



**GROUP/CARE HOME
PLAN REVIEW
CHECKLIST**

**Handout
525**

REV 03/2020

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)
building.applications@peoriaaz.gov

www.peoriaaz.gov/development

Requirements for R-4 occupancies:

Step 1:

Obtain approved Zoning Clearance from Planning and Zoning.

Step 2:

- a) Submit plans drawn to scale minimum $\frac{1}{4}'' = 1'$ for review by Building Division and Fire Department;
- b) Obtain required permits and inspections for all new work;
- c) Work shall be performed by State of Arizona licensed contractor and obtain City of Peoria business license;
- d) Fire sprinklers may require increased water meter size and/or water supply line size subject to additional fees/permits.

Minimum requirements to be included on plan submittals:

1. Plans must be drawn to scale minimum $\frac{1}{4}'' = 1'$
2. Provide dimensions and label all rooms with applicable uses.
3. Emergency escape and rescue complying with IRC R310.
4. Emergency escape and rescue windows and doors shall be operational from the inside of the room without use of keys, tools or special knowledge and window opening control devices on windows serving as required emergency escape and rescue opening shall comply with ASTM F2090 in compliance with 2018 IRC R310.1.1.
5. Delayed egress locks may be permitted if approval is obtained from the Building Official.
6. Smoke alarms shall be installed in all habitable rooms and hallways and shall be installed with permanent wiring interconnected to activate all smoke alarms if one alarm activates.
7. Carbon monoxide alarms shall be installed in compliance with 2018 IRC R315.
8. House address must be visible from the street in compliance with 2018 IRC R319.
9. New bedroom additions must be protected by arc-fault circuit interrupters (AFCI) in compliance with 2018 IRC E3902.17.
10. Fire sprinkler system shall be installed when exceeding five (5) persons designed in compliance with 2018 IFC, NFPA 13d 2016 Edition and maximum of ten (10) persons in compliance with City of Peoria Ordinance 2019-11. Verify sprinkler head placement and fire bell rings from inspectors test valve.
11. Openings from garage or carport shall not open directly into a sleeping room or a hallway that only accesses sleeping rooms in compliance with 2018 IRC R302.5.1 and City of Peoria Ordinance 2019-12.
12. Other openings between garage and carport and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors or windows, equipped with a self-closing or automatic closing device in compliance with 2018 IRC R302.5.1 and City of Peoria Ordinance 2019-12.
13. Openings and penetrations through walls and ceilings separating the dwelling from the garage and carport shall be in accordance with 2018 IRC R302.5.

14. Egress paths shall be maintained at all times in compliance with 2018 IRC R311 (no double-keyed locks on any egress door and no locks on the outside of interior doors i.e. locking people in bedrooms), etc.
15. Bathroom additions must provide plumbing fixture calculations to include existing and new fixtures in compliance with 2018 IRC Tables A103.3(2) and AP201.1 and include existing water meter and water supply line sizes/types. Water meter and water supply line sizes must correlate with fire sprinkler design if applicable.
16. Mechanical plan required providing heating and cooling between 70 and 90 degrees F in compliance with City of Peoria Ordinance 2019-12.
17. Electrical plan required providing electrical floor plan, one line diagram, panel schedule and load calculations in compliance with 2018 IRC Chapters 37 and 39.
18. Existing garage, patio, porch, carport or similar non-habitable space converted into habitable space shall require insulation in compliance with 2018 IRC Chapter 11 and other applicable 2018 IRC Chapters pertaining to habitable space.