the floor or post.

7. **ADAAG 405.9 EDGE PROTECTION**
   - Ramps and landings with drop-offs shall have curbs, walls, railings or projecting surfaces.  
   - Curb or barrier shall prevent the passage of a 4 inch sphere.

8. **CITY OF PEORIA PLANNING & ZONING**
   - **14- 23-3 (B), (5), (e) ACCESSIBLE PARKING SIGN**
     - (1) On stationary post or object the bottom of sign shall be located not less than 3 ft. or more than 6 ft. above grade.  
     - (2) Sign shall read: Reserved Parking; A.R.S. 28-884, Van Accessible. (See sign detail)