

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

*A Member of the International Code Family®*



# INTERNATIONAL EXISTING BUILDING CODE®

# 2006



# INTERNATIONAL EXISTING BUILDING CODE®

# 2006

2006 International Existing Building Code®

First Printing: January 2006

ISBN-13: 978-1-58001-270-6 (soft)  
ISBN-10: 1-58001-270-1 (soft)  
ISBN-13: 978-1-58001-267-6 (loose leaf)  
ISBN-10: 1-58001-267-1 (loose leaf)  
ISBN-13: 978-1-58001-315-4 (e-document)  
ISBN-10: 1-58001-315-5 (e-document)

COPYRIGHT© 2006  
by  
INTERNATIONAL CODE COUNCIL, INC.

ALL RIGHTS RESERVED. This 2006 *International Existing Building Code*® is a copyrighted work owned by the International Code Council, Inc. Without advance written permission from the copyright owner, no part of this book may be reproduced, distributed, or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example and not limitation, photocopying, or recording by or in an information storage retrieval system). For information on permission to copy material exceeding fair use, please contact: Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. Phone 1-888-ICC-SAFE (422-7233).

Trademarks: "International Code Council," the "International Code Council" logo and the "International Existing Building Code" are trademarks of the International Code Council, Inc.

## PREFACE

### Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing repair, alteration, addition or change of occupancy in existing buildings. The *International Existing Building Code*<sup>®</sup>, in this 2006 edition, is designed to meet this need through model code regulations that safeguard the public health and safety in all communities, large and small.

This comprehensive existing building code establishes minimum regulations for existing buildings using prescriptive and performance-related provisions. It is founded on broad-based principles intended to encourage the use and reuse of existing buildings while requiring reasonable upgrades and improvements. This 2006 edition is fully compatible with all the *International Codes*<sup>®</sup> (I-Codes<sup>®</sup>) published by the International Code Council (ICC)<sup>®</sup>, including the *International Building Code*<sup>®</sup>, *ICC Electrical Code*<sup>®</sup>, *International Energy Conservation Code*<sup>®</sup>, *International Fire Code*<sup>®</sup>, *International Fuel Gas Code*<sup>®</sup>, *International Mechanical Code*<sup>®</sup>, *ICC Performance Code*<sup>®</sup> for Buildings and Facilities<sup>®</sup>, *International Plumbing Code*<sup>®</sup>, *International Private Sewage Disposal Code*<sup>®</sup>, *International Property Maintenance Code*<sup>®</sup>, *International Residential Code*<sup>®</sup>, *International Wildland-Urban Interface Code*<sup>™</sup> and *International Zoning Code*<sup>®</sup>.

The *International Existing Building Code* provisions provide many benefits, including the model code development process, which offers an international forum for building professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

### Development

The first edition of the *International Existing Building Code* (2003) was the culmination of an effort initiated in 2000 by a development committee appointed by the ICC and consisting of representatives of the three statutory members of the International Code Council at that time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for existing buildings consistent with and inclusive of the scope of the existing model codes. Technical content of the latest model codes promulgated by BOCA, ICBO and SBCCI as well as other rehabilitation codes was utilized as the basis for the development, followed by a public forum in 2001 and the publication of the 2001 Final Draft. This 2006 edition presents the code as originally issued with changes approved through the ICC code development process through 2005. A new edition such as this is promulgated every three years.

This code is founded on principles intended to encourage the use and reuse of existing buildings that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

### Adoption

The *International Existing Building Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

### Maintenance

The *International Existing Building Code* is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals, and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the code development cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

While the development procedure of the *International Existing Building Code* assures the highest degree of care, ICC, its members, and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with these provisions, because ICC does not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

## Letter Designations in Front of Section Numbers

In each code development cycle, proposed changes to this code are considered at the Code Development Hearings by the International Existing Building Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed changes. Proposed changes to a code section having a number beginning with a letter in brackets are considered by a different code development committee. For example, proposed changes to code sections that are preceded by the letter [F] (e.g., [F] 1404.2), are considered by the International Fire Code Development Committee at the Code Development Hearings.

The content of sections in this code that begin with a letter designation is maintained by another code development committee in accordance with the following:

- [B] = International Building Code Development Committee;
- [F] = International Fire Code Development Committee;
- [P] = International Plumbing Code Development Committee.
- [FG] = International Fuel Gas Code Development Committee;
- [EC] = International Energy Conservation Code Development Committee;
- [M] = International Mechanical Code Development Committee; and
- [ICC EC] = ICC Electrical Code Development Committee

## Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2003 edition. Deletion indicators in the form of an arrow ( ➡ ) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

## ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2006 *International Existing Building Code* as an enforceable performance-based regulation governing structures and premises should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

### SAMPLE ORDINANCE FOR ADOPTION OF THE *INTERNATIONAL EXISTING BUILDING CODE* ORDINANCE NO. \_\_\_\_\_

An ordinance of the [JURISDICTION] adopting the 2006 edition of the *International Existing Building Code*, regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. \_\_\_\_\_ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Existing Building Code*, 2006 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED] (see *International Existing Building Code* Section 101.7, 2006 edition), as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2.** The following sections are hereby revised:

Section 101.1 Insert: [NAME OF JURISDICTION]

Section 1301.2 Insert: [DATE IN ONE LOCATION]

**Section 3.** That Ordinance No. \_\_\_\_\_ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in the Existing Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6.** That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

**Section 7.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## TABLE OF CONTENTS

<p><b>CHAPTER 1 ADMINISTRATION ..... 1</b></p> <p>Section</p> <p>101 General ..... 1</p> <p>102 Applicability ..... 1</p> <p>103 Department of Building Safety ..... 2</p> <p>104 Duties and Powers of Code Official ..... 2</p> <p>105 Permits ..... 3</p> <p>106 Construction Documents ..... 5</p> <p>107 Temporary Structures and Uses ..... 6</p> <p>108 Fees ..... 6</p> <p>109 Inspections ..... 7</p> <p>110 Certificate of Occupancy ..... 7</p> <p>111 Service Utilities ..... 8</p> <p>112 Board of Appeals ..... 8</p> <p>113 Violations ..... 8</p> <p>114 Stop Work Order ..... 9</p> <p>115 Unsafe Buildings and Equipment ..... 9</p> <p>116 Emergency Measures ..... 9</p> <p>117 Demolition ..... 10</p> <p><b>CHAPTER 2 DEFINITIONS ..... 11</b></p> <p>Section</p> <p>201 General ..... 11</p> <p>202 General Definitions ..... 11</p> <p><b>CHAPTER 3 PRESCRIPTIVE COMPLIANCE METHOD ..... 13</b></p> <p>Section</p> <p>301 General ..... 13</p> <p>302 Additions, Alterations or Repairs ..... 13</p> <p>303 Fire Escapes ..... 15</p> <p>304 Glass Replacement ..... 15</p> <p>305 Change of Occupancy ..... 15</p> <p>306 Historic Buildings ..... 16</p> <p>307 Moved Structures ..... 16</p> <p>308 Accessibility for Existing Buildings ..... 16</p> <p><b>CHAPTER 4 CLASSIFICATION OF WORK ..... 19</b></p> <p>Section</p> <p>401 General ..... 19</p> <p>402 Repairs ..... 19</p> <p>403 Alteration—Level 1 ..... 19</p>	<p>404 Alteration—Level 2 ..... 19</p> <p>405 Alteration—Level 3 ..... 19</p> <p>406 Change of Occupancy ..... 19</p> <p>407 Additions ..... 19</p> <p>408 Historic Buildings ..... 19</p> <p>409 Relocated Buildings ..... 19</p> <p><b>CHAPTER 5 REPAIRS ..... 21</b></p> <p>Section</p> <p>501 General ..... 21</p> <p>502 Building Elements and Materials ..... 21</p> <p>503 Fire Protection ..... 21</p> <p>504 Means of Egress ..... 21</p> <p>505 Accessibility ..... 21</p> <p>506 Structural ..... 21</p> <p>507 Electrical ..... 23</p> <p>508 Mechanical ..... 23</p> <p>509 Plumbing ..... 23</p> <p><b>CHAPTER 6 ALTERATIONS—LEVEL 1 ..... 25</b></p> <p>Section</p> <p>601 General ..... 25</p> <p>602 Building Elements and Materials ..... 25</p> <p>603 Fire Protection ..... 25</p> <p>604 Means of Egress ..... 25</p> <p>605 Accessibility ..... 25</p> <p>606 Structural ..... 26</p> <p>607 Energy Conservation ..... 27</p> <p><b>CHAPTER 7 ALTERATIONS—LEVEL 2 ..... 29</b></p> <p>Section</p> <p>701 General ..... 29</p> <p>702 Special Use and Occupancy ..... 29</p> <p>703 Building Elements and Materials ..... 29</p> <p>704 Fire Protection ..... 31</p> <p>705 Means of Egress ..... 33</p> <p>706 Accessibility ..... 36</p> <p>707 Structural ..... 36</p> <p>708 Electrical ..... 37</p> <p>709 Mechanical ..... 37</p> <p>710 Plumbing ..... 37</p> <p>711 Energy Conservation ..... 38</p>
---	---



This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

**CHAPTER 8 ALTERATIONS—LEVEL 3..... 39**

Section

801 General..... 39

802 Special Use and Occupancy ..... 39

803 Building Elements and Materials ..... 39

804 Fire Protection ..... 40

805 Means of Egress..... 40

806 Accessibility..... 40

807 Structural ..... 40

808 Energy Conservation ..... 41

**CHAPTER 9 CHANGE OF OCCUPANCY ..... 43**

Section

901 General..... 43

902 Special Use and Occupancy ..... 43

903 Building Elements and Materials ..... 43

904 Fire Protection ..... 43

905 Means of Egress..... 43

906 Accessibility..... 43

907 Structural ..... 43

908 Electrical ..... 44

909 Mechanical..... 45

910 Plumbing ..... 45

911 Other Requirements..... 45

912 Change of Occupancy Classification ..... 45

**CHAPTER 10 ADDITIONS ..... 49**

Section

1001 General..... 49

1002 Heights and Areas ..... 49

1003 Structural ..... 49

1004 Smoke Alarms in Occupancy  
Groups R-3 and R-4 ..... 50

1005 Accessibility..... 50

**CHAPTER 11 HISTORIC BUILDINGS..... 51**

Section

1101 General..... 51

1102 Repairs ..... 51

1103 Fire Safety ..... 51

1104 Alterations ..... 52

1105 Change of Occupancy ..... 52

1106 Structural ..... 53

**CHAPTER 12 RELOCATED OR MOVED BUILDINGS ..... 55**

Section

1201 General..... 55

1202 Requirements ..... 55

**CHAPTER 13 PERFORMANCE COMPLIANCE METHODS ..... 57**

Section

1301 General..... 57

**CHAPTER 14 CONSTRUCTION SAFEGUARDS .. 67**

Section

1401 General..... 67

1402 Protection of Adjoining Property ..... 68

1403 Temporary Use of Streets, Alleys and Public  
Property ..... 68

1404 Fire Extinguishers ..... 68

1405 Exits ..... 69

1406 Standpipe Systems..... 69

1407 Automatic Sprinkler System..... 69

1408 Accessibility..... 69

**CHAPTER 15 REFERENCED STANDARDS ..... 71**

**APPENDIX A GUIDELINES FOR THE SEISMIC RETROFIT OF EXISTING BUILDINGS ..... 73**

**CHAPTER A1 SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS ..... 73**

Section

A101 Purpose..... 73

A102 Scope ..... 73

A103 Definitions ..... 73

A104 Symbols and Notations ..... 73

A105 General Requirements ..... 74

A106 Materials Requirements..... 75

A107 Quality Control ..... 77

A108 Design Strengths ..... 77

A109 Analysis and Design Procedure ..... 78

A110 General Procedure..... 78

A111 Special Procedure ..... 78

A112 Analysis and Design ..... 80

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

A113 Detailed System Design Requirements ..... 81  
 A114 Walls of Unburned Clay,  
 Adobe or Stone Masonry ..... 82

**CHAPTER A2 EARTHQUAKE HAZARD  
 REDUCTION IN EXISTING  
 REINFORCED CONCRETE AND  
 REINFORCED MASONRY WALL  
 BUILDINGS WITH FLEXIBLE  
 DIAPHRAGMS..... 87**

Section  
 A201 Purpose..... 87  
 A202 Scope ..... 87  
 A203 Definitions ..... 87  
 A204 Symbols and Notations ..... 87  
 A205 General Requirements ..... 87  
 A206 Analysis and Design ..... 88  
 A207 Materials of Construction ..... 89

**CHAPTER A3 PRESCRIPTIVE PROVISIONS FOR  
 SEISMIC STRENGTHENING OF  
 CRIPPLE WALLS AND SILL PLATE  
 ANCHORAGE OF LIGHT, WOOD-  
 FRAME RESIDENTIAL  
 BUILDINGS ..... 91**

Section  
 A301 General ..... 91  
 A302 Definitions ..... 91  
 A303 Structural Weaknesses ..... 92  
 A304 Strengthening Requirements..... 92

**CHAPTER A4 EARTHQUAKE HAZARD  
 REDUCTION IN EXISTING WOOD-  
 FRAME RESIDENTIAL BUILDINGS  
 WITH SOFT, WEAK OR OPEN-  
 FRONT WALLS ..... 107**

Section  
 A401 General ..... 107  
 A402 Definitions ..... 107  
 A403 Analysis and Design ..... 108  
 A404 Phased Construction ..... 110  
 A405 Prescriptive Measures for Weak Story ..... 110  
 A406 Materials of Construction ..... 110  
 A407 Information Required to be on the Plans ..... 111  
 A408 Quality Control ..... 111

**CHAPTER A5 EARTHQUAKE HAZARD  
 REDUCTION IN EXISTING  
 CONCRETE BUILDINGS AND  
 CONCRETE WITH MASONRY  
 INFILL BUILDINGS..... 113**

Section  
 A501 Purpose..... 113  
 A502 Scope ..... 113  
 A503 Definitions ..... 113  
 A504 Symbols and Notations ..... 113  
 A505 General Requirements..... 114  
 A506 Site Ground Motion..... 115  
 A507 Tier 1 Analysis Procedure..... 115  
 A508 Tier 2 Analysis Procedure..... 115  
 A509 Tier 3 Analysis Procedure..... 117  
 A510 Determination of the Stress-Strain Relationship  
 of Existing Unreinforced Masonry..... 122

**APPENDIX A REFERENCED STANDARDS ..... 129**

**APPENDIX B SUPPLEMENTARY ACCESSIBILITY  
 REQUIREMENTS FOR EXISTING  
 BUILDINGS AND FACILITIES ... 131**

Section  
 B101 Qualified Historical Buildings and Facilities... 131  
 B102 Fixed Transportation Facilities and Stations ... 131  
 B103 Dwelling Units and Sleeping Units ..... 132  
 B104 Referenced Standards ..... 132

**RESOURCE A GUIDELINES ON FIRE RATINGS  
 OF ARCHAIC MATERIALS AND  
 ASSEMBLIES..... 133**

Section  
 1 Fire-related Performance of Archaic  
 Materials and Assemblies ..... 134  
 2 Building Evaluation..... 135  
 3 Final Evaluation and Design Solution ..... 140  
 4 Summary ..... 145  
 Appendix ..... 149  
 Resource A Table of Contents ..... 149

**INDEX..... 285**

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 1

# ADMINISTRATION

### SECTION 101 GENERAL

**101.1 Title.** These regulations shall be known as the *Existing Building Code* of [NAME OF JURISDICTION], hereinafter referred to as “this code.”

**101.2 Scope.** The provisions of the *International Existing Building Code* shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings.

**101.3 Intent.** The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

**101.4 Applicability.** This code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.

**101.4.1 Buildings not previously occupied.** A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *International Building Code* or *International Residential Code*, as applicable, for new construction or with any current permit for such occupancy.

**101.4.2 Buildings previously occupied.** The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, or the *International Property Maintenance Code*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

**101.5 Compliance methods.** The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 101.5.1 through 101.5.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the code official. Sections 101.5.1 through 101.5.3 shall not be applied in combination with each other.

**Exception:** Alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building has sustained substantial structural damage as defined in Section 506.2, or the building is undergoing more than a limited structural alteration as defined in Section 807.5.3. New structural members added as part of the repair or alteration shall comply with the *International Building Code*. Repairs and alterations of existing buildings in flood hazard areas shall comply with Sections 501.4 and 601.3, respectively.

**101.5.1 Prescriptive compliance method.** Repairs, alterations, additions and changes of occupancy complying with Chapter 3 of this code in buildings complying with the *International Fire Code* shall be considered in compliance with the provisions of this code.

**101.5.2 Work area compliance method.** Repairs, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 4 through 12 of this code shall be considered in compliance with the provisions of this code.

**101.5.3 Performance compliance method.** Repairs, alterations, additions, changes in occupancy and relocated buildings complying with Chapter 13 of this code shall be considered in compliance with the provisions of this code.

**101.6 Safeguards during construction.** All construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 14.

**101.7 Appendices.** The code official is authorized to require rehabilitation and retrofit of buildings, structures or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted.

**101.8 Correction of violations of other codes.** Repairs or alterations mandated by any property, housing, or fire safety maintenance code or mandated by any licensing rule or ordinance adopted pursuant to law shall conform only to the requirements of that code, rule, or ordinance and shall not be required to conform to this code unless the code requiring such repair or alteration so provides.

### SECTION 102 APPLICABILITY

**102.1 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.

**102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

**102.3 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.

**102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

**102.5 Partial invalidity.** In the event that any part or provision of this code is held to be illegal or void, this shall not have the

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

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

### SECTION 103 DEPARTMENT OF BUILDING SAFETY

**103.1 Creation of enforcement agency.** The Department of Building Safety is hereby created, and the official in charge thereof shall be known as the code official.

**103.2 Appointment.** The code official shall be appointed by the chief appointing authority of the jurisdiction.

**103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers as delegated by the code official.

### SECTION 104 DUTIES AND POWERS OF CODE OFFICIAL

**104.1 General.** The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

**104.2 Applications and permits.** The code official shall receive applications, review construction documents, and issue permits for the repair, alteration, addition, demolition, change of occupancy, and relocation of buildings; inspect the premises for which such permits have been issued; and enforce compliance with the provisions of this code.

**104.2.1 Preliminary meeting.** When requested by the permit applicant or the code official, the code official shall meet with the permit applicant prior to the application for a construction permit to discuss plans for the proposed work or change of occupancy in order to establish the specific applicability of the provisions of this code.

**Exception:** Repairs and Level 1 alterations.

**104.2.1.1 Building evaluation.** The code official is authorized to require an existing building to be investigated and evaluated by a registered design professional based on the circumstances agreed upon at the preliminary meeting to determine the existence of any potential nonconformance with the provisions of this code.

**104.3 Notices and orders.** The code official shall issue all necessary notices or orders to ensure compliance with this code.

**104.4 Inspections.** The code official shall make all of the required inspections, or the code official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to

engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

**104.5 Identification.** The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

**104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous, or hazardous, the code official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

**104.7 Department records.** The code official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

**104.8 Liability.** The code official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for cost in any action, suit, or proceeding that is instituted in pursuance of the provisions of this code.

**104.9 Approved materials and equipment.** Materials, equipment, and devices approved by the code official shall be constructed and installed in accordance with such approval.

**104.9.1 Used materials and equipment.** The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the code official.

**104.10 Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's representative, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code, and that such modification does

not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Department of Building Safety.

**104.10.1 Flood hazard areas.** For existing buildings located in flood hazard areas for which repairs, alterations and additions constitute substantial improvement, the code official shall not grant modifications to provisions related to flood resistance unless a determination is made that:

1. The applicant has presented good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render compliance with the flood-resistant construction provisions inappropriate.
2. Failure to grant the modification would result in exceptional hardship.
3. The granting of the modification will not result in increased flood heights, additional threats to public safety, extraordinary public expense nor create nuisances, cause fraud on or victimization of the public or conflict with existing laws or ordinances.
4. The modification is the minimum necessary to afford relief, considering the flood hazard.
5. A written notice will be provided to the applicant specifying, if applicable, the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation and that construction below the design flood elevation increases risks to life and property.

**104.11 Alternative materials, design and methods of construction, and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design, or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety.

**104.11.1 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the code official for the period required for retention.

## SECTION 105 PERMITS

**105.1 Required.** Any owner or authorized agent who intends to repair, add to, alter, relocate, demolish, or change the occupancy of a building or to repair, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit.

**105.1.1 Annual permit.** In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical, or plumbing installation, the code official is authorized to issue an annual permit upon application therefor to any person, firm, or corporation regularly employing one or more qualified trade persons in the building, structure, or on the premises owned or operated by the applicant for the permit.

**105.1.2 Annual permit records.** The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The code official shall have access to such records at all times, or such records shall be filed with the code official as designated.

**105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

### Building:

1. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.
2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
3. Temporary motion picture, television, and theater stage sets and scenery.
4. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.
5. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.
6. Movable cases, counters, and partitions not over 69 inches (1753 mm) in height.

### Electrical:

**Repairs and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for power supply, the installations of towers, and antennas.

**Temporary testing systems:** A permit shall not be required for the installation of any temporary system

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

required for the testing or servicing of electrical equipment or apparatus.

**Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work, and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

**105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the code official.

**105.2.2 Repairs.** Application or notice to the code official is not required for ordinary repairs to structures and items listed in Section 105.2. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement, or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring, or mechanical or other work affecting public health or general safety.

**105.2.3 Public service agencies.** A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, or metering or other related

equipment that is under the ownership and control of public service agencies by established right.

**105.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Department of Building Safety for that purpose. Such application shall:

1. Identify and describe the work in accordance with Chapter 3 to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.3.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

**105.3.1 Action on application.** The code official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the code official shall reject such application in writing, stating the reasons therefor. If the code official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the code official shall issue a permit therefor as soon as practicable.

**105.3.2 Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**105.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors in the construction documents and other data. The code official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

**105.5 Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

period of 180 days after the time the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**105.6 Suspension or revocation.** The code official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information or in violation of any ordinance or regulation or any of the provisions of this code.

**105.7 Placement of permit.** The building permit or copy shall be kept on the site of the work until the completion of the project.

## SECTION 106 CONSTRUCTION DOCUMENTS

**106.1 Submittal documents.** Construction documents special inspection and structural observation programs, investigation and evaluation reports, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.

**Exception:** The code official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

**106.1.1 Information on construction documents.** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the code official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations, as determined by the code official. The work areas shall be shown.

**106.1.1.1 Fire protection system shop drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the *International Building Code*.

**106.1.2 Means of egress.** The construction documents for alterations Level 2, alterations Level 3, additions, and changes of occupancy shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress in compliance with the provisions of this code. The construction documents shall designate the

number of occupants to be accommodated in every work area of every floor and in all affected rooms and spaces.

**106.1.3 Exterior wall envelope.** Construction documents for all work affecting the exterior wall envelope shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including windows, doors, flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the wind and weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

**106.2 Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades, and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration, repair, or change of occupancy.

**106.3 Examination of documents.** The code official shall examine or cause to be examined the construction documents and shall ascertain by such examinations whether the construction or occupancy indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

**106.3.1 Approval of construction documents.** When the code official issues a permit, the construction documents shall be approved in writing or by stamp as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work, and shall be open to inspection by the code official or a duly authorized representative.

**106.3.2 Previous approval.** This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

**106.3.3 Phased approval.** The code official is authorized to issue a permit for the construction of foundations or any other part of a building before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of



This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

this code. The holder of such permit for the foundation or other parts of a building shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

**106.3.4 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the code official within a specified period.

Deferral of any submittal items shall have the prior approval of the code official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the code official.

Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the code official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the code official.

**106.4 Amended construction documents.** Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

**106.5 Retention of construction documents.** One set of approved construction documents shall be retained by the code official for a period of not less than the period required for retention of public records.

**106.6 Design professional in responsible charge.** When it is required that documents be prepared by a registered design professional, the code official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The code official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

## SECTION 107 TEMPORARY STRUCTURES AND USES

**107.1 General.** The code official is authorized to issue a permit for temporary uses. Such permits shall be limited as to time of service but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

**107.2 Conformance.** Temporary uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

**107.3 Temporary power.** The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the ICC *Electrical Code*.

**107.4 Termination of approval.** The code official is authorized to terminate such permit for a temporary use and to order the temporary use to be discontinued.

## SECTION 108 FEES

**108.1 Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

**108.2 Schedule of permit fees.** On buildings, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by the applicable governing authority.

**108.3 Building permit valuations.** The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the code official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the code official. Final building permit valuation shall be set by the code official.

**108.4 Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the code official that shall be in addition to the required permit fees.

**108.5 Related fees.** The payment of the fee for the construction, alteration, removal, or demolition of work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

**108.6 Refunds.** The code official is authorized to establish a refund policy.

## SECTION 109 INSPECTIONS

**109.1 General.** Construction or work for which a permit is required shall be subject to inspection by the code official, and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**109.2 Preliminary inspection.** Before issuing a permit, the code official is authorized to examine or cause to be examined buildings and sites for which an application has been filed.

**109.3 Required inspections.** The code official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.9.

**109.3.1 Footing or foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.

**109.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories, and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the sub floor.

**109.3.3 Lowest floor elevation.** For additions and substantial improvements to existing buildings in flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation documentation required in the *International Building Code* shall be submitted to the code official.

**109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking, and bracing are in place and pipes, chimneys, and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes, and ducts are approved.

**109.3.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

**Exception:** Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

**109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**109.3.7 Other inspections.** In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Department of Building Safety.

**109.3.8 Special inspections.** Special inspections shall be required in accordance with the *International Building Code*.

**109.3.9 Final inspection.** The final inspection shall be made after all work required by the building permit is completed.

**109.4 Inspection agencies.** The code official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

**109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for any inspections of such work that are required by this code.

**109.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

## SECTION 110 CERTIFICATE OF OCCUPANCY

**110.1 Altered area use and occupancy classification change.** No altered area of a building and no relocated building shall be used or occupied, and no change in the existing occupancy classification of a building or portion thereof shall be made until the code official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

**110.2 Certificate issued.** After the code official inspects the building and finds no violations of the provisions of this code or other laws that are enforced by the Department of Building Safety, the code official shall issue a certificate of occupancy that shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the code official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy in accordance with the provisions of the *International Building Code*.
9. The type of construction as defined in the *International Building Code*.
10. The design occupant load and any impact the alteration has on the design occupant load of the area not within the scope of the work.
11. If fire protection systems are provided, whether the fire protection systems are required.
12. Any special stipulations and conditions of the building permit.

**110.3 Temporary occupancy.** The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The code official shall set a time period during which the temporary certificate of occupancy is valid.

**110.4 Revocation.** The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

## SECTION 111 SERVICE UTILITIES

**111.1 Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel, or power to any building or system that is regulated by this code for which a permit is required, until approved by the code official.

**111.2 Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel, or power.

**111.3 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility service to the building, structure, or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The code official shall notify the serving utility and, wherever possible, the owner and occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure, or service system shall be notified in writing, as soon as practical thereafter.

## SECTION 112 BOARD OF APPEALS

**112.1 General.** In order to hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

**112.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

**112.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

## SECTION 113 VIOLATIONS

**113.1 Unlawful acts.** It shall be unlawful for any person, firm, or corporation to repair, alter, extend, add, move, remove, demolish, or change the occupancy of any building or equipment regulated by this code or cause same to be done in conflict with or in violation of any of the provisions of this code.

**113.2 Notice of violation.** The code official is authorized to serve a notice of violation or order on the person responsible for the repair, alteration, extension, addition, moving, removal, demolition, or change in the occupancy of a building in violation of the provisions of this code or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**113.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the code official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**113.4 Violation penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who repairs or alters or changes the occupancy of a building or structure in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code shall be subject to penalties as prescribed by law.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## SECTION 114 STOP WORK ORDER

**114.1 Authority.** Whenever the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

**114.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

**114.3 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

## SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT

**115.1 Conditions.** Buildings or existing equipment that are or hereafter become unsafe, insanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or in which the structure or individual structural members exceed the limits established by the definition of Dangerous in Chapter 2, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe buildings shall be taken down and removed or made safe, as the code official deems necessary and as provided for in this code. A vacant structure that is not secured against entry shall be deemed unsafe.

**115.2 Record.** The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**115.3 Notice.** If an unsafe condition is found, the code official shall serve on the owner, agent, or person in control of the structure a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe building to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the code official acceptance or rejection of the terms of the order.

**115.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is delivered to the owner personally; sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**115.5 Restoration.** The building or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the building, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of this code.

## SECTION 116 EMERGENCY MEASURES

**116.1 Imminent danger.** When, in the opinion of the code official, there is imminent danger of failure or collapse of a building that endangers life, or when any building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.

**116.2 Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

**116.3 Closing streets.** When necessary for public safety, the code official shall temporarily close structures and close or order the authority having jurisdiction to close sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being utilized.

**116.4 Emergency repairs.** For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**116.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

**116.6 Hearing.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

## SECTION 117 DEMOLITION

**117.1 General.** The code official shall order the owner of any premises upon which is located any structure that in the code official's judgment is so old, dilapidated, or has become so out of repair as to be dangerous, unsafe, insanitary, or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

**117.2 Notices and orders.** All notices and orders shall comply with Section 113.

**117.3 Failure to comply.** If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**117.4 Salvage materials.** When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

## CHAPTER 2

# DEFINITIONS

### SECTION 201 GENERAL

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

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

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the other *International Codes*, such terms shall have the meanings ascribed to them in those codes.

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

### SECTION 202 GENERAL DEFINITIONS

**ADDITION.** An extension or increase in floor area, number of stories, or height of a building or structure.

**ALTERATION.** Any construction or renovation to an existing structure other than a repair or addition. Alterations are classified as Level 1, Level 2, and Level 3.

**CHANGE OF OCCUPANCY.** In the purpose or level of activity within a building that involves a change in application of the requirements of this code.

**CODE OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of this code.

**DANGEROUS.** Any building or structure or any individual member with any of the structural conditions or defects described below shall be deemed dangerous:

1. The stress in a member or portion thereof due to all factored dead and live loads is more than one and one third the nominal strength allowed in the *International Building Code* for new buildings of similar structure, purpose, or location.
2. Any portion, member, or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons.
3. Any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of two thirds of that specified in the *International Building Code* for new buildings of similar structure, purpose, or location without exceeding the nominal

strength permitted in the *International Building Code* for such buildings.

4. The building, or any portion thereof, is likely to collapse partially or completely because of dilapidation, deterioration or decay; construction in violation of the *International Building Code*; the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; damage due to fire, earthquake, wind or flood; or any other similar cause.
5. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

**EQUIPMENT OR FIXTURE.** Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.

**EXISTING BUILDING.** A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

**[B] FLOOD HAZARD AREA.** The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

**HISTORIC BUILDING.** Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

**LOAD BEARING ELEMENT.** Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.

**PRIMARY FUNCTION.** A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommo-

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

dition or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function.

**REHABILITATION.** Any work, as described by the categories of work defined herein, undertaken in an existing building.

**REHABILITATION, SEISMIC.** Work conducted to improve the seismic lateral force resistance of an existing building.

**REPAIR.** The restoration to good or sound condition of any part of an existing building for the purpose of its maintenance.

**SEISMIC LOADING.** The forces prescribed herein, related to the response of the structure to earthquake motions, to be used in the analysis and design of the structure and its components.

**[B] SUBSTANTIAL DAMAGE.** For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT.** For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to assure safe living conditions, or
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

**SUBSTANTIAL STRUCTURAL DAMAGE.** A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent from its predamaged condition; or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the *International Building Code* for new buildings of similar structure, purpose and location.

**TECHNICALLY INFEASIBLE.** An alteration of a building or a facility that has little likelihood of being accomplished

because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility.

**UNSAFE BUILDINGS OR EQUIPMENT.** Buildings or existing equipment that is insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitutes a fire hazard, or that is otherwise dangerous to human life or the public welfare or that involves illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

**WORK AREA.** That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

## CHAPTER 3

# PRESCRIPTIVE COMPLIANCE METHOD

### [B] SECTION 301 GENERAL

**301.1 Scope.** The provisions of this chapter shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in Section 101.5.1.

**Exception:** Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02.

**301.1.1 Compliance with other methods.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions of this chapter or with one of the methods provided in Section 101.5.

### SECTION 302 ADDITIONS, ALTERATIONS OR REPAIRS

**[B] 302.1 Existing buildings or structures.** Additions or alterations to any building or structure shall comply with the requirements of the *International Building Code* for new construction. Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any provisions of the *International Building Code*. An existing building plus additions shall comply with the height and area provisions of the *International Building Code*. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

**[B] 302.1.1 Flood hazard areas.** For buildings and structures in flood hazard areas established in Section 1612.3 of the *International Building Code*, any additions, alterations or repairs that constitute substantial improvement of the existing structure, as defined in Section 1612.2 of the *International Building Code*, shall comply with the flood design requirements for new construction and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

**[B] 302.2 Structural.** Additions or alterations to an existing structure shall not increase the force in any structural element by more than 5 percent (unless the increased forces on the element are still in compliance with the code for new structures), nor shall the strength of any structural element be decreased to less than that required by the *International Building Code* for new structures. Where repairs are made to structural elements of an existing building and uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements for new structures.

**[B] 302.2.1 Existing live load.** Where an existing structure heretofore is altered or repaired, the minimum design loads for the structure shall be the loads applicable at the time of erection, provided that public safety is not endangered thereby.

**[B] 302.2.2 Live load reduction.** If the approved live load is less than required by Section 1607 of the *International Building Code*, the areas designed for the reduced live load shall be posted in with the approved load. Placards shall be of an approved design.

**303.2.3 Seismic.** Additions, alterations or modification or change of occupancy of existing buildings shall be in accordance with this section for the purposes of seismic considerations.

**303.2.3.1 Additions to existing buildings.** An addition that is structurally independent from an existing structure shall be designed and constructed with the seismic requirements for new structures. An addition that is not structurally independent from an existing structure shall be designed and constructed such that the entire structure conforms to the seismic-force-resistance requirements for new structures unless the following conditions are satisfied:

1. The addition conforms with the requirements for new structures;
2. The addition does not increase the seismic forces in any structural element of the existing structure by more than 10 percent cumulative since the original construction, unless the element has the capacity to resist the increased forces determined in accordance with ASCE 7; and
3. Additions do not decrease the seismic resistance of any structural element of the existing structure by more than 10 percent cumulative since the original construction, unless the element has the capacity to resist the forces determined in accordance with ASCE 7. If the building's seismic base shear capacity has been increased since the original construction, the percent change in base shear may be calculated relative to the increased value.

**303.2.3.2 Alterations.** Alterations are permitted to be made to any structure without requiring the structure to comply with Section 1613 of the *International Building Code*, provided the alterations conform to the requirements for a new structure. Alterations that increase the seismic force in any existing structural element by more than 10 percent cumulative since the original construction or decrease the design strength of any existing structural element to resist seismic forces by more than 5 percent cumulative since the original construction shall not be permitted unless the entire seismic-force-resisting system is determined to conform to ASCE 7 for a new structure. If the building's seismic base shear capacity has been increased since the original construction, the percent change in base shear may be calculated relative to the increased value.



This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

**Exception:** Alterations to existing structural elements or additions of new structural elements that are not required by ASCE 7 and are initiated for the purpose of increasing the strength or stiffness of the seismic-force-resisting system of an existing structure need not be designed for forces conforming to ASCE 7, provided that an engineering analysis is submitted indicating the following:

1. The design strength of existing structural elements required to resist seismic forces is not reduced.
2. The seismic force to required existing structural elements is not increased beyond their design strength.
3. New structural elements are detailed and connected to the existing structural elements as required by Chapter 16 of the *International Building Code*.
4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by Chapter 16 of the *International Building Code*.
5. The alterations do not create a structural irregularity as defined in ASCE 7 or make an existing structural irregularity more severe.
6. The alterations do not result in the creation of an unsafe condition.

**[B] 302.2.5 Alterations to trusses.** Truss members and components shall not be cut, notched, drilled, spliced or otherwise altered in any way without written concurrence and approval of a registered design professional. Alterations resulting in the addition of loads to any member (e.g., HVAC equipment, water heater) shall not be permitted without verification that the truss is capable of supporting such additional loading.

**[B] 302.2.6 Structural safety due to system installations.** The building shall not be weakened by the installation of any electrical, fuel gas, mechanical or plumbing system. In the process of installing or repairing any such system, the finished floors, walls, ceilings, tile work or any other part of the building or premises that is required to be changed or replaced shall be left in a safe structural condition in accordance with the requirements of the *International Building Code*.

**[B] 302.3 Nonstructural.** Nonstructural alterations or repairs to an existing building or structure are permitted to be made of the same materials of which the building or structure is constructed, provided that they do not adversely affect any structural member or the fire-resistance rating of any part of the building or structure.

**[B] 302.4 Stairways.** An alteration or the replacement of an existing stairway in an existing structure shall not be required to comply with the requirements of a new stairway as outlined in Section 1009 of the *International Building Code* where the existing space and construction will not allow a reduction in pitch or slope.

**[EC] 302.5 Energy.** Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of this code as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply with this code. Additions, alterations, renovations or repairs shall not create an unsafe or hazardous condition or overload existing building systems.

**Exceptions:** The following need not comply, provided the energy use of the building is not increased:

1. Storm windows installed over existing fenestration.
2. Glass only replacements in an existing sash and frame.
3. Existing ceiling, wall or floor cavities exposed during construction provided that these cavities are filled with insulation.
4. Construction where the existing roof, wall or floor cavity is not exposed.

**[ICC EC] 302.6 Electrical.** Additions, alterations, renovations or repairs to electrical installations shall conform to the *ICC Electrical Code* without requiring the existing installation to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing installation to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing installations shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

**[FG] 302.7 Fuel gas.** Additions, alterations, renovations or repairs to fuel gas installations shall conform to the *International Fuel Gas Code* without requiring the existing installation to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing installation to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing installations shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

**[M] 302.8 Mechanical.** Additions, alterations, renovations or repairs to mechanical installations shall conform to the *International Mechanical Code* without requiring the existing installation to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing installation to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing installations shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

**[P] 302.9 Plumbing.** Additions, alterations, renovations or repairs to plumbing installations shall conform to the *International Plumbing Code* without requiring the existing installation to comply with all of the requirements of this code.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

Additions, alterations or repairs shall not cause an existing installation to become unsafe, hazardous or overloaded.

Minor additions, alterations, renovations and repairs to existing installations shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is approved.

**[B] SECTION 303  
FIRE ESCAPES**

**303.1 Where permitted.** Fire escapes shall be permitted only as provided for in Sections 303.1.1 through 303.1.4.

**303.1.1 New buildings.** Fire escapes shall not constitute any part of the required means of egress in new buildings.

**303.1.2 Existing fire escapes.** Existing fire escapes shall be continued to be accepted as a component in the means of egress in existing buildings only.

**303.1.3 New fire escapes.** New fire escapes for existing buildings shall be permitted only where exterior stairs cannot be utilized due to lot lines limiting stair size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

**303.1.4 Limitations.** Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required exit capacity.

**303.2 Location.** Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 7 feet (2134 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counter-balanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

**303.3 Construction.** The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Type III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

**303.4 Dimensions.** Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm) and landings at the foot of stairs not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long, located not more than 8 inches (203 mm) below the door.

**303.5 Opening protectives.** Doors and windows along the fire escape shall be protected with 3/4-hour opening protectives.

**[B] SECTION 304  
GLASS REPLACEMENT**

**304.1 Conformance.** The installation or replacement of glass shall be as required for new installations.

**SECTION 305  
CHANGE OF OCCUPANCY**

**[B] 305.1 Conformance.** No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the *International Building Code* for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

**[B] 305.2 Certificate of occupancy.** A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.

**[B] 305.3 Stairways.** Existing stairways in an existing structure shall not be required to comply with the requirements of a new stairway as outlined in Section 1009 of the *International Building Code* where the existing space and construction will not allow a reduction in pitch or slope.

**305.4 Structural.** When a change of occupancy results in a structure being reclassified to a higher occupancy category, the structure shall conform to the seismic requirements for a new structure.

**Exceptions:**

1. Specific seismic detailing requirements of this code or ASCE 7 for a new structure shall not be required to be met where it can be shown that the level of performance and seismic safety is equivalent to that of a new structure. Such analysis shall consider the regularity, overstrength, redundancy and ductility of the structure within the context of the existing and retrofit (if any) detailing provided.
2. When a change of use results in a structure being reclassified from Occupancy Category I or II to Occupancy Category III and the structure is located in a seismic map area where  $S_{DS} < 0.33$ , compliance with the seismic requirements of this code and ASCE 7 are not required.

**[EC] 305.5 Energy.** Buildings undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy shall comply with the *International Energy Conservation Code*.

**[ICC EC] 305.6 Electrical.** It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the special provisions of the *ICC Electrical Code* applicable to the new occupancy without approval. The code official shall certify that the structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

**[FG] 305.7 Fuel gas.** It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

special provisions of the *International Fuel Gas Code* applicable to the new occupancy without approval. The code official shall certify that the structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

**[M] 305.8 Mechanical.** It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the special provisions of the *International Mechanical Code* applicable to the new occupancy without approval. The code official shall certify that the structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

**[P] 305.9 Plumbing.** It shall be unlawful to make a change in the occupancy of a structure that will subject the structure to the special provisions of the *International Plumbing Code* applicable to the new occupancy without approval. The code official shall certify that the structure meets the intent of the provisions of law governing building construction for the proposed new occupancy and that such change of occupancy does not result in any hazard to the public health, safety or welfare.

### [B] SECTION 306 HISTORIC BUILDINGS

**306.1 Historic buildings.** The provisions of this chapter relating to the construction, repair, alteration, addition, restoration and movement of structures and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the code official to not constitute a distinct life safety hazard.

**306.2 Flood hazard areas.** Within flood hazard areas established in accordance with Section 1612.3 of the *International Building Code*, where the work proposed constitutes substantial improvement as defined in Section 1612.2 of the *International Building Code*, the building shall be brought into conformance with Section 1612 of the *International Building Code*.

**Exception:** Historic buildings that are:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or
2. Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of the Interior.

### [B] SECTION 307 MOVED STRUCTURES

**307.1 Conformance.** Structures moved into or within the jurisdiction shall comply with the provisions of the *International Building Code* for new structures.

### [B] SECTION 308 ACCESSIBILITY FOR EXISTING BUILDINGS

**308.1 Scope.** The provisions of Sections 308.1 through 308.8 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

**Exception:** Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.

**308.2 Maintenance of facilities.** A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

**308.3 Extent of application.** An alteration of an existing element, space or area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction.

Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility.

**308.4 Change of occupancy.** Existing buildings or portions thereof that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110 of the *International Building Code*.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent that is technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with this section and Sections 308.5, 308.6, 308.7 and 308.8.

**308.5 Additions.** Provisions for new construction shall apply to additions. An addition that affects the accessibility to a, or contains an area of, primary function shall comply with the requirements in Section 308.7.

**308.6 Alterations.** A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

**Exceptions:**

1. The altered element or space is not required to be on an accessible route, unless required by Section 308.7.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provision for a Type B dwelling unit and shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC/ANSI A117.1.

**308.7 Alterations affecting an area containing a primary function.** Where an alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.

**Exceptions:**

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

**308.8 Scoping for alterations.** The provisions of Sections 308.8.1 through 308.8.12 shall apply to alterations to existing buildings and facilities.

**308.8.1 Entrances.** Accessible entrances shall be provided in accordance with Section 1105 of the *International Building Code*.

**Exception:** Where an alteration includes alterations to an entrance, and the building or facility has an accessible entrance, the altered entrance is not required to be accessible, unless required by Section 308.7. Signs complying with Section 1110 of the *International Building Code* shall be provided.

**308.8.2 Elevators.** Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

**308.8.3 Platform lifts.** Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

**308.8.4 Stairs and escalators in existing buildings.** In alterations where an escalator or stair is added where none existed previously, an accessible route shall be provided in accordance with Sections 1104.4 and 1104.5 of the *International Building Code*.

**308.8.5 Ramps.** Where steeper slopes than allowed by Section 1010.2 of the *International Building Code* are necessi-

tated by space limitations, the slope of ramps in or providing access to existing buildings or facilities shall comply with Table 308.8.5.

**TABLE 308.8.5  
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

**308.8.6 Performance areas.** Where it is technically infeasible to alter performance areas to be on an accessible route, at least one of each type of performance area shall be made accessible.

**308.8.7 Dwelling or sleeping units.** Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 of the *International Building Code* for Accessible or Type A units and Chapter 9 for accessible alarms apply only to the quantity of spaces being altered or added.

**308.8.8 Jury boxes and witness stands.** In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the means of egress.

**308.8.9 Toilet rooms.** Where it is technically infeasible to alter existing toilet and bathing facilities to be accessible, an accessible unisex toilet or bathing facility is permitted. The unisex facility shall be located on the same floor and in the same area as the existing facilities.

**308.8.10 Dressing, fitting and locker rooms.** Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

**308.8.11 Check-out aisles.** Where check-out aisles are altered, at least one of each check-out aisle serving each function shall be made accessible until the number of accessible check-out aisles complies with Section 1109.12.2 of the *International Building Code*.

**308.8.12 Thresholds.** The maximum height of thresholds at doorways shall be  $\frac{3}{4}$  inch (19.1 mm). Such thresholds shall have beveled edges on each side.

**308.9 Historic buildings.** These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 308.9.1 through 308.9.4 for that element shall be permitted.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

**308.9.1 Site arrival points.** At least one accessible route from a site arrival point to an accessible entrance shall be provided.

**308.9.2 Multilevel buildings and facilities.** An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

**308.9.3 Entrances.** At least one main entrance shall be accessible.

**Exceptions:**

1. If a main entrance cannot be made accessible, an accessible nonpublic entrance that is unlocked while the building is occupied shall be provided; or
2. If a main entrance cannot be made accessible, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1110 of the *International Building Code* shall be provided at the primary entrance and the accessible entrance.

**308.9.4 Toilet and bathing facilities.** Where toilet rooms are provided, at least one accessible toilet room complying with Section 1109.2.1 of the *International Building Code* shall be provided.

## CHAPTER 4

# CLASSIFICATION OF WORK

### SECTION 401 GENERAL

**401.1 Scope.** The provisions of this chapter shall be used in conjunction with Chapters 5 through 12 and shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in Section 101.5.2. The work performed on an existing building shall be classified in accordance with this chapter.

**401.1.1 Compliance with other alternatives.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions of Chapters 4 through 12 or with one of the alternatives provided in Section 101.5.

**401.2 Work area.** The work area, as defined in Chapter 2, shall be identified on the construction documents.

**401.3 Occupancy and use.** When determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *International Building Code*.

### SECTION 402 REPAIRS

**402.1 Scope.** Repairs, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

**402.2 Application.** Repairs shall comply with the provisions of Chapter 5.

**402.3 Related work.** Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the provisions of Chapter 6, 7, 9 or 10.

### SECTION 403 ALTERATION—LEVEL 1

**403.1 Scope.** Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

**403.2 Application.** Level 1 alterations shall comply with the provisions of Chapter 6.

### SECTION 404 ALTERATION—LEVEL 2

**404.1 Scope.** Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the

reconfiguration or extension of any system, or the installation of any additional equipment.

**404.2 Application.** Level 2 alterations shall comply with the provisions of Chapter 6 for Level 1 alterations as well as the provisions of Chapter 7.

### SECTION 405 ALTERATION—LEVEL 3

**405.1 Scope.** Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building.

**405.2 Application.** Level 3 alterations shall comply with the provisions of Chapters 6 and 7 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 8.

### SECTION 406 CHANGE OF OCCUPANCY

**406.1 Scope.** Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.

**406.2 Application.** Changes of occupancy shall comply with the provisions of Chapter 9.

### SECTION 407 ADDITIONS

**407.1 Scope.** Provisions for additions shall apply where work is classified as an addition as defined in Chapter 2.

**407.2 Application.** Additions to existing buildings shall comply with the provisions of Chapter 10.

### SECTION 408 HISTORIC BUILDINGS

**408.1 Scope.** Historic buildings provisions shall apply to buildings classified as historic as defined in Chapter 2.

**408.2 Application.** Except as specifically provided for in Chapter 11, historic buildings shall comply with applicable provisions of this code for the type of work being performed.

### SECTION 409 RELOCATED BUILDINGS

**409.1 Scope.** Relocated buildings provisions shall apply to relocated or moved buildings.

**409.2 Application.** Relocated buildings shall comply with the provisions of Chapter 12.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 5 REPAIRS

### SECTION 501 GENERAL

**501.1 Scope.** Repairs as described in Section 302 shall comply with the requirements of this chapter. Repairs to historic buildings shall comply with this chapter, except as modified in Chapter 11.

**501.2 Permitted materials.** Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted, provided no hazard to life, health or property is created.

**501.3 Conformance.** The work shall not make the building less conforming than it was before the repair was undertaken.

**501.4 Flood hazard areas.** In flood hazard areas, repairs that constitute substantial improvement shall require that the building comply with Section 1612 of the *International Building Code*.

### SECTION 502 BUILDING ELEMENTS AND MATERIALS

**502.1 Hazardous materials.** Hazardous materials that are no longer permitted, such as asbestos and lead-based paint, shall not be used.

**502.2 Glazing in hazardous locations.** Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the *International Building Code* or *International Residential Code* as applicable.

**Exception:** Glass block walls, louvered windows, and jalousies repaired with like materials.

### SECTION 503 FIRE PROTECTION

**503.1 General.** Repairs shall be done in a manner that maintains the level of fire protection provided.

### SECTION 504 MEANS OF EGRESS

**504.1 General.** Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

### SECTION 505 ACCESSIBILITY

**505.1 General.** Repairs shall be done in a manner that maintains the level of accessibility provided.

### SECTION 506 STRUCTURAL

**506.1 General.** Repairs of structural elements shall comply with this section.

**506.1.1 Seismic evaluation and design.** Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

**506.1.1.1 Evaluation and design procedures.** The seismic evaluation and design shall be based on the procedures specified in the *International Building Code*, ASCE 31 or FEMA 356. The procedures contained in Appendix A of this code shall be permitted to be used as specified in Section 506.1.1.3.

**506.1.1.2 IBC level seismic forces.** When seismic forces are required to meet the *International Building Code* level, they shall be one of the following:

1. One-hundred percent of the values in the *International Building Code*. The *R*-factor used for analysis in accordance with Chapter 16 of the *International Building Code* shall be the *R*-factor specified for structural systems classified as "Ordinary" in accordance with Table 12.2-1 of ASCE 7, unless it can be demonstrated that the structural system satisfies the proportioning and detailing requirements for systems classified as "Intermediate" or "Special."
2. Those associated with the BSE-1 and BSE-2 Earthquake Hazard Levels defined in FEMA 356. Where FEMA 356 is used, the corresponding performance levels shall be those shown in Table 506.1.1.2.

**TABLE 506.1.1.2  
FEMA 356 AND ASCE 31 PERFORMANCE LEVELS**

OCCUPANCY CATEGORY (BASED ON IBC TABLE 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31 AND WITH FEMA 356 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH FEMA 356 BSE-2 EARTHQUAKE HAZARD LEVEL
I	Life Safety (LS)	Collapse Prevention (CP)
II	Life Safety (LS)	Collapse Prevention (CP)
III	Note a	Note a
IV	Immediate Occupancy (IO)	Life Safety (LS)

a. Performance levels for Occupancy Category III shall be taken as halfway between the performance levels specified for Occupancy Category II and IV.

**506.1.1.3 Reduced IBC level seismic forces.** When seismic forces are permitted to meet reduced *International Building Code* levels, they shall be one of the following:



This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

1. Seventy-five percent of the forces prescribed in the *International Building Code*. The  $R$ -factor used for analysis in accordance with Chapter 16 of the *International Building Code* shall be the  $R$ -factor as specified in Section 506.1.1.2 of this code.
2. In accordance with the applicable chapters in Appendix A of this code as specified in Items 2.1 through 2.5 below. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A shall be deemed to comply with the requirements for reduced *International Building Code* force levels.
  - 2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.
  - 2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A2.
  - 2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A3.
  - 2.4. Seismic evaluation and design of soft, weak or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A4.
  - 2.5. Seismic evaluation and design of concrete buildings and concrete with masonry infill buildings in all occupancy categories are permitted to be based on the procedures specified in Appendix Chapter A5.
3. In accordance with ASCE 31 based on the applicable performance level as shown in Table 506.1.1.2.
4. Those associated with the BSE-1 Earthquake Hazard Level defined in FEMA 356 and the performance level as shown in Table 506.1.1.2. Where FEMA 356 is used, the design spectral response acceleration parameters  $S_{XS}$  and  $S_{XI}$  shall not be taken less than 75 percent of the respective design spectral response acceleration parameters  $S_{DS}$  and  $S_{DI}$  defined by the *International Building Code* and its reference standards.

**506.1.2 Wind design.** Wind design of existing buildings shall be based on the procedures specified in the *International Building Code* or *International Residential Code* as applicable.

**506.2 Repairs to damaged buildings.** Repairs to damaged buildings shall comply with this section.

**506.2.1 Dangerous conditions.** Regardless of the extent of structural damage, dangerous conditions shall be eliminated.

**506.2.2 Substantial structural damage to vertical elements of the lateral-force-resisting system.** A building that has sustained substantial structural damage to the vertical elements of its lateral-force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 506.2.2.1 through 506.2.2.3.

**506.2.2.1 Evaluation.** The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the code official. The evaluation shall establish whether the damaged building, if repaired to its predamaged state, would comply with the provisions of the *International Building Code*. Wind forces for this evaluation shall be those prescribed in the *International Building Code*. Seismic forces for this evaluation are permitted to be the reduced level seismic forces specified in Section 506.1.1.3.

**506.2.2.2 Extent of repair for compliant buildings.** If the evaluation establishes compliance of the predamaged building in accordance with Section 506.2.2.1, then repairs shall be permitted that restore the building to its predamaged state using materials and strengths that existed prior to the damage.

**506.2.2.3 Extent of repair for noncompliant buildings.** If the evaluation does not establish compliance of the predamaged building in accordance with Section 507.2.2.1, then the building shall be rehabilitated to comply with applicable provisions of the *International Building Code* for load combinations, including wind or seismic forces. The wind design level for the repair shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the design level shall be as required by the code in effect at the time of original construction or as required by the *International Building Code*, whichever is greater. Seismic forces for this rehabilitation design shall be those required for the design of the predamaged building, but not less than the reduced level seismic forces specified in Section 506.1.1.3. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

**506.2.3 Substantial structural damage to vertical load-carrying components.** Vertical load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions for dead and live loads in the *International Building Code*. Undamaged vertical load-carrying components that receive dead or live loads from rehabilitated components shall also be rehabilitated to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

**506.2.3.1 Lateral-force-resisting elements.** Regardless of the level of damage to vertical elements of the lateral-force-resisting system, if substantial structural damage to vertical load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 506.2.2.1 and, if noncompliant, rehabilitated in accordance with Section 506.2.2.3.

**506.2.4 Less than substantial structural damage.** For damage less than substantial structural damage, repairs shall be allowed that restore the building to its predamaged state using materials and strengths that existed prior to the damage. New structural members and connections used for this repair shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

**506.2.5 Flood hazard areas.** In flood hazard areas, buildings that have sustained substantial damage shall be brought into compliance with Section 1612 of the *International Building Code*.

## SECTION 507 ELECTRICAL

**507.1 Material.** Existing electrical wiring and equipment undergoing repair shall be allowed to be repaired or replaced with like material.

- **507.1.1 Receptacles.** Replacement of electrical receptacles shall comply with the applicable requirements of Section 406.3(D) of NFPA 70.
- **507.1.2 Plug fuses.** Plug fuses of the Edison-base type shall be used for replacements only where there is no evidence of over fusing or tampering per applicable requirements of Section 240.51(B) of NFPA 70.
- **507.1.3 Nongrounding-type receptacles.** For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system or to any accessible point on the grounding electrode conductor in accordance with Section 250.130(C) of NFPA 70.
- **507.1.4 Group I-2 receptacles.** Non-“hospital grade” receptacles in patient bed locations of Group I-2 shall be replaced with “hospital grade” receptacles, as required by NFPA 99 and Article 517 of NFPA 70.
- **507.1.5 Grounding of appliances.** Frames of electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded circuit conductor in accordance with Section 250.140 of NFPA 70.

## SECTION 508 MECHANICAL

**508.1 General.** Existing mechanical systems undergoing repair shall not make the building less conforming than it was before the repair was undertaken.

## SECTION 509 PLUMBING

**509.1 Materials.** Plumbing materials and supplies shall not be used for repairs that are prohibited in the *International Plumbing Code*.

**509.2 Water closet replacement.** The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.6 gallons (6 L) per flushing cycle.

**Exception:** Blowout-design water closets [3.5 gallons (13 L) per flushing cycle].

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 6

# ALTERATIONS—LEVEL 1

### SECTION 601 GENERAL

**601.1 Scope.** Level 1 alterations as described in Section 403 shall comply with the requirements of this chapter. Level 1 alterations to historic buildings shall comply with this chapter, except as modified in Chapter 11.

**601.2 Conformance.** An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition.

**Exception:** Where the current level of safety or sanitation is proposed to be reduced, the portion altered shall conform to the requirements of the *International Building Code*.

**601.3 Flood hazard areas.** In flood hazard areas, alterations that constitute substantial improvement shall require that the building comply with Section 1612 of the *International Building Code*.

### SECTION 602 BUILDING ELEMENTS AND MATERIALS

**602.1 Interior finishes.** All newly installed interior finishes shall comply with the flame spread requirements of the *International Building Code*.

**602.2 Carpeting.** New carpeting used as an interior floor finish material shall comply with the radiant flux requirements of the *International Building Code*.

**602.3 Materials and methods.** All new work shall comply with materials and methods requirements in the ICC *Electrical Code*, *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

**[FG] 602.3.1 International Fuel Gas Code.** The following sections of the *International Fuel Gas Code* shall constitute the fuel gas materials and methods requirements for Level 1 alterations.

1. All of Chapter 3, entitled "General Regulations," except Sections 303.7 and 306.
2. All of Chapter 4, entitled "Gas Piping Installations," except Sections 401.8 and 402.3.
  - 2.1. Sections 401.8 and 402.3 shall apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet code minimums.

3. All of Chapter 5, entitled "Chimneys and Vents."
4. All of Chapter 6, entitled "Specific Appliances."

### SECTION 603 FIRE PROTECTION

**603.1 General.** Alterations shall be done in a manner that maintains the level of fire protection provided.

### SECTION 604 MEANS OF EGRESS

**604.1 General.** Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

### SECTION 605 ACCESSIBILITY

**605.1 General.** A building, facility or element that is altered shall comply with the applicable provisions in Sections 605.1.1 through 605.1.12, Chapter 11 of the *International Building Code* and ICC A117.1 unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

#### Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 605.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing buildings and facilities.
3. Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.
4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units and shall comply with the applicable provisions in Chapter 11 of the *International Building Code* and ICC/ANSI A117.1.

**605.1.1 Entrances.** Where an alteration includes alterations to an entrance, and the building or facility has an accessible entrance on an accessible route, the altered entrance is not required to be accessible unless required by Section 605.2. Signs complying with Section 1110 of the *International Building Code* shall be provided.

**605.1.2 Elevators.** Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such ele-

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

ments shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

**605.1.3 Platform lifts.** Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

**605.1.4 Ramps.** Where steeper slopes than allowed by Section 1010.2 of the *International Building Code* are necessitated by space limitations, the slope of ramps in or providing access to existing buildings or facilities shall comply with Table 605.1.4.

**TABLE 605.1.4  
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

**605.1.5 Dining areas.** An accessible route to raised or sunken dining areas or to outdoor seating areas is not required provided that the same services and decor are provided in an accessible space usable by any occupant and not restricted to use by people with a disability.

**605.1.6 Performance areas.** Where it is technically infeasible to alter performance areas to be on an accessible route, at least one of each type of performance area shall be made accessible.

**605.1.7 Jury boxes and witness stands.** In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where ramp or lift access poses a hazard by restricting or projecting into a required means of egress.

**605.1.8 Dwelling or sleeping units.** Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for accessible or Type A units and Chapter 9 of the *International Building Code* for accessible alarms apply only to the quantity of the spaces being altered.

**605.1.9 Toilet rooms.** Where it is technically infeasible to alter existing toilet and bathing facilities to be accessible, an accessible unisex toilet or bathing facility is permitted. The unisex facility shall be located on the same floor and in the same area as the existing facilities.

**605.1.10 Dressing, fitting and locker rooms.** Where it is technically infeasible to provide accessible dressing, fitting, or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate sex facilities are provided, accessible rooms for each sex shall be provided. Separate sex facilities are not required where only unisex rooms are provided.

**605.1.11 Thresholds.** The maximum height of thresholds at doorways shall be  $\frac{3}{4}$  inch (19.1 mm). Such thresholds shall have beveled edges on each side.

**605.1.12 Extent of application.** An alteration of an existing element, space, or area of a building or facility shall not

impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building, or facility.

**605.2 Alterations affecting an area containing a primary function.** Where an alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.

**Exceptions:**

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

**SECTION 606  
STRUCTURAL**

**606.1 General.** Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the structural provisions of this section shall apply.

**606.2 Design criteria.** Existing structural components supporting alteration work shall comply with this section.

**606.2.1 Addition or replacement of roofing or replacement of equipment.** Where addition or replacement of roofing or replacement of equipment results in additional dead loads, structural components supporting such reroofing or equipment shall comply with the vertical load requirements of the *International Building Code*.

**Exceptions:**

1. Structural elements where the additional dead load from the roofing or equipment is not increased by more than 5 percent.
2. Buildings constructed in accordance with the *International Residential Code* or the conventional construction methods of the *International Building Code* and where the additional dead load from the roofing or equipment is not increased by more than 5 percent.
3. Addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m<sup>2</sup>) or less over an existing, single layer of roof covering shall be permitted.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

**606.2.2 Parapet bracing and wall anchors for reroof permits.** Unreinforced masonry bearing wall buildings classified as Seismic Design Category D, E, or F shall have parapet bracing and wall anchors installed at the roof line whenever a reroofing permit is issued. Such parapet bracing and wall anchors shall be designed in accordance with the reduced *International Building Code* level seismic forces as specified in Section 506.1.1.3 and design procedures of Section 506.1.1.1.

**606.3 Roof diaphragm.** Where roofing materials are removed from more than 50 percent of the roof diaphragm of a building or section of a building where the roof diaphragm is a part of the main windforce-resisting system the integrity of the roof diaphragm shall be evaluated and if found deficient because of insufficient or deteriorated connections, such connections shall be provided or replaced.

## SECTION 607 ENERGY CONSERVATION

**607.1 Minimum requirements.** Level 1 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 7

# ALTERATIONS—LEVEL 2

### SECTION 701 GENERAL

**701.1 Scope.** Level 2 alterations as described in Section 404 shall comply with the requirements of this chapter.

**Exception:** Buildings in which the reconfiguration is exclusively the result of compliance with the accessibility requirements of Section 605.2 shall be permitted to comply with Chapter 6.

**701.2 Alteration Level 1 compliance.** In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 6.

**701.3 Compliance.** All new construction elements, components, systems, and spaces shall comply with the requirements of the *International Building Code*.

#### Exceptions:

1. Windows may be added without requiring compliance with the light and ventilation requirements of the *International Building Code*.
2. Newly installed electrical equipment shall comply with the requirements of Section 708.
3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 705.6.
4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet (2134 mm).

### SECTION 702 SPECIAL USE AND OCCUPANCY

**702.1 General.** Alteration of buildings classified as special use and occupancy as described in the *International Building Code* shall comply with the requirements of Section 701.1 and the scoping provisions of Chapter 1 where applicable.

### SECTION 703 BUILDING ELEMENTS AND MATERIALS

**703.1 Scope.** The requirements of this section are limited to work areas in which Level 2 alterations are being performed, and shall apply beyond the work area where specified.

**703.2 Vertical openings.** Existing vertical openings shall comply with the provisions of Sections 703.2.1, 703.2.2, and 703.2.3.

**703.2.1 Existing vertical openings.** All existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance

rating of not less than 1 hour with approved opening protectives.

#### Exceptions:

1. Where vertical opening enclosure is not required by the *International Building Code* or the *International Fire Code*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the work area by installation of not less than 2 inches (51 mm) of solid wood or equivalent construction.
3. The enclosure shall not be required where:
  - 3.1. Connecting the main floor and mezzanines; or
  - 3.2. All of the following conditions are met:
    - 3.2.1. The communicating area has a low hazard occupancy or has a moderate hazard occupancy that is protected throughout by an automatic sprinkler system.
    - 3.2.2. The lowest or next to the lowest level is a street floor.
    - 3.2.3. The entire area is open and unobstructed in a manner such that it may be assumed that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants.
    - 3.2.4. Exit capacity is sufficient to provide egress simultaneously for all the occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity.
    - 3.2.5. Each floor level, considered separately, has at least one half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.
4. In Group A occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.
5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1, shall not be required in the following locations:
  - 5.1. Buildings not exceeding 3,000 square feet (279 m<sup>2</sup>) per floor.



This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

- 5.2. Buildings protected throughout by an approved automatic fire sprinkler system.
6. In Group E occupancies, the enclosure shall not be required for vertical openings not exceeding three stories when the building is protected throughout by an approved automatic fire sprinkler system.
7. In Group F occupancies, the enclosure shall not be required in the following locations:
- 7.1. Vertical openings not exceeding three stories.
  - 7.2. Special purpose occupancies where necessary for manufacturing operations and direct access is provided to at least one protected stairway.
  - 7.3. Buildings protected throughout by an approved automatic sprinkler system.
8. In Group H occupancies, the enclosure shall not be required for vertical openings not exceeding three stories where necessary for manufacturing operations and every floor level has direct access to at least two remote enclosed stairways or other approved exits.
9. In Group M occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1, shall not be required in the following locations:
- 9.1. Openings connecting only two floor levels.
  - 9.2. Occupancies protected throughout by an approved automatic sprinkler system.
10. In Group R-1 occupancies, the enclosure shall not be required for vertical openings not exceeding three stories in the following locations:
- 10.1. Buildings protected throughout by an approved automatic sprinkler system.
  - 10.2. Buildings with less than 25 dwelling units or sleeping units where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and where:
    - 10.2.1. Any exit access corridor exceeding 8 feet (2438 mm) in length that serves two means of egress, one of which is an unprotected vertical opening, shall have at least one of the means of egress separated from the vertical opening by a 1-hour fire barrier; and
    - 10.2.2. The building is protected throughout by an automatic fire alarm system, installed and supervised in accordance with the *International Building Code*.
11. In Group R-2 occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 703.2.1, shall not be required in the following locations:
- 11.1. Vertical openings not exceeding two stories with not more than four dwelling units per floor.
  - 11.2. Buildings protected throughout by an approved automatic sprinkler system.
  - 11.3. Buildings with not more than four dwelling units per floor where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and the building is protected throughout by an automatic fire alarm system complying with Section 704.4.
12. One- and two-family dwellings.
13. Group S occupancies where connecting not more than two floor levels or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
14. Group S occupancies where vertical opening protection is not required for open parking garages and ramps.
- 703.2.2 Supplemental shaft and floor opening enclosure requirements.** Where the work area on any floor exceeds 50 percent of that floor area, the enclosure requirements of Section 703.2 shall apply to vertical openings other than stairways throughout the floor.
- Exception:** Vertical openings located in tenant spaces that are entirely outside the work area.
- 703.2.3 Supplemental stairway enclosure requirements.** Where the work area on any floor exceeds 50 percent of that floor area, stairways that are part of the means of egress serving the work area shall, at a minimum, be enclosed with smoke-tight construction on the highest work area floor and all floors below.
- Exception:** Where stairway enclosure is not required by the *International Building Code* or the *International Fire Code*.
- 703.3 Smoke barriers.** Smoke barriers in Group I-2 occupancies shall be installed where required by Sections 703.3.1 and 703.3.2.
- 703.3.1 Compartmentation.** Where the work area is on a story used for sleeping rooms for more than 30 patients, the

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

story shall be divided into not less than two compartments by smoke barrier walls complying with Section 703.3.2 such that each compartment does not exceed 22,500 square feet (2093 m<sup>2</sup>), and the travel distance from any point to reach a door in the required smoke barrier shall not exceed 200 feet (60 960 mm).

**Exception:** Where neither the length nor the width of the smoke compartment exceeds 150 feet (45 720 mm), the travel distance to reach the smoke barrier door shall not be limited.

**703.3.2 Fire-resistance rating.** The smoke barriers shall be fire-resistance rated for 30 minutes and constructed in accordance with the *International Building Code*.

**703.4 Interior finish.** The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the *International Building Code*.

**Exception:** Existing interior finish materials that do not comply with the interior finish requirements of the *International Building Code* shall be permitted to be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating.

**703.4.1 Supplemental interior finish requirements.** Where the work area on any floor exceeds 50 percent of the floor area, Section 703.4 shall also apply to the interior finish in exits and corridors serving the work area throughout the floor.

**Exception:** Interior finish within tenant spaces that are entirely outside the work area.

**703.5 Guards.** The requirements of Sections 703.5.1 and 703.5.2 shall apply in all work areas.

**703.5.1 Minimum requirement.** Every portion of a floor, such as a balcony or a loading dock, that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

**703.5.2 Design.** Where there are no guards or where existing guards must be replaced, the guards shall be designed and installed in accordance with the *International Building Code*.

## SECTION 704 FIRE PROTECTION

**704.1 Scope.** The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

**704.2 Automatic sprinkler systems.** Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 704.2.1 through 704.2.5. Installation requirements shall be in accordance with the *International Building Code*.

**704.2.1 High-rise buildings.** In high-rise buildings, work areas that include exits or corridors shared by more than one

tenant or that serve an occupant load greater than 30 shall be provided with automatic sprinkler protection in the entire work area where the work area is located on a floor that has a sufficient sprinkler water supply system from an existing standpipe or a sprinkler riser serving that floor.

**704.2.1.1 Supplemental automatic sprinkler system requirements.** Where the work area on any floor exceeds 50 percent of that floor area, Section 704.2.1 shall apply to the entire floor on which the work area is located.

**Exception:** Tenant spaces that are entirely outside the work area.

**704.2.2 Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2.** In buildings with occupancies in Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2, work areas that include exits or corridors shared by more than one tenant or that serve an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the *International Building Code* as applicable to new construction;
2. The work area exceeds 50 percent of the floor area; and
3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

**Exception:** Work areas in Group R occupancies three stories or less in height.

**704.2.2.1 Mixed uses.** In work areas containing mixed uses, one or more of which requires automatic sprinkler protection in accordance with Section 704.2.2, such protection shall not be required throughout the work area provided that the uses requiring such protection are separated from those not requiring protection by fire-resistance-rated construction having a minimum 2-hour rating for Group H and a minimum 1-hour rating for all other occupancy groups.

**704.2.3 Windowless stories.** Work located in a windowless story, as determined in accordance with the *International Building Code*, shall be sprinklered where the work area is required to be sprinklered under the provisions of the *International Building Code* for newly constructed buildings and the building has a sufficient municipal water supply available to the floor without installation of a new fire pump.

**704.2.4 Other required suppression systems.** In buildings and areas listed in Table 903.2.13 of the *International Building Code*, work areas that include exits or corridors shared by more than one tenant or serving an occupant load greater than 30 shall be provided with sprinkler protection under the following conditions:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

*International Building Code* applicable to new construction; and

2. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

**704.2.5 Supervision.** Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;
2. Approved proprietary system in accordance with NFPA 72;
3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or
4. Approved local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

**Exception:** Supervision is not required for the following:

1. Underground gate valve with roadway boxes.
2. Halogenated extinguishing systems.
3. Carbon dioxide extinguishing systems.
4. Dry and wet chemical extinguishing systems.
5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.

**704.3 Standpipes.** Where the work area includes exits or corridors shared by more than one tenant and is located more than 50 feet (15 240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the *International Building Code*.

**Exceptions:**

1. No pump shall be required provided that the standpipes are capable of accepting delivery by fire department apparatus of a minimum of 250 gallons per minute (gpm) at 65 pounds per square inch (psi) (946 L/m at 448KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or a minimum of 500 gpm at 65 psi (1892 L/m at 448KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.
2. The interconnection of multiple standpipe risers shall not be required.

**704.4 Fire alarm and detection.** An approved fire alarm system shall be installed in accordance with Sections 704.4.1

through 704.4.3. Where automatic sprinkler protection is provided in accordance with Section 704.2 and is connected to the building fire alarm system, automatic heat detection shall not be required.

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances, and equipment shall be approved. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, where products of combustion are present during normal operation in sufficient quantity to actuate a smoke detector.

**704.4.1 Occupancy requirements.** A fire alarm system shall be installed in accordance with Sections 704.4.1.1 through 704.4.1.7. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the work area shall be provided and automatically activated.

**Exceptions:**

1. Occupancies with an existing, previously approved fire alarm system.
2. Where selective notification is permitted, alarm-notification appliances shall be automatically activated in the areas selected.

**704.4.1.1 Group E.** A fire alarm system shall be installed in work areas of Group E occupancies as required by the *International Fire Code* for existing Group E occupancies.

**704.4.1.2 Group I-1.** A fire alarm system shall be installed in work areas of Group I-1 residential care/assisted living facilities as required by the *International Fire Code* for existing Group I-1 occupancies.

**704.4.1.3 Group I-2.** A fire alarm system shall be installed in work areas of Group I-2 occupancies as required by the *International Fire Code* for existing Group I-2 occupancies.

**704.4.1.4 Group I-3.** A fire alarm system shall be installed in work areas of Group I-3 occupancies as required by the *International Fire Code* for existing Group I-3 occupancies.

**704.4.1.5 Group R-1.** A fire alarm system shall be installed in Group R-1 occupancies as required by the *International Fire Code* for existing Group R-1 occupancies.

**704.4.1.6 Group R-2.** A fire alarm system shall be installed in work areas of Group R-2 apartment buildings as required by the *International Fire Code* for existing Group R-2 occupancies.

**704.4.1.7 Group R-4.** A fire alarm system shall be installed in work areas of Group R-4 residential care/assisted living facilities as required by the *International Fire Code* for existing Group R-4 occupancies.

**704.4.2 Supplemental fire alarm system requirements.** Where the work area on any floor exceeds 50 percent of that floor area, Section 704.4.1 shall apply throughout the floor.

**Exception:** Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.

**704.4.3 Smoke alarms.** Individual sleeping units and individual dwelling units in any work area in Group R-1, R-2, R-3, R-4, and I-1 occupancies shall be provided with smoke alarms in accordance with the *International Fire Code*.

**Exception:** Interconnection of smoke alarms outside of the rehabilitation work area shall not be required.

## SECTION 705 MEANS OF EGRESS

**705.1 Scope.** The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

**705.2 General.** The means of egress shall comply with the requirements of this section.

### Exceptions:

1. Where the work area and the means of egress serving it complies with NFPA 101.
2. Means of egress conforming to the requirements of the *International Building Code* under which the building was constructed shall be considered compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life.

**705.3 Number of exits.** The number of exits shall be in accordance with Sections 705.3.1 through 705.3.3.

**705.3.1 Minimum number.** Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the *International Building Code*. In addition, the exits shall comply with Sections 705.3.1.1 and 705.3.1.2.

**705.3.1.1 Single-exit buildings.** Only one exit is required from buildings and spaces of the following occupancies:

1. In Group A, B, E, F, M, U and S occupancies, a single exit is permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet (22 860 mm).
2. Group B, F-2, and S-2 occupancies not more than two stories in height that are not greater than 3,500 square feet per floor (326 m<sup>2</sup>), when the exit access travel distance does not exceed 75 feet (22 860 mm). The minimum fire-resistance

rating of the exit enclosure and of the opening protection shall be 1 hour.

3. Open parking structures where vehicles are mechanically parked.
4. In community residences for the developmentally disabled, the maximum occupant load excluding staff is 12.
5. Groups R-1 and R-2 not more than two stories in height, when there are not more than four dwelling units per floor and the exit access travel distance does not exceed 50 feet (15 240 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1 hour.
6. In multilevel dwelling units in buildings of occupancy Group R-1 or R-2, an exit shall not be required from every level of the dwelling unit provided that one of the following conditions is met:
  - 6.1. The travel distance within the dwelling unit does not exceed 75 feet (22 860 mm); or
  - 6.2. The building is not more than three stories in height and all third-floor space is part of one or more dwelling units located in part on the second floor; and no habitable room within any such dwelling unit shall have a travel distance that exceeds 50 feet (15 240 mm) from the outside of the habitable room entrance door to the inside of the entrance door to the dwelling unit.
7. In Group R-2, H-4, H-5 and I occupancies and in rooming houses and child care centers, a single exit is permitted in a one-story building with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22 860 mm).
8. In buildings of Group R-2 occupancy that are equipped throughout with an automatic fire sprinkler system, a single exit shall be permitted from a basement or story below grade if every dwelling unit on that floor is equipped with an approved window providing a clear opening of at least 5 square feet (0.47 m<sup>2</sup>) in area, a minimum net clear opening of 24 inches (610 mm) in height and 20 inches (508 mm) in width, and a sill height of not more than 44 inches (1 118 mm) above the finished floor.
9. In buildings of Group R-2 occupancy of any height with not more than four dwelling units per floor; with a smokeproof enclosure or outside stair as an exit; and with such exit located within 20 feet (6 096 mm) of travel to the entrance doors to all dwelling units served thereby.
10. In buildings of Group R-3 occupancy equipped throughout with an automatic fire sprinkler sys-

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

tem, only one exit shall be required from basements or stories below grade.

**705.3.1.2 Fire escapes required.** When more than one exit is required, an existing or newly constructed fire escape complying with Section 705.3.1.2.1 shall be accepted as providing one of the required means of egress.

**705.3.1.2.1 Fire escape access and details.** Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.
2. Access to a new fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1, R-2, and I-1 occupancies or to provide access from spaces having a maximum occupant load of 10 in other occupancy classifications.
3. Newly constructed fire escapes shall be permitted only where exterior stairs cannot be utilized because of lot lines limiting the stair size or because of the sidewalks, alleys, or roads at grade level.
4. Openings within 10 feet (3048 mm) of fire escape stairs shall be protected by fire assemblies having minimum  $3/4$ -hour fire-resistance ratings.

**Exception:** Opening protection shall not be required in buildings equipped throughout with an approved automatic sprinkler system.

5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

**705.3.1.2.2 Construction.** The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Types III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

**705.3.1.2.3 Dimensions.** Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm). Landings at the foot of stairs shall not be less than 40 inches (1016

mm) wide by 36 inches (914 mm) long and located not more than 8 inches (203 mm) below the door.

**705.3.2 Mezzanines.** Mezzanines in the work area and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have access to at least two independent means of egress.

**Exception:** Two independent means of egress are not required where the travel distance to an exit does not exceed 100 feet (30 480 mm) and the building is protected throughout with an automatic sprinkler system.

**705.3.3 Main entrance—Group A.** All buildings of Group A with an occupant load of 300 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of at least one half of the total occupant load. The remaining exits shall be capable of providing one half of the total required exit capacity.

**Exception:** Where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

**705.4 Egress doorways.** Egress doorways in any work area shall comply with Sections 705.4.1 through 705.4.5.

**705.4.1 Two egress doorways required.** Work areas shall be provided with two egress doorways in accordance with the requirements of Sections 705.4.1.1 and 705.4.1.2.

**705.4.1.1 Occupant load and travel distance.** In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have a minimum of two egress doorways.

**Exceptions:**

1. Storage rooms having a maximum occupant load of 10.
2. Where the work area is served by a single exit in accordance with Section 705.3.1.1.

**705.4.1.2 Group I-2.** In buildings of Group I-2 occupancy, any patient sleeping room or suite of patient rooms greater than 1,000 square feet (93 m<sup>2</sup>) within the work area shall have a minimum of two egress doorways.

**705.4.2 Door swing.** In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.

**705.4.2.1 Supplemental requirements for door swing.** Where the work area exceeds 50 percent of the floor area, door swing shall comply with Section 705.4.2 throughout the floor.

**Exception:** Means of egress within or serving only a tenant space that is entirely outside the work area.

**705.4.3 Door closing.** In any work area, all doors opening onto an exit passageway at grade or an exit stair shall be

self-closing or automatically closing by listed closing devices.

**Exceptions:**

1. Where exit enclosure is not required by the *International Building Code*.
2. Means of egress within or serving only a tenant space that is entirely outside the work area.

**705.4.3.1 Supplemental requirements for door closing.** Where the work area exceeds 50 percent of the floor area, doors shall comply with Section 705.4.3 throughout the exit stair from the work area to the level of exit discharge.

**705.4.4 Panic hardware.** In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

**705.4.4.1 Supplemental requirements for panic hardware.** Where the work area exceeds 50 percent of the floor area, panic hardware shall comply with Section 705.4.4 throughout the floor.

**Exception:** Means of egress within a tenant space that is entirely outside the work area.

**705.4.5 Emergency power source in Group I-3.** Work areas in buildings of Group I-3 occupancy having remote power unlocking capability for more than 10 locks shall be provided with an emergency power source for such locks. Power shall be arranged to operate automatically upon failure of normal power within 10 seconds and for a duration of not less than 1 hour.

**705.5 Openings in corridor walls.** Openings in corridor walls in any work area shall comply with Sections 705.5.1 through 705.5.4.

**Exception:** Openings in corridors where such corridors are not required to be rated in accordance with the *International Building Code*.

**705.5.1 Corridor doors.** Corridor doors in the work area shall not be constructed of hollow core wood and shall not contain louvers. All dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1, R-2, and I-1 shall be at least 1<sup>3</sup>/<sub>8</sub>-inch (35 mm) solid core wood or approved equivalent and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. All dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1, R-2, and I-1 shall be equipped with approved door closers. All replacement doors shall be 1<sup>3</sup>/<sub>4</sub>-inch (45 mm) solid bonded wood core or approved equivalent, unless the existing frame will accommodate only a 1<sup>3</sup>/<sub>8</sub>-inch (35 mm) door.

**Exceptions:**

1. Corridor doors within a dwelling unit or sleeping unit.
2. Existing doors meeting the requirements of *HUD Guideline on Fire Ratings of Archaic Materials*

and *Assemblies* (IEBC Resource A) for a rating of 15 minutes or more shall be accepted as meeting the provisions of this requirement.

3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting, and shall not contain louvers.
4. In group homes with a maximum of 15 occupants and that are protected with an approved automatic detection system, closing devices may be omitted.
5. Door assemblies having a fire-protection rating of at least 20 minutes.

**705.5.2 Transoms.** In all buildings of Group I-1, R-1, and R-2 occupancy, all transoms in corridor walls in work areas shall either be glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire-protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

**705.5.3 Other corridor openings.** In any work area, any other sash, grille, or opening in a corridor and any window in a corridor not opening to the outside air shall be sealed with materials consistent with the corridor construction.

**705.5.3.1 Supplemental requirements for other corridor opening.** Where the work area exceeds 50 percent of the floor area, Section 705.5.3 shall be applicable to all corridor windows, grills, sashes, and other openings on the floor.

**Exception:** Means of egress within or serving only a tenant space that is entirely outside the work area.

**705.5.4 Supplemental requirements for corridor openings.** Where the work area on any floor exceeds 50 percent of the floor area, the requirements of Sections 705.5.1 through 705.5.3 shall apply throughout the floor.

**705.6 Dead-end corridors.** Dead-end corridors in any work area shall not exceed 35 feet (10 670 mm).

**Exceptions:**

1. Where dead-end corridors of greater length are permitted by the *International Building Code*.
2. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15 240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the *International Building Code*.
3. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21 356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the *International Building Code*.
4. In other than Group A and H occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15 240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the *International Building Code*.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

**705.7 Means-of-egress lighting.** Means-of-egress lighting shall be in accordance with this section, as applicable.

**705.7.1 Artificial lighting required.** Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the *International Building Code*.

**705.7.2 Supplemental requirements for means-of-egress lighting.** Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 705.7.1.

**Exception:** Means of egress within or serving only a tenant space that is entirely outside the work area.

**705.8 Exit signs.** Exit signs shall be in accordance with this section, as applicable.

**705.8.1 Work areas.** Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the *International Building Code*.

**705.8.2 Supplemental requirements for exit signs.** Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 705.8.1.

**Exception:** Means of egress within a tenant space that is entirely outside the work area.

**705.9 Handrails.** The requirements of Section 705.9.1 and 705.9.2 shall apply to handrails from the work area floor to the level of exit discharge.

**705.9.1 Minimum requirement.** Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with at least one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the run of steps on at least one side. All exit stairways with a required egress width of more than 66 inches (1676 mm) shall have handrails on both sides.

**705.9.2 Design.** Handrails required in accordance with Section 705.9.1 shall be designed and installed in accordance with the provisions of the *International Building Code*.

**705.10 Guards.** The requirements of Sections 705.10.1 and 705.10.2 shall apply to guards from the work area floor to the level of exit discharge but shall be confined to the egress path of any work area.

**705.10.1 Minimum requirement.** Every open portion of a stair, landing, or balcony that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those portions in which existing guards are judged to be in danger of collapsing, shall be provided with guards.

**705.10.2 Design.** Guards required in accordance with Section 705.10.1 shall be designed and installed in accordance with the *International Building Code*.

## SECTION 706 ACCESSIBILITY

**706.1 General.** A building, facility, or element that is altered shall comply with Section 605.

**706.2 Stairs and escalators in existing buildings.** In alterations where an escalator or stair is added where none existed previously, an accessible route shall be provided in accordance with Sections 1104.4 and 1104.5 of the *International Building Code*.

**706.3 Dwelling units and sleeping units.** Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling units or sleeping units are being added, the requirements of Section 1107 of the *International Building Code* for accessible units or Type A units and Chapter 9 of the *International Building Code* for accessible alarms apply only to the quantity of spaces being added.

## SECTION 707 STRUCTURAL

**707.1 General.** Where alteration work includes installation of additional equipment that is structurally supported by the building or reconfiguration of space such that portions of the building become subjected to higher gravity loads as required by Tables 1607.1 and 1607.6 of the *International Building Code*, the provisions of this section shall apply.

**707.2 Reduction of strength.** Alterations shall not reduce the structural strength or stability of the building, structure, or any individual member thereof.

**Exception:** Such reduction shall be allowed as long as the strength and the stability of the building are not reduced to below the *International Building Code* levels.

**707.3 New structural members.** New structural members in alterations, including connections and anchorage, shall comply with the *International Building Code*.

**707.4 Existing structural members.** Existing structural components supporting additional equipment or subjected to additional loads based on *International Building Code* Tables 1607.1 and 1607.6 as a result of a reconfiguration of spaces shall comply with Sections 707.4.1 through 707.4.3.

**707.4.1 Gravity loads.** Existing structural elements supporting any additional gravity loads as a result of additional equipment or space reconfiguration shall comply with the *International Building Code*.

### Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with not more than five dwelling units or sleeping units used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.

**707.4.2 Lateral loads.** Buildings in which Level 2 alterations increase the seismic base shear by more than 10 per-

cent or decrease the seismic base shear capacity by more than 10 percent shall comply with the structural requirements specified in Sections 807.5 and 807.7. Changes in base shear and base shear capacity shall be calculated relative to conditions at the time of the original construction.

**Exception:** If the building's seismic base shear capacity has been increased since the original construction, the percentage changes shall be permitted to be calculated relative to the increased value.

**707.4.3 Snow drift loads.** Any structural element of an existing building subjected to additional loads from the effects of snow drift as a result of additional equipment shall comply with the *International Building Code*.

**Exceptions:**

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.

## SECTION 708 ELECTRICAL

**708.1 New installations.** All newly installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapter 5.

**Exception:** Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of the ICC *Electrical Code*.

**708.2 Existing installations.** Existing wiring in all work areas in Group A-1, A-2, A-5, H, and I occupancies shall be upgraded to meet the materials and methods requirements of Chapter 5.

**708.3 Residential occupancies.** In Group R-2, R-3, and R-4 occupancies and buildings regulated by the *International Residential Code*, the requirements of Sections 708.3.1 through 708.3.7 shall be applicable only to work areas located within a dwelling unit.

**708.3.1 Enclosed areas.** All enclosed areas, other than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas, and bathrooms shall have a minimum of two duplex receptacle outlets or one duplex receptacle outlet and one ceiling or wall-type lighting outlet.

**708.3.2 Kitchens.** Kitchen areas shall have a minimum of two duplex receptacle outlets.

**708.3.3 Laundry areas.** Laundry areas shall have a minimum of one duplex receptacle outlet located near the laundry equipment and installed on an independent circuit.

**708.3.4 Ground fault circuit interruption.** Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by the ICC *Electrical Code*.

**708.3.5 Minimum lighting outlets.** At least one lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage, and detached garage with electric power, and to illuminate outdoor entrances and exits.

**708.3.6 Utility rooms and basements.** At least one lighting outlet shall be provided in utility rooms and basements where such spaces are used for storage or contain equipment requiring service.

**708.3.7 Clearance for equipment.** Clearance for electrical service equipment shall be provided in accordance with the ICC *Electrical Code*.

## SECTION 709 MECHANICAL

**709.1 Reconfigured or converted spaces.** All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the *International Mechanical Code*.

**Exception:** Existing mechanical ventilation systems shall comply with the requirements of Section 709.2.

**709.2 Altered existing systems.** In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m<sup>3</sup>/s) per person of outdoor air and not less than 15 cfm (0.0071 m<sup>3</sup>/s) of ventilation air per person; or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.

**709.3 Local exhaust.** All newly introduced devices, equipment, or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic and allergenic organisms, and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.

## SECTION 710 PLUMBING

**710.1 Minimum fixtures.** Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *International Plumbing Code* based on the increased occupant load.



This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## SECTION 711 ENERGY CONSERVATION

**711.1 Minimum requirements.** Level 2 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.

## CHAPTER 8

# ALTERATIONS—LEVEL 3

### SECTION 801 GENERAL

**801.1 Scope.** Level 3 alterations as described in Section 405 shall comply with the requirements of this chapter.

**801.2 Compliance.** In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 6 and 7. The requirements of Sections 703, 704, and 705 shall apply within all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

**Exception:** Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 605.2 shall not be required to comply with this chapter.

### SECTION 802 SPECIAL USE AND OCCUPANCY

**802.1 High-rise buildings.** Any building having occupied floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 802.1.1 and 802.1.2.

**802.1.1 Recirculating air or exhaust systems.** When a floor is served by a recirculating air or exhaust system with a capacity greater than 15,000 cubic feet per minute (701 m<sup>3</sup>/s), that system shall be equipped with approved smoke and heat detection devices installed in accordance with the *International Mechanical Code*.

**802.1.2 Elevators.** Where there is an elevator or elevators for public use, at least one elevator serving the work area shall comply with this section. Existing elevators with a travel distance of 25 feet (7620 mm) or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for fire-fighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3. New elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1.

**802.2 Boiler and furnace equipment rooms.** Boiler and furnace equipment rooms adjacent to or within the following facilities shall be enclosed by 1-hour fire-resistance-rated construction: day nurseries, children's shelter facilities, residential childcare facilities, and similar facilities with children below the age of 2½ years or that are classified as Group I-2 occupancies, shelter facilities, residences for the developmentally disabled, group homes, teaching family homes, transitional living

homes, rooming and boarding houses, hotels, and multiple dwellings.

#### Exceptions:

1. Furnace and boiler equipment of low-pressure type, operating at pressures of 15 pounds per square inch gauge (psig) (103.4 KPa) or less for steam equipment or 170 psig (1171 KPa) or less for hot water equipment, when installed in accordance with manufacturer recommendations.
2. Furnace and boiler equipment of residential R-3 type with 200,000 British thermal units (Btu) (2.11 × 10<sup>8</sup> J) per hour input rating or less is not required to be enclosed.
3. Furnace rooms protected with automatic sprinkler protection.

**802.2.1 Emergency controls.** Emergency controls for boilers and furnace equipment shall be provided in accordance with the *International Mechanical Code* in all buildings classified as day nurseries, children's shelter facilities, residential childcare facilities, and similar facilities with children below the age of 2½ years or that are classified as Group I-2 occupancies, and in group homes, teaching family homes, and supervised transitional living homes in accordance with the following:

1. Emergency shutoff switches for furnaces and boilers in basements shall be located at the top of the stairs leading to the basement; and
2. Emergency shutoff switches for furnaces and boilers in other enclosed rooms shall be located outside of such room.

### SECTION 803 BUILDING ELEMENTS AND MATERIALS

**803.1 Existing shafts and vertical openings.** Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 703.2.1 between the highest work area floor and the level of exit discharge and all floors below.

**803.2 Fire partitions in Group R-3.** Fire separation in Group R-3 occupancies shall be in accordance with Section 803.2.1.

**803.2.1 Separation required.** Where the work area is in any attached dwelling unit in Group R-3 or any multiple single family dwelling (townhouse), walls separating the dwelling-units that are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. All work shall be

performed on the side of the dwelling unit wall that is part of the work area.

**Exception:** Where alterations or repairs do not result in the removal of wall or ceiling finishes exposing the structure, walls are not required to be continuous through concealed floor spaces.

**803.3 Interior finish.** Interior finish in exits serving the work area shall comply with Section 703.4 between the highest floor on which there is a work area to the floor of exit discharge.

## SECTION 804 FIRE PROTECTION

**804.1 Automatic sprinkler systems.** Automatic sprinkler systems in accordance with Section 704.2 shall be provided in all work areas.

**804.1.1 High-rise buildings.** In high-rise buildings, work areas shall be provided with automatic sprinkler protection where the building has a sufficient municipal water supply system to the site. Where the work area exceeds 50 percent of floor area, sprinklers shall be provided in the specified areas where sufficient municipal water supply for design and installation of a fire sprinkler system is available at the site.

**804.1.2 Rubbish and linen chutes.** Rubbish and linen chutes located in the work area shall be provided with sprinklered protection where protection of the rubbish and linen chute would be required under the provisions of the *International Building Code* for new construction and the building has sufficient municipal water supply available to the site.

**804.2 Fire alarm and detection systems.** Fire alarm and detection systems complying with Sections 704.4.1 and 704.4.3 shall be provided throughout the building in accordance with the *International Building Code*.

**804.2.1 Manual fire alarm systems.** Where required by the *International Building Code*, a manual fire alarm system shall be provided throughout the work area. Alarm notification appliances shall be provided on such floors and shall be automatically activated as required by the *International Building Code*.

### Exceptions:

1. Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.
2. Visual alarm notification appliances are not required, except where an existing alarm system is upgraded or replaced or where a new fire alarm system is installed.

**804.2.2 Automatic fire detection.** Where required by the *International Building Code* for new buildings, automatic fire detection systems shall be provided throughout the work area.

## SECTION 805 MEANS OF EGRESS

**805.1 General.** The means of egress shall comply with the requirements of Section 705 except as specifically required in Sections 805.2 and 805.3.

**805.2 Means-of-egress lighting.** Means of egress from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the *International Building Code*.

**805.3 Exit signs.** Means of egress from the highest work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the requirements of the *International Building Code*.

## SECTION 806 ACCESSIBILITY

**806.1 General.** A building, facility, or element that is altered shall comply with Section 605.

## SECTION 807 STRUCTURAL

**807.1 General.** Where buildings are undergoing Level 3 alterations including structural alterations, the provisions of this section shall apply.

**807.2 Reduction of strength.** Alterations shall not reduce the structural strength or stability of the building, structure, or any individual member thereof.

**Exception:** Such reduction shall be allowed provided that the structural strength and the stability of the building are not reduced to below the *International Building Code* levels.

**807.3 New structural members.** New structural members in alterations, including connections and anchorage, shall comply with the *International Building Code*.

**807.4 Minimum design loads.** The minimum design loads on existing elements of a structure that do not support additional loads as a result of an alteration shall be the loads applicable at the time the building was constructed.

**807.5 Structural alterations.** Buildings and structures undergoing Level 3 structural alterations or buildings in which the seismic base shear is increased by more than 10 percent or in which the seismic base shear capacity is decreased by more than 10 percent because of alterations shall comply with this section. Changes in base shear and base shear capacity shall be calculated relative to conditions at the time of the original construction.

### Exceptions:

1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes that are altered based on the conventional light-frame construction methods of the *International Building Code* or in compliance with the provisions of the *International Residential Code*.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

2. Where such alterations involve only the lowest story of a building and the change of occupancy provisions of Chapter 9 do not apply, only the lateral-force-resisting components in and below that story need comply with this section.
3. If the building's seismic base shear capacity has been increased since the original construction, the percentage changes shall be permitted to be calculated relative to the increased value.

**807.5.1 Evaluation and analysis.** An engineering evaluation and analysis that establishes the structural adequacy of the altered structure shall be prepared by a registered design professional and submitted to the code official.

**807.5.2 Substantial structural alteration.** Where more than 30 percent of the total floor and roof areas of the building or structure have been or are proposed to be involved in structural alteration within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the *International Building Code* for wind loading and with reduced *International Building Code* level seismic forces as specified in Section 507.1.1.3 for seismic loading. For seismic considerations, the analysis shall be based on one of the procedures specified in Section 507.1.1.1. The areas to be counted toward the 30 percent shall be those areas tributary to the vertical load-carrying components, such as joists, beams, columns, walls and other structural components that have been or will be removed, added or altered, as well as areas such as mezzanines, penthouses, roof structures and in-filled courts and shafts.

**807.5.3 Limited structural alteration.** Where not more than 30 percent of the total floor and roof areas of the building are involved in structural alteration within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the loads applicable at the time of the original construction or of the most recent substantial structural alteration as defined by Section 807.5.2.

**807.6 Additional vertical loads.** Where gravity loading is increased on the roof or floor of a building or structure, all structural members affected by such increase shall meet the gravity load requirements of the *International Building Code*.

**Exceptions:**

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes that are altered based on the conventional light-frame construction methods of the *International Building Code* or in compliance with the provisions of the *International Residential Code*.

**807.7 Voluntary lateral-force-resisting system alterations.** Alterations of existing structural elements and additions of new structural elements that are initiated for the purpose of increasing the lateral-force-resisting strength or stiffness of an existing structure and that are not required by other sections of this code shall not be required to be designed for forces conforming

to the *International Building Code*, provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced;
2. Either the lateral loading to existing structural elements is not increased beyond their capacity or the lateral loading to existing structural elements is not increased by more than 10 percent;
3. New structural elements are detailed and connected to the existing structural elements as required by the *International Building Code*;
4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the *International Building Code*; and
5. A dangerous condition as defined in this code is not created.

Voluntary alterations to lateral-force-resisting systems conducted in accordance with Appendix A and the referenced standards of this code shall be permitted.

## SECTION 808 ENERGY CONSERVATION

**808.1 Minimum requirements.** Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 9

# CHANGE OF OCCUPANCY

### SECTION 901 GENERAL

**901.1 Scope.** The provisions of this chapter shall apply where a change of occupancy occurs, as defined in Section 202, including:

1. Where the occupancy classification is not changed, or
2. Where there is a change in occupancy classification or the occupancy group designation changes.

**901.2 Change in occupancy with no change of occupancy classification.** A change in occupancy, as defined in Section 202, with no change of occupancy classification shall not be made to any structure that will subject the structure to any special provisions of the applicable *International Codes*, including the provisions of Sections 902 through 911, without the approval of the code official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change in occupancy have been met.

**901.2.1 Repair and alteration with no change of occupancy classification.** Any repair or alteration work undertaken in connection with a change of occupancy that does not involve a change of occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 4 and to the requirements of Sections 902 through 911.

**Exception:** As modified in Section 1105 for historic buildings.

**901.3 Change of occupancy classification.** Where the occupancy classification of a building changes, the provisions of Sections 902 through 912 shall apply. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group.

**901.3.1 Partial change of occupancy classification.** Where a portion of an existing building is changed to a new occupancy classification, Section 912 shall apply.

**901.4 Certificate of occupancy required.** A certificate of occupancy shall be issued where a change of occupancy occurs that results in a different occupancy classification as determined by the *International Building Code*.

### SECTION 902 SPECIAL USE AND OCCUPANCY

**902.1 Compliance with the building code.** Where the character or use of an existing building or part of an existing building is changed to one of the following special use or occupancy categories as defined in the *International Building Code*, the building shall comply with all of the applicable requirements of the *International Building Code*:

1. Covered mall buildings.

2. Atriums.
3. Motor vehicle-related occupancies.
4. Aircraft-related occupancies.
5. Motion picture projection rooms.
6. Stages and platforms.
7. Special amusement buildings.
8. Incidental use areas.
9. Hazardous materials.

**902.2 Underground buildings.** An underground building in which there is a change of use shall comply with the requirements of the *International Building Code* applicable to underground structures.

### SECTION 903 BUILDING ELEMENTS AND MATERIALS

**903.1 General.** Building elements and materials in portions of buildings undergoing a change of occupancy classification shall comply with Section 912.

### SECTION 904 FIRE PROTECTION

**904.1 General.** Fire protection requirements of Section 912 shall apply where a building or portions thereof undergo a change of occupancy classification.

### SECTION 905 MEANS OF EGRESS

**905.1 General.** Means of egress in portions of buildings undergoing a change of occupancy classification shall comply with Section 912.

### SECTION 906 ACCESSIBILITY

**906.1 General.** Accessibility in portions of buildings undergoing a change of occupancy classification shall comply with Section 912.8.

### SECTION 907 STRUCTURAL

**907.1 Gravity loads.** Buildings or portions thereof subject to a change of occupancy where such change in the nature of occupancy results in higher uniform or concentrated loads based on Tables 1607.1 and 1607.6 of the *International Building Code*

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

shall comply with the gravity load provisions of the *International Building Code*.

**Exception:** Structural elements whose stress is not increased by more than 5 percent.

**907.2 Snow and wind loads.** Buildings and structures subject to a change of occupancy where such change in the nature of occupancy results in higher wind or snow occupancy categories based on Table 1604.5 of the *International Building Code* shall be analyzed and shall comply with the applicable wind or snow load provisions of the *International Building Code*.

**Exception:** Where the new occupancy with a higher importance factor is less than or equal to 10 percent of the total building floor area. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.

**907.3 Seismic loads.** Existing buildings with a change of occupancy shall comply with the seismic provisions of Sections 907.3.1 and 907.3.2.

**907.3.1 Compliance with the *International Building Code*.** When a building or portion thereof is subject to a change of occupancy such that a change in the nature of the occupancy results in a higher seismic occupancy factor based on Table 1604.5 of the *International Building Code*; or where such change of occupancy results in a reclassification of a building to a higher hazard category as shown in Table 912.4; or where a change of a Group M occupancy to a Group A, E, I-1 R-1, R-2 or R-4 occupancy with two-thirds or more of the floors involved in Level 3 alteration work, the building shall conform to the seismic requirements of the *International Building Code* for the new seismic use group.

**Exceptions:**

1. Group M occupancies being changed to Group A, E, I-1, R-1, R-2 or R-4 occupancies for buildings less than six stories in height and in Seismic Design Category A, B or C.
2. Specific detailing provisions required for a new structure are not required to be met where it can be shown that an acceptable level of performance and seismic safety is obtained for the applicable seismic use group using reduced *International Building Code* level seismic forces as specified in Section 507.1.1.3. The rehabilitation procedures shall be approved by the code official and shall consider the regularity, overstrength, redundancy and ductility of the lateral-load-resisting system within the context of the existing detailing of the system.
3. Where the area of the new occupancy with a higher hazard category is less than or equal to 10 percent of the total building floor area and the new occupancy is not classified as Seismic Use Group IV. For the purposes of this exception, where a structure is occupied for two or more occupancies not included in the same seismic use group, the structure shall be assigned the classification of the high-

est seismic use group corresponding to the various occupancies. Where structures have two or more portions that are structurally separated, each portion shall be separately classified. Where a structurally separated portion of a structure provides required access to, required egress from or shares life safety components with another portion having a higher seismic use group, both portions shall be assigned the higher seismic use group. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.

4. Unreinforced masonry bearing wall buildings in Occupancy Category III when assigned to Seismic Design Category A or B shall be allowed to be strengthened to meet the requirements of Appendix Chapter A1 of this code [*Guidelines for the Seismic Retrofit of Existing Buildings* (GSREB)].

**907.3.2 Access to Seismic Use Group IV.** Where the change of occupancy is such that compliance with Section 907.3.1 is required and the seismic use group is a Category IV, the operational access to such Seismic Use Group IV existing structure shall not be through an adjacent structure.

**Exception:** Where the adjacent structure conforms to the requirements for Seismic Use Group IV structures.

Where operational access is less than 10 feet (3048 mm) from an interior lot line or less than 10 feet (3048 mm) from another structure, access protection from potential falling debris shall be provided by the owner of the Seismic Use Group IV structure.

## SECTION 908 ELECTRICAL

**908.1 Special occupancies.** Where the occupancy of an existing building or part of an existing building is changed to one of the following special occupancies as described in the ICC *Electrical Code*, the electrical wiring and equipment of the building or portion thereof that contains the proposed occupancy shall comply with the applicable requirements of the ICC *Electrical Code* whether or not a change of occupancy group is involved:

1. Hazardous locations.
2. Commercial garages, repair, and storage.
3. Aircraft hangars.
4. Gasoline dispensing and service stations.
5. Bulk storage plants.
6. Spray application, dipping, and coating processes.
7. Health care facilities.
8. Places of assembly.
9. Theaters, audience areas of motion picture and television studios, and similar locations.
10. Motion picture and television studios and similar locations.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

11. Motion picture projectors.
12. Agricultural buildings.

**908.2 Unsafe conditions.** Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected without requiring that all parts of the electrical system be brought up to the current edition of the *ICC Electrical Code*.

**908.3 Service upgrade.** Where the occupancy of an existing building or part of an existing building is changed, electrical service shall be upgraded to meet the requirements of the *ICC Electrical Code* for the new occupancy.

**908.4 Number of electrical outlets.** Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with the *ICC Electrical Code* for the new occupancy.

## SECTION 909 MECHANICAL

**909.1 Mechanical requirements.** Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the *International Mechanical Code*, the new occupancy shall comply with the intent of the respective *International Mechanical Code* provisions.

## SECTION 910 PLUMBING

**910.1 Increased demand.** Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *International Plumbing Code*, the new occupancy shall comply with the intent of the respective *International Plumbing Code* provisions.

**910.2 Food-handling occupancies.** If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the *International Plumbing Code*.

**910.3 Interceptor required.** If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the *International Plumbing Code*.

**910.4 Chemical wastes.** If the new occupancy will produce chemical wastes, the following shall apply:

1. If the existing piping is not compatible with the chemical waste, the waste shall be neutralized prior to entering the drainage system, or the piping shall be changed to a compatible material.
2. No chemical waste shall discharge to a public sewer system without the approval of the sewage authority.

**910.5 Group I-2.** If the occupancy group is changed to Group I-2, the plumbing system shall comply with the applicable requirements of the *International Plumbing Code*.

## SECTION 911 OTHER REQUIREMENTS

**911.1 Light and ventilation.** Light and ventilation shall comply with the requirements of the *International Building Code* for the new occupancy.

## SECTION 912 CHANGE OF OCCUPANCY CLASSIFICATION

**912.1 General.** The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group. Such buildings shall also comply with Sections 902 through 911. The application of requirements for the change of occupancy shall be as set forth in Sections 912.1.1 through 912.1.4. A change of occupancy, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 901.2.

**912.1.1 Compliance with Chapter 8.** The requirements of Chapter 8 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 912.1.1.1 and 912.1.1.2.

**912.1.1.1 Change of occupancy classification without separation.** Where a portion of an existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 8 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

**912.1.1.2 Change of occupancy classification with separation.** Where a portion of an existing building that is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, that portion shall comply with all the requirements of Chapter 8 for the new occupancy classification and with the requirements of this chapter.

**912.1.2 Fire protection and interior finish.** The provisions of Sections 912.2 and 912.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.

**912.1.3 Change of occupancy classification based on hazard category.** The relative degree of hazard between different occupancy classifications shall be determined in accordance with the category specified in Tables 912.4, 912.5 and 912.6. Such a determination shall be the basis for the application of Sections 912.4 through 912.7.



**912.1.4 Accessibility.** All buildings undergoing a change of occupancy classification shall comply with Section 912.8.

**912.2 Fire protection systems.** Fire protection systems shall be provided in accordance with Sections 912.2.1 and 912.2.2.

**912.2.1 Fire sprinkler system.** Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the change of occupancy occurs.

**912.2.2 Fire alarm and detection system.** Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the change of occupancy occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the change of occupancy occurs and shall be automatically activated.

**912.3 Interior finish.** In areas of the building undergoing the change of occupancy classification, the interior finish of walls and ceilings shall comply with the requirements of the *International Building Code* for the new occupancy classification.

**912.4 Means of egress, general.** Hazard categories in regard to life safety and means of egress shall be in accordance with Table 912.4.

**TABLE 912.4  
MEANS OF EGRESS HAZARD CATEGORIES**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, M, R-1, R-2, R-4
4	B, F-1, R-3, S-1
5 (Lowest Hazard)	F-2, S-2, U

**912.4.1 Means of egress for change to higher hazard category.** When a change of occupancy classification is made to a higher hazard category (lower number) as shown in Table 912.4, the means of egress shall comply with the requirements of Chapter 10 of the *International Building Code*.

**Exceptions:**

1. Stairways shall be enclosed in compliance with the applicable provisions of Section 803.1.
2. Existing stairways including handrails and guards complying with the requirements of Chapter 8 shall be permitted for continued use subject to approval of the code official.
3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not

be required to comply with the maximum riser height and minimum tread depth requirements.

4. Existing corridor walls constructed of wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted.
5. Existing corridor doorways, transoms, and other corridor openings shall comply with the requirements in Sections 705.5.1, 705.5.2, and 705.5.3.
6. Existing dead-end corridors shall comply with the requirements in Section 705.6.
7. An existing operable window with clear opening area no less than 4 square feet (0.38 m<sup>2</sup>) and with minimum opening height and width of 22 inches (559 mm) and 20 inches (508 mm), respectively, shall be accepted as an emergency escape and rescue opening.

**912.4.2 Means of egress for change of use to equal or lower hazard category.** When a change of occupancy classification is made to an equal or lesser hazard category (higher number) as shown in Table 912.4, existing elements of the means of egress shall comply with the requirements of Section 805 for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the *International Building Code*.

**Exception:** Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.

**912.4.3 Egress capacity.** Egress capacity shall meet or exceed the occupant load as specified in the *International Building Code* for the new occupancy.

**912.4.4 Handrails.** Existing stairways shall comply with the handrail requirements of Section 705.9 in the area of the change of occupancy classification.

**912.4.5 Guards.** Existing guards shall comply with the requirements in Section 705.10 in the area of the change of occupancy classification.

**912.5 Heights and areas.** Hazard categories in regard to height and area shall be in accordance with Table 912.5.

**TABLE 912.5  
HEIGHTS AND AREAS HAZARD CATEGORIES**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	A-1, A-2, A-3, A-4, I, R-1, R-2, R-4
3	E, F-1, S-1, M
4 (Lowest Hazard)	B, F-2, S-2, A-5, R-3, U

**912.5.1 Height and area for change to higher hazard category.** When a change of occupancy classification is made to a higher hazard category as shown in Table 912.5, heights and areas of buildings and structures shall comply with the requirements of Chapter 5 of the *International Building Code* for the new occupancy classification.

**912.5.2 Height and area for change to equal or lesser hazard category.** When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 912.5, the height and area of the existing building shall be deemed acceptable.

**912.5.3 Fire barriers.** When a change of occupancy classification is made to a higher hazard category as shown in Table 912.5, fire barriers in separated mixed-use buildings shall comply with the fire resistance requirements of the *International Building Code*.

**Exception:** Where the fire barriers are required to have a 1-hour fire-resistance rating, existing wood lath and plaster in good condition or existing  $\frac{1}{2}$ -inch-thick (12.7 mm) gypsum wallboard shall be permitted.

**912.6 Exterior wall fire-resistance ratings.** Hazard categories in regard to fire-resistance ratings of exterior walls shall be in accordance with Table 912.6.

**TABLE 912.6  
EXPOSURE OF EXTERIOR WALLS HAZARD CATEGORIES**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATION
1 (Highest Hazard)	H
2	F-1, M, S-1
3	A, B, E, I, R
4 (Lowest Hazard)	F-2, S-2, U

**912.6.1 Exterior wall rating for change of occupancy classification to a higher hazard category.** When a change of occupancy classification is made to a higher hazard category as shown in Table 912.6, exterior walls shall have fire resistance and exterior opening protectives as required by the *International Building Code*. This provision shall not apply to walls at right angles to the property line.

**Exception:** A 2-hour fire-resistance rating shall be allowed where the building does not exceed three stories in height and is classified as one of the following groups: A-2 and A-3 with an occupant load of less than 300, B, F, M, or S.

**912.6.2 Exterior wall rating for change of occupancy classification to an equal or lesser hazard category.** When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 912.6, existing exterior walls, including openings, shall be accepted.

**912.6.3 Opening protectives.** Openings in exterior walls shall be protected as required by the *International Building Code*. Where openings in the exterior walls are required to be protected because of their distance from the property line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.

**Exceptions:**

1. Where the *International Building Code* permits openings in excess of 50 percent.
2. Protected openings shall not be required in buildings of Group R occupancy that do not exceed three

stories in height and that are located not less than 3 feet (914 mm) from the property line.

3. Where exterior opening protectives are required, an automatic sprinkler system throughout may be substituted for opening protection.
4. Exterior opening protectives are not required when the change of occupancy group is to an equal or lower hazard classification in accordance with Table 912.6

**912.7 Enclosure of vertical shafts.** Enclosure of vertical shafts shall be in accordance with Sections 912.7.1 through 912.7.4.

**912.7.1 Minimum requirements.** Vertical shafts shall be designed to meet the *International Building Code* requirements for atriums or the requirements of this section.

**912.7.2 Stairways.** When a change of occupancy classification is made to a higher hazard category as shown in Table 912.4, interior stairways shall be enclosed as required by the *International Building Code*.

**Exceptions:**

1. In other than Group I occupancies, an enclosure shall not be required for openings serving only one adjacent floor and that are not connected with corridors or stairways serving other floors.
2. Unenclosed existing stairways need not be enclosed in a continuous vertical shaft if each story is separated from other stories by 1-hour fire-resistance-rated construction or approved wired glass set in steel frames and all exit corridors are sprinklered. The openings between the corridor and the occupant space shall have at least one sprinkler head above the openings on the tenant side. The sprinkler system shall be permitted to be supplied from the domestic water-supply systems, provided the system is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements.
3. Existing penetrations of stairway enclosures shall be accepted if they are protected in accordance with the *International Building Code*.

**912.7.3 Other vertical shafts.** Interior vertical shafts other than stairways, including but not limited to elevator hoistways and service and utility shafts, shall be enclosed as required by the *International Building Code* when there is a change of use to a higher hazard category as specified in Table 912.4.

**Exceptions:**

1. Existing 1-hour interior shaft enclosures shall be accepted where a higher rating is required.
2. Vertical openings, other than stairways, in buildings of other than Group I occupancy and connecting less than six stories shall not be required to

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

be enclosed if the entire building is provided with an approved automatic sprinkler system.

**912.7.4 Openings.** All openings into existing vertical shaft enclosures shall be protected by fire assemblies having a fire-protection rating of not less than 1 hour and shall be maintained self-closing or shall be automatic closing by actuation of a smoke detector. All other openings shall be fire protected in an approved manner. Existing fusible link-type automatic door-closing devices shall be permitted in all shafts except stairways if the fusible link rating does not exceed 135°F (57°C).

**912.8 Accessibility.** Existing buildings or portions thereof that undergo a change of group or occupancy classification shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110 of the *International Building Code*.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Changes of group or occupancy that incorporate any alterations or additions shall comply with this section and Sections 506.1 and 905.1 as applicable.

**Exception:** Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities.



## CHAPTER 10

# ADDITIONS

### SECTION 1001 GENERAL

**1001.1 Scope.** An addition to a building or structure shall comply with the *International Codes* as adopted for new construction without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.

**1001.2 Creation or extension of nonconformity.** An addition shall not create or extend any nonconformity in the existing building to which the addition is being made with regard to accessibility, structural strength, fire safety, means of egress, or the capacity of mechanical, plumbing, or electrical systems.

**1001.3 Other work.** Any repair or alteration work within an existing building to which an addition is being made shall comply with the applicable requirements for the work as classified in Chapter 3.

### SECTION 1002 HEIGHTS AND AREAS

**1002.1 Height limitations.** No addition shall increase the height of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *International Building Code* for new buildings.

**1002.2 Area limitations.** No addition shall increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the *International Building Code* for new buildings unless fire separation as required by the *International Building Code* is provided.

**Exception:** In-filling of floor openings and nonoccupiable appendages such as elevator and exit stair shafts shall be permitted beyond that permitted by the *International Building Code*.

**1002.3 Fire protection systems.** Existing fire areas increased by the addition shall comply with Chapter 9 of the *International Building Code*.

### SECTION 1003 STRUCTURAL

**1003.1 Compliance with the *International Building Code*.** Additions to existing buildings or structures are new construction and shall comply with the *International Building Code*.

**1003.2 Additional gravity loads.** Existing structural elements supporting any additional gravity loads as a result of additions shall comply with the *International Building Code*.

**Exceptions:**

1. Structural elements whose stress is not increased by more than 5 percent.

2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.

**1003.3 Lateral-force-resisting system.** The lateral-force-resisting system of existing buildings to which additions are made shall comply with Sections 1003.3.1, 1003.3.2 and 1003.3.3.

**Exceptions:**

1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.
2. In other existing buildings where the lateral-force story shear in any story is not increased by more than 10 percent cumulative.

**1003.3.1 Vertical addition.** Any element of the lateral-force-resisting system of an existing building subjected to an increase in vertical or lateral loads from the vertical addition shall comply with the lateral load provisions of the *International Building Code*.

**1003.3.2 Horizontal addition.** Where horizontal additions are structurally connected to an existing structure, all lateral-force-resisting elements of the existing structure affected by such addition shall comply with the lateral load provisions of the *International Building Code*.

**1003.3.3 Voluntary addition of structural elements to improve the lateral-force-resisting system.** Voluntary addition of structural elements to improve the lateral-force-resisting system of an existing building shall comply with Section 807.7.

**1003.4 Snow drift loads.** Any structural element of an existing building subjected to additional loads from the effects of snow drift as a result of an addition shall comply with the *International Building Code*.

**Exceptions:**

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes where the existing building and the addition comply with the conventional light-frame construction methods of the *International*

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

*Building Code* or the provisions of the *International Residential Code*.

**1003.5 Flood hazard areas.** Additions and foundations in flood hazard areas shall comply with the following requirements:

1. For horizontal additions that are structurally interconnected to the existing building:
  - 1.1. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with Section 1612 of the *International Building Code*.
  - 1.2. If the addition constitutes substantial improvement, the existing building and the addition shall comply with Section 1612 of the *International Building Code*.
2. For horizontal additions that are not structurally interconnected to the existing building:
  - 2.1. The addition shall comply with Section 1612 of the *International Building Code*.
  - 2.2. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with Section 1612 of the *International Building Code*.
3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with Section 1612 of the *International Building Code*.
4. For a new, replacement, raised, or extended foundation, if the foundation work and all other proposed work, when combined, constitute substantial improvement, the existing building shall comply with Section 1612 of the *International Building Code*.

#### SECTION 1004 SMOKE ALARMS IN OCCUPANCY GROUPS R-3 AND R-4

- ➔
- **1004.1 Smoke alarms in existing portions of a building.** Whenever an addition is made to a building or structure of a Group R-3 or R-4 occupancy, the existing building shall be provided with smoke alarms as required by the *International Building Code* or *International Residential Code* as applicable.

#### SECTION 1005 ACCESSIBILITY

➔

■ **1005.1 Minimum requirements.** Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, primary function shall comply with the requirements of Section 605.

## CHAPTER 11

# HISTORIC BUILDINGS

### SECTION 1101 GENERAL

**1101.1 Scope.** It is the intent of this chapter to provide means for the preservation of historic buildings. Historical buildings shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy.

**1101.2 Report.** A historic building undergoing repair, alteration, or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the code official by a registered design professional when such a report is necessary in the opinion of the code official. Such report shall be in accordance with Chapter 1 and shall identify each required safety feature that is in compliance with this chapter and where compliance with other chapters of these provisions would be damaging to the contributing historic features. In high seismic zones, a structural evaluation describing, at minimum, a complete load path and other earthquake-resistant features shall be prepared. In addition, the report shall describe each feature that is not in compliance with these provisions and shall demonstrate how the intent of these provisions is complied with in providing an equivalent level of safety.

**1101.3 Special occupancy exceptions—museums.** When a building in Group R-3 is also used for Group A, B, or M purposes such as museum tours, exhibits, and other public assembly activities, or for museums less than 3,000 square feet (279 m<sup>2</sup>), the code official may determine that the occupancy is Group B when life-safety conditions can be demonstrated in accordance with Section 1101.2. Adequate means of egress in such buildings, which may include a means of maintaining doors in an open position to permit egress, a limit on building occupancy to an occupant load permitted by the means of egress capacity, a limit on occupancy of certain areas or floors, or supervision by a person knowledgeable in the emergency exiting procedures, shall be provided.

**1101.4 Flood hazard areas.** In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the existing building shall comply with Section 1612 of the *International Building Code*.

**Exception:** If a historic building will continue to be a historic building after the proposed work is completed, then the proposed work is not considered a substantial improvement. For the purposes of this exception, a historic building is:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district; or

3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

### SECTION 1102 REPAIRS

**1102.1 General.** Repairs to any portion of a historic building or structure shall be permitted with original or like materials and original methods of construction, subject to the provisions of this chapter.

**1102.2 Dangerous buildings.** When a historic building is determined to be dangerous, no work shall be required except as necessary to correct identified unsafe conditions.

**1102.3 Relocated buildings.** Foundations of relocated historic buildings and structures shall comply with the *International Building Code*. Relocated historic buildings shall otherwise be considered a historic building for the purposes of this code. Relocated historic buildings and structures shall be sited so that exterior wall and opening requirements comply with the *International Building Code* or with the compliance alternatives of this code.

**1102.4 Chapter 4 compliance.** Historic buildings undergoing repairs shall comply with all of the applicable requirements of Chapter 4, except as specifically permitted in this chapter.

**1102.5 Replacement.** Replacement of existing or missing features using original materials shall be permitted. Partial replacement for repairs that match the original in configuration, height, and size shall be permitted. Such replacements shall not be required to meet the materials and methods requirements of Section 401.2.

**Exception:** Replacement glazing in hazardous locations shall comply with the safety glazing requirements of Chapter 24 of the *International Building Code*.

### SECTION 1103 FIRE SAFETY

**1103.1 Scope.** Historic buildings undergoing alterations, changes of occupancy, or that are moved shall comply with Section 1103.

**1103.2 General.** Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard as defined herein shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility.

**1103.3 Means of egress.** Existing door openings and corridor and stairway widths less than those specified elsewhere in this

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

code may be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. When approved by the code official, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.

**1103.4 Transoms.** In fully sprinklered buildings of Group R-1, R-2 or R-3 occupancy, existing transoms in corridors and other fire-resistance-rated walls may be maintained if fixed in the closed position. A sprinkler shall be installed on each side of the transom.

**1103.5 Interior finishes.** The existing finishes of walls and ceilings shall be accepted when it is demonstrated that they are the historic finishes.

**1103.6 Stairway enclosure.** In buildings of three stories or less, exit enclosure construction shall limit the spread of smoke by the use of tight-fitting doors and solid elements. Such elements are not required to have a fire-resistance rating.

**1103.7 One-hour fire-resistant assemblies.** Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.

**1103.8 Glazing in fire-resistance-rated systems.** Historic glazing materials in interior walls required to have a 1-hour fire-resistance rating may be permitted when provided with approved smoke seals and when the area affected is provided with an automatic sprinkler system.

**1103.9 Stairway railings.** Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairs shall be permitted to remain, provided they are not structurally dangerous.

**1103.10 Guards.** Guards shall comply with Sections 1103.10.1 and 1103.10.2.

**1103.10.1 Height.** Existing guards shall comply with the requirements of Section 505.

**1103.10.2 Guard openings.** The spacing between existing intermediate railings or openings in existing ornamental patterns shall be accepted. Missing elements or members of a guard may be replaced in a manner that will preserve the historic appearance of the building or structure.

**1103.11 Exit signs.** Where exit sign or egress path marking location would damage the historic character of the building, alternative exit signs are permitted with approval of the code official. Alternative signs shall identify the exits and egress path.

**1103.12 Automatic fire-extinguishing systems.**

**1003.12.1 General.** Every historical building that cannot be made to conform to the construction requirements specified in the *International Building Code* for the occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system.

**Exception:** When the code official approves an alternative life-safety system.

## SECTION 1104 ALTERATIONS

**1104.1 Accessibility requirements.** The provisions of Section 605 shall apply to buildings and facilities designated as historic structures that undergo alterations, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the code official, the alternative requirements of Sections 1104.1.1 through 1104.1.5 for that element shall be permitted.

**1104.1.1 Site arrival points.** At least one main entrance shall be accessible.

**1104.1.2 Multilevel buildings and facilities.** An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

**1104.1.3 Entrances.** At least one main entrance shall be accessible.

### Exceptions:

1. If a main entrance cannot be made accessible, an accessible nonpublic entrance that is unlocked while the building is occupied shall be provided; or
2. If a main entrance cannot be made accessible, a locked accessible entrance with a notification system or remote monitoring shall be provided.

**1104.1.4 Toilet and bathing facilities.** Where toilet rooms are provided, at least one accessible toilet room shall be provided for each sex, or a unisex toilet room complying with Section 1109.2.1 of the *International Building Code* shall be provided.

## SECTION 1105 CHANGE OF OCCUPANCY

**1105.1 General.** Historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Chapter 9, except as specifically permitted in this chapter. When Chapter 9 requires compliance with specific requirements of Chapter 5, Chapter 6, or Chapter 7 and when those requirements are subject to the exceptions in Section 1102, the same exceptions shall apply to this section.

**1105.2 Building area.** The allowable floor area for historic buildings undergoing a change of occupancy shall be permitted to exceed by 20 percent the allowable areas specified in Chapter 5 of the *International Building Code*.

**1105.3 Location on property.** Historic structures undergoing a change of use to a higher hazard category in accordance with Section 912.6 may use alternative methods to comply with the fire-resistance and exterior opening protective requirements. Such alternatives shall comply with Section 1101.2.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

**1105.4 Occupancy separation.** Required occupancy separations of 1 hour may be omitted when the building is provided with an approved automatic sprinkler system throughout.

**1105.5 Roof covering.** Regardless of occupancy or use group, roof-covering materials not less than Class C shall be permitted where a fire-retardant roof covering is required.

**1105.6 Means of egress.** Existing door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operational controls to limit occupancy are approved by the code official.

**1105.7 Door swing.** When approved by the code official, existing front doors need not swing in the direction of exit travel, provided that other approved exits having sufficient capacity to serve the total occupant load are provided.

**1105.8 Transoms.** In corridor walls required by these provisions to be fire-resistance rated, existing transoms may be maintained if fixed in the closed position, and fixed wired glass set in a steel frame or other approved glazing shall be installed on one side of the transom.

**Exception:** Transoms conforming to Section 1103.4 shall be accepted.

**1105.9 Finishes.** Where finish materials are required to have a flame-spread classification of Class III or better, existing nonconforming materials shall be surfaced with an approved fire-retardant paint or finish.

**Exception:** Existing nonconforming materials need not be surfaced with an approved fire-retardant paint or finish where the building is equipped throughout with an automatic fire-suppression system installed in accordance with the *International Building Code* and the nonconforming materials can be substantiated as being historic in character.

**1105.10 One-hour fire-resistant assemblies.** Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood lath and plaster.

**1105.11 Stairs and railings.** Existing stairways shall comply with the requirements of these provisions. The code official shall grant alternatives for stairways and railings if alternative stairways are found to be acceptable or are judged to meet the intent of these provisions. Existing stairways shall comply with Section 1103.

**Exception:** For buildings less than 3,000 square feet (279 m<sup>2</sup>), existing conditions are permitted to remain at all stairs and rails.

**1105.12 Exit signs.** The code official may accept alternative exit sign locations where such signs would damage the historic character of the building or structure. Such signs shall identify the exits and exit path.

**1105.13 Exit stair live load.** Existing historic stairways in buildings changed to a Group R-1 or R-2 occupancy shall be accepted where it can be shown that the stairway can support a 75-pounds-per-square-foot (366 kg/m<sup>2</sup>) live load.

**1105.14 Natural light.** When it is determined by the code official that compliance with the natural light requirements of Section 911.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered acceptable.

**1105.15 Accessibility requirements.** The provisions of Section 912.8 shall apply to buildings and facilities designated as historic structures that undergo a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 1104.1.1 through 1104.1.5 for those elements shall be permitted.

## SECTION 1106 STRUCTURAL

**1106.1 General.** Historic buildings shall comply with the applicable structural provisions for the work as classified in Chapter 4.

**Exception:** The code official shall be authorized to accept existing floors and approve operational controls that limit the live load on any such floor.

**1106.2 Unsafe structural elements.** Where the code official determines that a component or a portion of a building or structure is dangerous as defined in this code and is in need of repair, strengthening, or replacement by provisions of this code, only that specific component or portion shall be required to be repaired, strengthened or replaced.



This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 12

# RELOCATED OR MOVED BUILDINGS

### SECTION 1201 GENERAL

**1201.1 Scope.** This chapter provides requirements for relocated or moved structures.

**1201.2 Conformance.** The building shall be safe for human occupancy as determined by the *International Fire Code* and the *International Property Maintenance Code*. Any repair, alteration, or change of occupancy undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field-fabricated elements shall comply with the requirements of the *International Building Code* or the *International Residential Code* as applicable.

### SECTION 1202 REQUIREMENTS

**1202.1 Location on the lot.** The building shall be located on the lot in accordance with the requirements of the *International Building Code* or the *International Residential Code* as applicable.

**1202.2 Foundation.** The foundation system of relocated buildings shall comply with the *International Building Code* or the *International Residential Code* as applicable.

**1202.2.1 Connection to the foundation.** The connection of the relocated building to the foundation shall comply with the *International Building Code* or the *International Residential Code* as applicable.

**1202.3 Wind loads.** Buildings shall comply with *International Building Code* or *International Residential Code* wind provisions as applicable.

**Exceptions:**

1. Detached one- and two-family dwellings and Group U occupancies where wind loads at the new location are not higher than those at the previous location.
2. Structural elements whose stress is not increased by more than 5 percent.

**1202.4 Seismic loads.** Buildings shall comply with *International Building Code* or *International Residential Code* seismic provisions at the new location as applicable.

**Exceptions:**

1. Structures in Seismic Design Categories A and B and detached one- and two-family dwellings in Seismic Design Categories A, B, and C where the seismic loads at the new location are not higher than those at the previous location.
2. Structural elements whose stress is not increased by more than 5 percent.

**1202.5 Snow loads.** Structures shall comply with *International Building Code* or *International Residential Code* snow loads as applicable where snow loads at the new location are higher than those at the previous location.

**Exception:** Structural elements whose stress is not increased by more than 5 percent.

**1202.6 Flood hazard areas.** If relocated or moved into a flood hazard area, structures shall comply with Section 1612 of the *International Building Code*.

**1202.7 Required inspection and repairs.** The code official shall be authorized to inspect, or to require approved professionals to inspect at the expense of the owner, the various structural parts of a relocated building to verify that structural components and connections have not sustained structural damage. Any repairs required by the code official as a result of such inspection shall be made prior to the final approval.

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 13

# PERFORMANCE COMPLIANCE METHODS

### SECTION 1301 GENERAL

**1301.1 Scope.** The provisions of this chapter shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in Section 101.5.3. The provisions of this chapter are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy without requiring full compliance with Chapters 4 through 12, except where compliance with other provisions of this code is specifically required in this chapter.

**1301.1.1 Compliance with other methods.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions of this chapter or with one of the methods provided in Section 101.5.

**1301.2 Applicability.** Structures existing prior to [DATE TO BE INSERTED BY THE JURISDICTION]. Note: it is recommended that this date coincide with the effective date of building codes within the jurisdiction], in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I.

**1301.2.1 Change in occupancy.** Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

**1301.2.2 Partial change in occupancy.** Where a portion of the building is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barrier wall assemblies having a fire-resistance rating as required by Table 508.3.3 of the *International Building Code* or Section R317 of the *International Residential Code* for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section.

Where a portion of the building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire separation assemblies having a fire-resistance rating as required by Table 508.3.3 of the *International Building Code* or Section R317 of the *International Residential Code* for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

**1301.2.3 Additions.** Additions to existing buildings shall comply with the requirements of the *International Building Code*, *International Residential Code*, and this code for new construction. The combined height and area of the existing building and the new addition shall not exceed the height and area allowed by Chapter 5 of the *International Building Code*. Where a fire wall that complies with Section 705 of the *International Building Code* is provided between the addition and the existing building, the addition shall be considered a separate building.

**1301.2.4 Alterations and repairs.** An existing building or portion thereof that does not comply with the requirements of this code for new construction shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33 of the *International Building Code*.

**1301.2.5 Accessibility requirements.** All portions of the buildings proposed for change of occupancy shall conform to the accessibility provisions of Chapter 11 of the *International Building Code*.

**1301.3 Acceptance.** For repairs, alterations, additions, and changes of occupancy to existing buildings that are evaluated in accordance with this section, compliance with this section shall be accepted by the code official.

**1301.3.1 Hazards.** Where the code official determines that an unsafe condition exists as provided for in Section 115, such unsafe condition shall be abated in accordance with Section 115.

**1301.3.2 Compliance with other codes.** Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code* and *International Property Maintenance Code*.

**1301.3.3 Compliance with flood hazard provisions.** In flood hazard areas, buildings that are evaluated in accordance with this section shall comply with Section 1612 of the *International Building Code* if the work covered by this section constitutes substantial improvement.

**1301.4 Investigation and evaluation.** For proposed work covered by this chapter, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of Sections 1301.4 through 1301.9.

**1301.4.1 Structural analysis.** The owner shall have a structural analysis of the existing building made to determine adequacy of structural systems for the proposed alteration, addition, or change of occupancy. The existing building shall be capable of supporting the minimum load requirements of Chapter 16 of the *International Building Code*.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

**1301.4.2 Submittal.** The results of the investigation and evaluation as required in Section 1301.4, along with proposed compliance alternatives, shall be submitted to the code official.

**1301.4.3 Determination of compliance.** The code official shall determine whether the existing building, with the proposed addition, alteration, or change of occupancy, complies with the provisions of this section in accordance with the evaluation process in Sections 1301.5 through 1301.9.

**1301.5 Evaluation.** The evaluation shall be comprised of three categories: fire safety, means of egress, and general safety, as described in Sections 1301.5.1 through 1301.5.3.

**1301.5.1 Fire safety.** Included within the fire safety category are the structural fire resistance, automatic fire detection, fire alarm, and fire-suppression system features of the facility.

**1301.5.2 Means of egress.** Included within the means of egress category are the configuration, characteristics, and support features for means of egress in the facility.

**1301.5.3 General safety.** Included within the general safety category are the fire safety parameters and the means-of-egress parameters.

**1301.6 Evaluation process.** The evaluation process specified herein shall be followed in its entirety to evaluate existing buildings. Table 1301.7 shall be utilized for tabulating the results of the evaluation. References to other sections of this code indicate that compliance with those sections is required in order to gain credit in the evaluation herein outlined. In applying this section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 1301.6.16, the score for each occupancy shall be determined, and the lower score determined for each section of the evaluation process shall apply to the entire building.

Where the separation between the mixed occupancies qualifies for any category indicated in Section 1301.6.16, the score for each occupancy shall apply to each portion of the building based on the occupancy of the space.

**1301.6.1 Building height.** The value for building height shall be the lesser value determined by the formula in Section 1301.6.1.1. Chapter 5 of the *International Building Code*, including allowable increases due to automatic sprinklers as provided for in Section 504.2, shall be used to determine the allowable height of the building. Subtract the actual building height from the allowable height and divide by 12½ feet (3810 mm). Enter the height value and its sign (positive or negative) in Table 1301.7 under Safety Parameter 1301.6.1, Building Height, for fire safety, means of egress, and general safety. The maximum score for a building shall be 10.

**1301.6.1.1 Height formula.** The following formulas shall be used in computing the building height value.

$$\text{Height value, feet} = \frac{(AH) - (EBH)}{12.5} \times CF$$

$$\text{Height value, stories} = (AS - EBS) \times CF \quad \text{(Equation 12-1)}$$

where:

*AH* = Allowable height in feet (mm) from Table 503 of the *International Building Code*.

*EBH* = Existing building height in feet (mm).

*AS* = Allowable height in stories from Table 503 of the *International Building Code*.

*EBS* = Existing building height in stories.

*CF* = 1 if  $(AH) - (EBH)$  is positive.

*CF* = Construction type factor shown in Table 1301.6.6(2) if  $(AH) - (EBH)$  is negative.

**Note:** Where mixed occupancies are separated and individually evaluated as indicated in Section 1301.6, the values *AH*, *AS*, *EBH*, and *EBS* shall be based on the height of the fire area of the occupancy being evaluated.

**1301.6.2 Building area.** The value for building area shall be determined by the formula in Section 1301.6.2.2. Section 503 of the *International Building Code* and the formula in Section 1301.6.2.1 shall be used to determine the allowable area of the building. The allowable area shall be the lesser value calculated by Equations 12-2 and 12-3. This shall include any allowable increases due to open perimeter and automatic sprinklers as provided for in Section 506 of the *International Building Code*. Subtract the actual building area from the allowable area and divide by 1,200 square feet (112 m²). Enter the area value and its sign (positive or negative) in Table 1301.7 under Safety Parameter 1301.6.2, Building Area, for fire safety, means of egress, and general safety. In determining the area value, the maximum permitted positive value for area is 50 percent of the fire safety score as listed in Table 1301.8, Mandatory Safety Scores.

**1301.6.2.1 Allowable area formula.** The following formula shall be used in computing allowable area:

$$A_a = \frac{(100 + I_f + I_s) \times A_t}{100} \quad \text{(Equation 12-2)}$$

$A_{max} = 3 \times A_a$ , as calculated in accordance with Section 506.1 of the *International Building Code*.

$$A_{a,max} = \frac{A_{max}}{\text{Number of stories}} \quad \text{(Equation 12-3)}$$

where:

$A_a$  = Allowable area per floor.

$I_s$  = Area increase due to sprinkler protection, percent as calculated in accordance with Section 506.3 of the *International Building Code*.

$I_f$  = Area increase due to frontage, percent as calculated in accordance with Section 506.2 of the *International Building Code*.

$A_t$  = Tabular area per floor in accordance with Table 503 of the *International Building Code*, square feet (m²).

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

$A_{max}$  = Total area of the entire building.  
 $A_{a,max}$  = Allowable area per floor based on the limitations of Section 506.4 of the *International Building Code*.

**1301.6.2.2 Area formula.** The following formula shall be used in computing the area value. Determine the area value for each occupancy fire area on a floor-by-floor basis. For each occupancy, choose the minimum area value of the set of values obtained for the particular occupancy.

$$\text{Area value}_i = \frac{\text{Allowable area}_i}{1200 \text{ square feet}} \left[ 1 - \left( \frac{\text{Actual area}_i}{\text{Allowable area}_i} + \dots + \frac{\text{Actual area}_n}{\text{Allowable area}_n} \right) \right]$$

**(Equation 12-4)**

where:  
*i* = Value for an individual separated occupancy on a floor.  
*n* = Number of separated occupancies on a floor.

**1301.6.3 Compartmentation.** Evaluate the compartments created by fire barrier walls which comply with Sections 1301.6.3.1 and 1301.6.3.2 and which are exclusive of the wall elements considered under Sections 1301.6.4 and 1301.6.5. Conforming compartments shall be figured as the net area and do not include shafts, chases, stairways, walls, or columns. Using Table 1301.6.3, determine the appropriate compartmentation value (CV) and enter that value into Table 1301.7 under Safety Parameter 1301.6.3, Compartmentation, for fire safety, means of egress, and general safety.

**1301.6.3.1 Wall construction.** A wall used to create separate compartments shall be a fire barrier conforming to Section 706 of the *International Building Code* with a fire-resistance rating of not less than 2 hours. Where the building is not divided into more than one compartment, the compartment size shall be taken as the total floor area on all floors. Where there is more than one compartment within a story, each compartmented area on such story shall be provided with a horizontal exit conforming to Section 1022 of the *International Building Code*. The fire door serving as the horizontal exit between compart-

ments shall be so installed, fitted, and gasketed that such fire door will provide a substantial barrier to the passage of smoke.

**1301.6.3.2 Floor/ceiling construction.** A floor/ceiling assembly used to create compartments shall conform to Section 711 of the *International Building Code* and shall have a fire-resistance rating of not less than 2 hours.

**1301.6.4 Tenant and dwelling unit separations.** Evaluate the fire-resistance rating of floors and walls separating tenants, including dwelling units, and not evaluated under Sections 1301.6.3 and 1301.6.5. Under the categories and occupancies in Table 1301.6.4, determine the appropriate value and enter that value in Table 1301.7 under Safety Parameter 1301.6.4, Tenant and Dwelling Unit Separation, for fire safety, means of egress, and general safety.

**TABLE 1301.6.4 SEPARATION VALUES**

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1	0	0	0	0	1
A-2	-5	-3	0	1	3
R	-4	-2	0	2	4
A-3, A-4, B, E, F, M, S-1	-4	-3	0	2	4
S-2	-5	-2	0	2	4

**1301.6.4.1 Categories.** The categories for tenant and dwelling unit separations are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic closing.
2. Category b—Fire partitions or floor assembly less than 1-hour fire-resistance rating or not constructed in accordance with Sections 708 or 711 of the *International Building Code*, respectively.
3. Category c—Fire partitions with 1-hour or greater fire-resistance rating constructed in accordance with Section 708 of the *International Building Code* and floor assemblies with 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 711 of the *International Building Code* or with only one tenant within the fire area.

**TABLE 1301.6.3 COMPARTMENTATION VALUES**

OCCUPANCY	CATEGORIES				
	a Compartment size equal to or greater than 15,000 square feet	b Compartment size of 10,000 square feet	c Compartment size of 7,500 square feet	d Compartment size of 5,000 square feet	e Compartment size of 2,500 square feet or less
A-1, A-3	0	6	10	14	18
A-1	0	4	10	14	18
A-4, B, E, S-2	0	5	10	15	20
F, M, R, S-1	0	4	10	16	22

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

4. Category d—Fire barriers with 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 706 of the *International Building Code* and floor assemblies with 2-hour or greater fire-resistance rating constructed in accordance with Section 711 of the *International Building Code*.
5. Category e—Fire barriers and floor assemblies with 2-hour or greater fire-resistance rating and constructed in accordance with Sections 706 and 711 of the *International Building Code*, respectively.

**1301.6.5 Corridor walls.** Evaluate the fire-resistance rating and degree of completeness of walls which create corridors serving the floor and that are constructed in accordance with Section 1013 of the *International Building Code*. This evaluation shall not include the wall elements considered under Sections 1301.6.3 and 1301.6.4. Under the categories and groups in Table 1301.6.5, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1201.6.5, Corridor Walls, for fire safety, means of egress, and general safety.

**TABLE 1301.6.5  
CORRIDOR WALL VALUES**

OCCUPANCY	CATEGORIES			
	a	b	c <sup>a</sup>	d <sup>a</sup>
A-1	-10	-4	0	2
A-2	-30	-12	0	2
A-3, F, M, R, S-1	-7	-3	0	2
A-4, B, E, S-2	-5	-2	0	5

a. Corridors not providing at least one-half the travel distance for all occupants on a floor shall use Category b.

**1301.6.5.1 Categories.** The categories for corridor walls are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.
2. Category b—Less than 1-hour fire-resistance rating or not constructed in accordance with Section 708.4 of the *International Building Code*.
3. Category c—1-hour to less than 2-hour fire-resistance rating, with doors conforming to Section 715 of the *International Building Code* or without corridors as permitted by Section 1014 of the *International Building Code*.
4. Category d—2-hour or greater fire-resistance rating, with doors conforming to Section 715 of the *International Building Code*.

**1301.6.6 Vertical openings.** Evaluate the fire-resistance rating of vertical exit enclosures, hoistways, escalator openings, and other shaft enclosures within the building, and openings between two or more floors. Table 1301.6.6(1) contains the appropriate protection values. Multiply that value by the construction type factor found in Table 1301.6.6(2). Enter the vertical opening value and its sign

(positive or negative) in Table 1301.7 under Safety Parameter 1301.6.6, Vertical Openings, for fire safety, means of egress, and general safety. If the structure is a one-story building, enter a value of 2. Unenclosed vertical openings that conform to the requirements of Section 707 of the *International Building Code* shall not be considered in the evaluation of vertical openings.

**TABLE 1301.6.6(1)  
VERTICAL OPENING PROTECTION VALUE**

PROTECTION	VALUE
None (unprotected opening)	-2 times number of floors connected
Less than 1 hour	-1 times number of floors connected
1 to less than 2 hours	1
2 hours or more	2

**TABLE 1301.6.6(2)  
CONSTRUCTION-TYPE FACTOR**

F A C T O R	TYPE OF CONSTRUCTION								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	1.2	1.5	2.2	3.5	2.5	3.5	2.3	3.3	7

**1301.6.6.1 Vertical opening formula.** The following formula shall be used in computing vertical opening value.

$$VO = PV \times CF \quad \text{(Equation 12-5)}$$

where:

VO = Vertical opening value.

PV = Protection value from Table 1301.6.6(1).

CF = Construction type factor from Table 1301.6.6(2).

**1301.6.7 HVAC systems.** Evaluate the ability of the HVAC system to resist the movement of smoke and fire beyond the point of origin. Under the categories in Section 1301.6.7.1, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.7, HVAC Systems, for fire safety, means of egress, and general safety.

**1301.6.7.1 Categories.** The categories for HVAC systems are:

1. Category a—Plenums not in accordance with Section 602 of the *International Mechanical Code*. -10 points.
2. Category b—Air movement in egress elements not in accordance with Section 1017.4 of the *International Building Code*. -5 points.
3. Category c—Both Categories a and b are applicable. -15 points.
4. Category d—Compliance of the HVAC system with Section 1017.4 of the *International Building Code* and Section 602 of the *International Mechanical Code*. 0 points.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

- Category e—Systems serving one story; or a central boiler/chiller system without ductwork connecting two or more stories. +5 points.

**1301.6.8 Automatic fire detection.** Evaluate the smoke detection capability based on the location and operation of automatic fire detectors in accordance with Section 907 of the *International Building Code* and the *International Mechanical Code*. Under the categories and occupancies in Table 1301.6.8, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.8, Automatic Fire Detection, for fire safety, means of egress, and general safety.

**TABLE 1301.6.8  
AUTOMATIC FIRE DETECTION VALUES**

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1, A-3, F, M, R, S-1	-10	-5	0	2	6
A-2	-25	-5	0	5	9
A-4, B, E, S-2	-4	-2	0	4	8

**1301.6.8.1 Categories.** The categories for automatic fire detection are:

- Category a—None.
- Category b—Existing smoke detectors in HVAC systems and maintained in accordance with the *International Fire Code*.
- Category c—Smoke detectors in HVAC systems. The detectors are installed in accordance with the requirements for new buildings in the *International Mechanical Code*.
- Category d—Smoke detectors throughout all floor areas other than individual sleeping units, tenant spaces, and dwelling units.
- Category e—Smoke detectors installed throughout the fire area.

**1301.6.9 Fire alarm systems.** Evaluate the capability of the fire alarm system in accordance with Section 907 of the *International Building Code*. Under the categories and occupancies in Table 1301.6.9, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.9, Fire Alarm System, for fire safety, means of egress, and general safety.

**TABLE 1301.6.9  
FIRE ALARM SYSTEM VALUES**

OCCUPANCY	CATEGORIES			
	a	b <sup>a</sup>	c	d
A-1, A-2, A-3, A-4, B, E, R	-10	-5	0	5
F, M, S	0	5	10	15

a. For buildings equipped throughout with an automatic sprinkler system, add 2 points for activation by a sprinkler water-flow device.

**1301.6.9.1 Categories.** The categories for fire alarm systems are:

- Category a—None.

- Category b—Fire alarm system with manual fire alarm boxes in accordance with Section 907.3 of the *International Building Code* and alarm notification appliances in accordance with Section 907.9 of the *International Building Code*.
- Category c—Fire alarm system in accordance with Section 907 of the *International Building Code*.
- Category d—Category c plus a required emergency voice/alarm communications system and a fire command station that conforms to Section 403.8 of the *International Building Code* and contains the emergency voice/alarm communications system controls, fire department communication system controls, and any other controls specified in Section 911 of the *International Building Code* where those systems are provided.

**1301.6.10 Smoke control.** Evaluate the ability of a natural or mechanical venting, exhaust, or pressurization system to control the movement of smoke from a fire. Under the categories and occupancies in Table 1301.6.10, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.10, Smoke Control, for means of egress and general safety.

**TABLE 1301.6.10  
SMOKE CONTROL VALUES**

OCCUPANCY	CATEGORIES					
	a	b	c	d	e	f
A-1, A-2, A-3	0	1	2	3	6	6
A-4, E	0	0	0	1	3	5
B, M, R	0	2 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>	4 <sup>a</sup>
F, S	0	2 <sup>a</sup>	2 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>

a. This value shall be 0 if compliance with Category d or e in Section 1201.6.8.1 has not been obtained.

**1301.6.10.1 Categories.** The categories for smoke control are:

- Category a—None.
- Category b—The building is equipped throughout with an automatic sprinkler system. Openings are provided in exterior walls at the rate of 20 square feet (1.86 m<sup>2</sup>) per 50 linear feet (15 240 mm) of exterior wall in each story and distributed around the building perimeter at intervals not exceeding 50 feet (15 240 mm). Such openings shall be readily openable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.
- Category c—One enclosed exit stairway, with ready access thereto, from each occupied floor of the building. The stairway has operable exterior windows, and the building has openings in accordance with Category b.
- Category d—One smokeproof enclosure and the building has openings in accordance with Category b.



This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

5. Category e—The building is equipped throughout with an automatic sprinkler system. Each fire area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other fire areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the fire area. Supply air by mechanical means to the fire area is not required. Containment of smoke shall be considered as confining smoke to the fire area involved without migration to other fire areas. Any other tested and approved design that will adequately accomplish smoke containment is permitted.
6. Category f—Each stairway shall be one of the following: a smokeproof enclosure in accordance with Section 1020.1.7 of the *International Building Code*; pressurized in accordance with Section 909.20.5 of the *International Building Code*; or shall have operable exterior windows.

**1301.6.11 Means-of-egress capacity and number.** Evaluate the means-of-egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to the following sections of the *International Building Code*: 1003.7, 1004, 1005.1, 1014.2, 1014.3, 1015.2, 1019, 1024.1, 1024.2, 1024.6, 1025.2, 1024.3, 1024.4 and 1026. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 705.3.1.2. Under the categories and occupancies in Table 1301.6.11, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.11, Means-of-Egress Capacity, for means of egress and general safety.

**TABLE 1301.6.11  
MEANS OF EGRESS VALUES**

OCCUPANCY	CATEGORIES				
	a <sup>a</sup>	b	c	d	e
A-1, A-2, A-3, A-4, E	-10	0	2	8	10
M	-3	0	1	2	4
B, F, S	-1	0	0	0	0
R	-3	0	0	0	0

a. The values indicated are for buildings six stories or less in height. For buildings over six stories in height, add an additional -10 points.

**1301.6.11.1 Categories.** The categories for means-of-egress capacity and number of exits are:

1. Category a—Compliance with the minimum required means-of-egress capacity or number of exits is achieved through the use of a fire escape in accordance with Section 605.3.1.2.
2. Category b—Capacity of the means of egress complies with Section 1003 of the *International Building Code*, and the number of exits complies with

the minimum number required by Section 1019 of the *International Building Code*.

3. Category c—Capacity of the means of egress is equal to or exceeds 125 percent of the required means-of-egress capacity, the means of egress complies with the minimum required width dimensions specified in the *International Building Code*, and the number of exits complies with the minimum number required by Section 1019 of the *International Building Code*.
4. Category d—The number of exits provided exceeds the number of exits required by Section 1019 of the *International Building Code*. Exits shall be located a distance apart from each other equal to not less than that specified in Section 1015 of the *International Building Code*.
5. Category e—The area being evaluated meets both Categories c and d.

**1301.6.12 Dead ends.** In spaces required to be served by more than one means of egress, evaluate the length of the exit access travel path in which the building occupants are confined to a single path of travel. Under the categories and occupancies in Table 1301.6.12, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.12, Dead Ends, for means of egress and general safety.

**TABLE 1301.6.12  
DEAD-END VALUES**

OCCUPANCY	CATEGORIES <sup>a</sup>		
	a	b	c
A-1, A-3, A-4, B, F, M, R, S	-2	0	2
A-2, E	-2	0	2

a. For dead-end distances between categories, the dead end value shall be obtained by linear interpolation.

**1301.6.12.1 Categories.** The categories for dead ends are:

1. Category a — Dead end of 35 feet (10 670 mm) in nonsprinklered buildings or 70 feet (21 340 mm) in sprinklered buildings.
2. Category b — Dead end of 20 feet (6096 mm); or 50 feet (15 240 mm) in Group B in accordance with Section 1016.3, Exception 2 of the *International Building Code*.
3. Category c — No dead ends; or ratio of length to width ( $l/w$ ) is less than 2.5:1.

**1301.6.13 Maximum exit access travel distance to an exit.** Evaluate the length of exit access travel to an approved exit. Determine the appropriate points in accordance with the following equation and enter that value into Table 1301.7 under Safety Parameter 1301.6.13, Maximum Exit Access Travel Distance for means of egress and general safety. The maximum allowable exit access travel distance shall be determined in accordance with Section 1016 of the *International Building Code*.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

$$\text{Points} = 20 \times \frac{\text{Maximum allowable travel distance} - \text{Maximum actual travel distance}}{\text{Maximum allowable travel distance}}$$

**(Equation 12-6)**

**1301.6.14 Elevator control.** Evaluate the passenger elevator equipment and controls that are available to the fire department to reach all occupied floors. Elevator recall controls shall be provided in accordance with the *International Fire Code*. Under the categories and occupancies in Table 1301.6.14, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.14, Elevator Control, for fire safety, means of egress, and general safety. The values shall be zero for a single story building.

**TABLE 1301.6.14  
ELEVATOR CONTROL VALUES**

ELEVATOR TRAVEL	CATEGORIES			
	a	b	c	d
Less than 25 feet of travel above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-2	0	0	+2
Travel of 25 feet or more above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-4	NP	0	+4

For SI: 1 foot = 304.8 mm.  
NP = Not permitted.

**1301.6.14.1 Categories.** The categories for elevator controls are:

1. Category a—No elevator.
2. Category b—Any elevator without Phase I and II recall.
3. Category c—All elevators with Phase I and II recall as required by the *International Fire Code*.
4. Category d—All meet Category c; or Category b where permitted to be without recall; and at least one elevator that complies with new construction requirements serves all occupied floors.

**1301.6.15 Means-of-egress emergency lighting.** Evaluate the presence of and reliability of means-of-egress emergency lighting. Under the categories and occupancies in Table 1301.6.15, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.15, Means-of-Egress Emergency Lighting, for means of egress and general safety.

**TABLE 1301.6.15  
MEANS-OF-EGRESS EMERGENCY LIGHTING VALUES**

NUMBER OF EXITS REQUIRED BY SECTIONS 1018.1 AND 1018.2 OF THE INTERNATIONAL BUILDING CODE	CATEGORIES		
	a	b	c
Two or more exits	NP	0	4
Minimum of one exit	0	1	1

NP = Not permitted.

**1301.6.15.1 Categories.** The categories for means-of-egress emergency lighting are:

1. Category a—Means-of-egress lighting and exit signs not provided with emergency power in accordance with Section 2702 of the *International Building Code*.
2. Category b—Means-of-egress lighting and exit signs provided with emergency power in accordance with Section 2702 of the *International Building Code*.
3. Category c—Emergency power provided to means-of-egress lighting and exit signs, which provides protection in the event of power failure to the site or building.

**1301.6.16 Mixed occupancies.** Where a building has two or more occupancies that are not in the same occupancy classification, the separation between the mixed occupancies shall be evaluated in accordance with this section. Where there is no separation between the mixed occupancies or the separation between mixed occupancies does not qualify for any of the categories indicated in Section 1301.6.16.1, the building shall be evaluated as indicated in Section 1301.6, and the value for mixed occupancies shall be zero. Under the categories and occupancies in Table 1301.6.16, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.16, Mixed Occupancies, for fire safety and general safety. For buildings without mixed occupancies, the value shall be zero.

**TABLE 1301.6.16  
MIXED OCCUPANCY VALUES<sup>a</sup>**

OCCUPANCY	CATEGORIES		
	a	b	c
A-1, A-2, R	-10	0	10
A-3, A-4, B, E, F, M, S	-5	0	5

a. For fire-resistance ratings between categories, the value shall be obtained by linear interpolation.

**1301.6.16.1 Categories.** The categories for mixed occupancies are:

1. Category a—Minimum 1-hour fire barriers between occupancies.
2. Category b—Fire barriers between occupancies in accordance with Section 508.3.3 of the *International Building Code*.
3. Category c—Fire barriers between occupancies having a fire-resistance rating of not less than twice that required by Section 508.3.3 of the *International Building Code*.

**1301.6.17 Automatic sprinklers.** Evaluate the ability to suppress a fire based on the installation of an automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Building Code*. "Required sprinklers" shall be based on the requirements of this code. Under the categories and occupancies in Table 1301.6.17, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.17, Automatic Sprinklers, for fire safety, means of egress divided by 2, and general safety. High-rise buildings defined in Section 403.1 of the *International Building Code* that undergo a change of occu-

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

pancy to Group R shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2 of the *International Building Code* and Chapter 9 of the *International Building Code*.

**TABLE 1301.6.17  
STANDPIPE SYSTEM VALUES**

OCCUPANCY	CATEGORIES					
	a <sup>a</sup>	b <sup>a</sup>	c	d	e	f
A-1, A-3, F, M, R, S-1	-6	-3	0	2	4	6
A-2	-4	-2	0	1	2	4
A-4, B, E, S-2	-12	-6	0	3	6	12

a. These options cannot be taken if Category a in Section 1201.6.18 is used.

**1301.6.17.1 Categories.** The categories for automatic sprinkler system protection are:

1. Category a—Sprinklers are required throughout; sprinkler protection is not provided or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903 of the *International Building Code*.
2. Category b—Sprinklers are required in a portion of the building; sprinkler protection is not provided or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903 of the *International Building Code*.
3. Category c—Sprinklers are not required; none are provided.
4. Category d—Sprinklers are required in a portion of the building; sprinklers are provided in such portion; the system is one that complied with the code at the time of installation and is maintained and supervised in accordance with Section 903 of the *International Building Code*.
5. Category e—Sprinklers are required throughout; sprinklers are provided throughout in accordance with Chapter 9 of the *International Building Code*.
6. Category f—Sprinklers are not required throughout; sprinklers are provided throughout in accordance with Chapter 9 of the *International Building Code*.

**1301.6.18 Standpipes.** Evaluate the ability to initiate attack on a fire by making supply of water available readily through the installation of standpipes in accordance with Section 905 of the *International Building Code*. "Required Standpipes" shall be based on the requirements of the *International Building Code*. Under the categories and occupancies in Table 1301.6.18, determine the appropriate value and enter that value into Table 1301.7 under Safety Parameter 1301.6.18, Standpipes, for fire safety, means of egress, and general safety.

**1301.6.18.1 Standpipe.** The categories for standpipe systems are:

1. Category a—Standpipes are required; standpipe is not provided or the standpipe system design is not in compliance with Section 905.3 of the *International Building Code*.

2. Category b—Standpipes are not required; none are provided.
3. Category c—Standpipes are required; standpipes are provided in accordance with Section 905 of the *International Building Code*.
4. Category d—Standpipes are not required; standpipes are provided in accordance with Section 905 of the *International Building Code*.

**TABLE 1301.6.18  
STANDPIPE SYSTEM VALUES**

OCCUPANCY	CATEGORIES			
	a <sup>a</sup>	b	c	d
A-1, A-3, F, M, R, S-1	-6	0	4	6
A-2	-4	0	2	4
A-4, B, E, S-2	-12	0	6	12

a. This option cannot be taken if Category a or Category b in Section 1201.6.17 is used.

**1301.6.19 Incidental use.** Evaluate the protection of incidental use areas in accordance with Section 508.7 of the *International Building Code*. Do not include those where this code requires suppression throughout the building, including covered mall buildings, high-rise buildings, public garages, and unlimited area buildings. Assign the lowest score from Table 1301.6.19 for the building or fire area being evaluated. If there are no specific occupancy areas in the building or fire area being evaluated, the value shall be zero.

**1301.7 Building score.** After determining the appropriate data from Section 1301.6, enter those data in Table 1301.7 and total the building score.

**1301.8 Safety scores.** The values in Table 1301.8 are the required mandatory safety scores for the evaluation process listed in Section 1301.6.

**1301.9 Evaluation of building safety.** The mandatory safety score in Table 1301.8 shall be subtracted from the building score in Table 1301.7 for each category. Where the final score for any category equals zero or more, the building is in compliance with the requirements of this section for that category. Where the final score for any category is less than zero, the building is not in compliance with the requirements of this section.

**1301.9.1 Mixed occupancies.** For mixed occupancies, the following provisions shall apply:

1. Where the separation between mixed occupancies does not qualify for any category indicated in Section 1301.6.16, the mandatory safety scores for the occupancy with the lowest general safety score in Table 1301.8 shall be utilized. (See Section 1201.6.)
2. Where the separation between mixed occupancies qualifies for any category indicated in Section 1301.6.16, the mandatory safety scores for each occupancy shall be placed against the evaluation scores for the appropriate occupancy.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

**TABLE 1301.6.19  
INCIDENTAL USE AREA VALUES<sup>a</sup>**

PROTECTION REQUIRED BY TABLE 508.2 OF THE INTERNATIONAL BUILDING CODE	PROTECTION PROVIDED						
	None	1 hour	AFSS	AFSS with SP	1 hour and AFSS	2 hours	2 hours and AFSS
2 hours and AFSS	-4	-3	-2	-2	-1	-2	0
2 hours, or 1 hour and AFSS	-3	-2	-1	-1	0	0	0
1 hour and AFSS	-3	-2	-1	-1	0	-1	0
1 hour	-1	0	-1	-1	0	0	
1 hour, or AFSS with SP	-1	0	-1	-1	0	0	0
AFSS with SP	-1	-1	-1	-1	0	-1	0
1 hour or AFSS	-1	0	0	0	0	0	0

a. AFSS = Automatic fire suppression system; SP = Smoke partitions (See IBC Section 508.2.2.1).  
Note: For Table 1301.7, see page 66.

**TABLE 1301.8  
MANDATORY SAFETY SCORES<sup>a</sup>**

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	20	31	31
A-2	21	32	32
A-3	22	33	33
A-4, E	29	40	40
B	30	40	40
F	24	34	34
M	23	40	40
R	21	38	38
S-1	19	29	29
S-2	29	39	39

a. MFS = Mandatory Fire Safety  
MME = Mandatory Means of Egress  
MGS = Mandatory General Safety

**TABLE 1301.9  
EVALUATION FORMULAS<sup>a</sup>**

FORMULA	T1201.7	T1201.8	SCORE	PASS	FAIL
FS - MFS > 0	_____ (FS) -	_____ (MFS)	=	_____	_____
ME - MME ≥ 0	_____ (ME) -	_____ (MME)	=	_____	_____
GS - MGS ≥ 0	_____ (GS) -	_____ (MGS)	=	_____	_____

a. FS = Fire Safety                      MFS = Mandatory Fire Safety  
ME = Means of Egress                MME = Mandatory Means of Egress  
GS = General Safety                    MGS = Mandatory General Safety

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

**TABLE 1301.7  
SUMMARY SHEET—BUILDING CODE**

Existing occupancy \_\_\_\_\_ Proposed occupancy \_\_\_\_\_

Year building was constructed \_\_\_\_\_ Number of stories \_\_\_\_\_ Height in feet \_\_\_\_\_

Type of construction \_\_\_\_\_ Area per Floor \_\_\_\_\_

Percentage of frontage increase \_\_\_\_\_ % Percentage of height reduction \_\_\_\_\_ %

Completely suppressed: Yes \_\_\_\_\_ No \_\_\_\_\_ Corridor wall rating \_\_\_\_\_

Compartmentation: Yes \_\_\_\_\_ No \_\_\_\_\_ Required door closers: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_

Fire-resistance rating of vertical opening enclosures \_\_\_\_\_

Type of HVAC system \_\_\_\_\_ Serving number of floors \_\_\_\_\_

Automatic fire detection: Yes \_\_\_\_\_ No \_\_\_\_\_ Type of location \_\_\_\_\_

Fire alarm system: Yes \_\_\_\_\_ No \_\_\_\_\_ Type \_\_\_\_\_

Smoke control: Yes \_\_\_\_\_ No \_\_\_\_\_ Type \_\_\_\_\_

Adequate exit routes: Yes \_\_\_\_\_ No \_\_\_\_\_ Dead ends: Yes \_\_\_\_\_ No \_\_\_\_\_

Maximum exit access travel distance \_\_\_\_\_ Elevator controls: Yes \_\_\_\_\_ No \_\_\_\_\_

Means-of-egress emergency lighting: Yes \_\_\_\_\_ No \_\_\_\_\_ Mixed occupancies: Yes \_\_\_\_\_ No \_\_\_\_\_

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1301.6.1 Building Height 1301.6.2 Building Area 1301.6.3 Compartmentation			
1301.6.4 Tenant and Dwelling Unit Separations 1301.6.5 Corridor Walls 1301.6.6 Vertical Openings			
1301.6.7 HVAC Systems 1301.6.8 Automatic Fire Detection 1301.6.9 Fire Alarm System			
1301.6.10 Smoke Control 1301.6.11 Means-of-Egress Capacity 1301.6.12 Dead Ends	**** **** ****		
1301.6.13 Maximum Exit Access Travel Distance 1301.6.14 Elevator Control 1301.6.15 Means-of-Egress Emergency Lighting	**** ****		
1301.6.16 Mixed Occupancies 1301.6.17 Automatic Sprinklers 1301.6.18 Standpipes 1301.6.19 Incidental Use Area Protection		**** Divide by 2	
Building Score—Total Value			

\*\*\*\*No applicable value to be inserted

## CHAPTER 14

# CONSTRUCTION SAFEGUARDS

### SECTION 1401 GENERAL

**[B] 1401.1 Scope.** The provisions of this chapter shall govern safety during construction that is under the jurisdiction of this code and the protection of adjacent public and private properties.

**[B] 1401.2 Storage and placement.** Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project.

**1401.3 Alterations, repairs, and additions.** Required exits, existing structural elements, fire protection devices, and sanitary safeguards shall be maintained at all times during alterations, repairs, or additions to any building or structure.

**Exceptions:**

1. When such required elements or devices are being altered or repaired, adequate substitute provisions shall be made.
2. When the existing building is not occupied.

**[B] 1401.4 Manner of removal.** Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties, and public rights-of-way.

**[B] 1401.5 Facilities required.** Sanitary facilities shall be provided during construction or demolition activities in accordance with the *International Plumbing Code*.

**[B] 1401.6 Protection of pedestrians.** Pedestrians shall be protected during construction and demolition activities as required by Sections 1401.6.1 through 1401.6.7 and Table 1401.6. Signs shall be provided to direct pedestrian traffic.

**[B] 1401.6.1 Walkways.** A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the authority having jurisdiction authorizes

the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, but in no case shall they be less than 4 feet (1219 mm) in width. Walkways shall be provided with a durable walking surface. Walkways shall be accessible in accordance with Chapter 11 of the *International Building Code* and shall be designed to support all imposed loads and in no case shall the design live load be less than 150 psf (7.2 kN/m<sup>2</sup>).

**[B] 1401.6.2 Directional barricades.** Pedestrian traffic shall be protected by a directional barricade where the walkway extends into the street. The directional barricade shall be of sufficient size and construction to direct vehicular traffic away from the pedestrian path.

**[B] 1401.6.3 Construction railings.** Construction railings shall be at least 42 inches (1067 mm) in height and shall be sufficient to direct pedestrians around construction areas.

**[B] 1401.6.4 Barriers.** Barriers shall be a minimum of 8 feet (2438 mm) in height and shall be placed on the side of the walkway nearest the construction. Barriers shall extend the entire length of the construction site. Openings in such barriers shall be protected by doors which are normally kept closed.

**[B] 1401.6.4.1 Barrier design.** Barriers shall be designed to resist loads required in Chapter 16 of the *International Building Code* unless constructed as follows:

1. Barriers shall be provided with 2 × 4 top and bottom plates.
2. The barrier material shall be a minimum of 3/4 inch (19.1 mm) inch boards or 1/4 inch (6.4 mm) wood structural use panels.

**[B] TABLE 1401.6  
PROTECTION OF PEDESTRIANS**

HEIGHT OF CONSTRUCTION	DISTANCE OF CONSTRUCTION TO LOTLINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

For SI: 1 foot = 304.8 mm.

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

3. Wood structural use panels shall be bonded with an adhesive identical to that for exterior wood structural use panels.
4. Wood structural use panels  $\frac{1}{4}$  inch (6.4 mm) or  $\frac{1}{16}$  inch (23.8 mm) in thickness shall have studs spaced not more than 2 feet (610 mm) on center.
5. Wood structural use panels  $\frac{3}{8}$  inch (9.5 mm) or  $\frac{1}{2}$  inch (12.7 mm) in thickness shall have studs spaced not more than 4 feet (1219 mm) on center, provided a 2 inch by 4 inch (51 mm by 102 mm) stiffener is placed horizontally at the mid height where the stud spacing exceeds 2 feet (610 mm) on center.
6. Wood structural use panels  $\frac{5}{8}$  inch (15.9 mm) or thicker shall not span over 8 feet (2438 mm).

**[B] 1401.6.5 Covered walkways.** Covered walkways shall have a minimum clear height of 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 150 psf (7.2 kN/m<sup>2</sup>) for the entire structure.

**Exception:** Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories in height are permitted to be designed for a live load of 75 psf (3.6 kN/m<sup>2</sup>) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

1. Footings shall be continuous 2 × 6 members.
2. Posts not less than 4 × 6 shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) on center.
3. Stringers not less than 4 × 12 shall be placed on edge upon the posts.
4. Joists resting on the stringers shall be at least 2 × 8 and shall be spaced not more than 2 feet (610 mm) on center.
5. The deck shall be planks at least 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification at least  $2\frac{3}{32}$  inch (18.3 mm) thick nailed to the joists.
6. Each post shall be knee-braced to joists and stringers by 2 × 4 minimum members 4 feet (1219 mm) long.
7. A 2 × 4 minimum curb shall be set on edge along the outside edge of the deck.

**[B] 1401.6.6 Repair, maintenance and removal.** Pedestrian protection required by Section 1401.6 shall be maintained in place and kept in good order for the entire length of time pedestrians may be endangered. The owner or the owner's agent, upon the completion of the construction activity, shall immediately remove walkways, debris and

other obstructions and leave such public property in as good a condition as it was before such work was commenced.

**[B] 1401.6.7 Adjacent to excavations.** Every excavation on a site located 5 feet (1524 mm) or less from the street lot line shall be enclosed with a barrier not less than 6 feet (1829 mm) high. Where located more than 5 feet (1524 mm) from the street lot line, a barrier shall be erected when required by the code official. Barriers shall be of adequate strength to resist wind pressure as specified in Chapter 16 of the *International Building Code*.

## [B] SECTION 1402 PROTECTION OF ADJOINING PROPERTY

**1402.1 Protection required.** Adjoining public and private property shall be protected from damage during construction and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water run-off and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

## [B] SECTION 1403 TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY

**1403.1 Storage and handling of materials.** The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and Section 1403.

**1403.2 Obstructions.** Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet (6.1 m) of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

**1403.3 Utility fixtures.** Building materials, fences, sheds or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, fire department connection, utility pole, manhole, fire alarm box, or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.

## SECTION 1404 FIRE EXTINGUISHERS

**[F] 1404.1 Where required.** All structures under construction, alteration, or demolition shall be provided with not less than

This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

one approved portable fire extinguisher in accordance with Section 906 of the *International Fire Code* and sized for not less than ordinary hazard as follows:

1. At each stairway on all floor levels where combustible materials have accumulated.
2. In every storage and construction shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

**[B] 1404.2 Fire hazards.** The provisions of this code and of the *International Fire Code* shall be strictly observed to safeguard against all fire hazards attendant upon construction operations.

### **[B] SECTION 1405 EXITS**

**1405.1 Stairways required.** Where an existing building exceeding 50 feet (15 240 mm) in height is altered, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways is available for egress as the construction progresses.

**1405.2 Maintenance of exits.** Required means of egress shall be maintained at all times during alterations, repairs and additions to any building.

**Exception:** Approved temporary means of egress systems and facilities.

### **[F] SECTION 1406 STANDPIPE SYSTEMS**

**1406.1 Where required.** Buildings required to have a standpipe system in accordance with this code shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed where the progress of construction is not more than 40 feet (12 192 mm) in height above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

**1406.2 Buildings being demolished.** Where a building or portion of a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

**1406.3 Detailed requirements.** Standpipes shall be installed in accordance with the provisions of Chapter 9 of the *International Building Code*.

**Exception:** Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes conform to the requirements of Section 905 of the *International Building Code* as to capacity, outlets and materials.

**1406.4 Water supply.** Water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.

### **[F] SECTION 1407 AUTOMATIC SPRINKLER SYSTEM**

**1407.1 Completion before occupancy.** In portions of a building where an automatic sprinkler system is required by this code, it shall be unlawful to occupy those portions of the building until the automatic sprinkler system installation has been tested and approved, except as provided in Section 110.3.

**1407.2 Operation of valves.** Operation of sprinkler control valves shall be permitted only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.

### **SECTION 1408 ACCESSIBILITY**

**1408.1 Construction sites.** Structures, sites, and equipment directly associated with the actual process of construction, including but not limited to scaffolding, bridging, material hoists, material storage, or construction trailers are not required to be accessible.



This is a preview of "ICC IEBC-2006". [Click here to purchase the full version from the ANSI store.](#)

## CHAPTER 15

# REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.4.

<b>ASCE</b>		American Society of Civil Engineers 1801 Alexander Bell Drive Reston, VA 20191-4400
Standard reference number	Title	Referenced in code section number
7—05	Minimum Design Loads for Buildings and Other Structures with Supplement No. 1	506.1.1.2
31—03	Seismic Evaluation of Existing Buildings	506.1.1.1, Table 506.1.1.2, 506.1.1.3

<b>ASHRAE</b>		American Society of Heating, Refrigerating and Air Conditioning Engineers 1791 Tullie Circle, NE Atlanta, GA 30329
Standard reference number	Title	Referenced in code section number
62—04	Ventilation for Acceptable Indoor Air Quality	709.2

<b>ASME</b>		American Society of Mechanical Engineers 3 Park Avenue New York, NY 10016
Standard reference number	Title	Referenced in code section number
A17.1—2004	Safety Code for Elevators and Escalators	308.8.2, 605.1.2, 802.1.2
A17.3—2002	Safety Code for Existing Elevators and Escalators	802.1.2
A18.1—1999	Safety Standard for Platform Lifts and Stairway Chair Lifts—with A18.1a—2001 Addenda	308.8.3, 605.1.3

<b>FEMA</b>		Federal Emergency Management Agency Federal Center Plaza 500 C Street SW Washington, DC 20472
Standard reference number	Title	Referenced in code section number
PUB 356	Pre-standard and Commentary for the Seismic Rehabilitation of Buildings	506.1.1.1, 506.1.1.2, Table 506.1.1.2 and 506.1.1.3

<b>ICC</b>		International Code Council, Inc. 5203 Leesburg Pike, Suite 600 Falls Church, VA 22041
Standard reference number	Title	Referenced in code section number
IBC—06	International Building Code®	101.2, 101.4.1, 101.5, 106.1.1.1, 109.3.3, 109.3.8, 110.2, 202, 302.1, 302.1.1, 302.2, 302.2.2, 302.2.4, 302.2.6, 302.4, 305.1, 305.3, 306.2, 307.1, 308.1, 308.4, 308.6, 308.8, 308.8.4, 308.8.5, 308.8.7, 308.8.11, 308.9.3, 308.9.4, 401.3, 501.4, 502.2, 506.1.1.1, 506.1.1.2, 506.1.1.3, 506.1.2, 506.2.2.1, 506.2.2.3, 506.2.3, 506.2.4, 506.2.5, 601.2, 601.3, 602.1, 602.2, 602.3, 605.1, 605.1.1, 605.1.4, 605.1.8, 606.2.1, 606.2.2, 701.3, 702.1, 703.2.1, 703.2.3, 703.3.2, 703.4, 703.5.2, 704.2, 704.2.2, 704.2.3, 704.2.4, 704.3, 705.2, 705.3.1, 705.4.3, 705.5, 705.6, 705.7.1, 705.8.1, 705.9.2, 705.10.2, 706.2, 706.3,

This is a preview of "ICC IEBC-2006". Click here to purchase the full version from the ANSI store.

ICC—Continued

707.1, 707.2, 707.3, 707.4, 707.4.1, 707.4.3, 804.1.2, 804.2, 804.2.1, 804.2.2, 805.2, 805.3, 807.2, 807.3, 807.5, 807.5.2, 807.6, 807.7, 901.4, 902.1, 902.2, 907.1, 907.2, 907.3.1, 911.1, 912.1.1.1, 912.1.1.2, 912.2.1, 912.2.2, 912.3, 912.4.1, 912.4.2, 912.4.3, 912.5.1, 912.5.3, 912.6.1, 912.6.3, 912.7.1, 912.7.2, 912.7.3, 912.8, 1001.1, 1002.1, 1002.2, 1002.3, 1003.1, 1003.2, 1003.3, 1003.3.1, 1003.3.2, 1003.4, 1003.5, 1004.1, 1101.4, 1102.3, 1102.5, 1103.12, 1104.1.4, 1105.2, 1105.9, 1201.2, 1202.1, 1202.2, 1202.2.1, 1202.3, 1202.4, 1202.5, 1202.6, 1301.2.2, 1301.2.3, 1301.2.4, 1301.2.5, 1301.3.3, 1301.4.1, 1301.6.1, 1301.6.2, 1301.6.2.1, 1301.6.3.1, 1301.6.3.2, 1301.6.4.1, 1301.6.5, 1301.6.5.1, 1301.6.6, 1301.6.7.1, 1301.6.8, 1301.6.8.1, 1301.6.9, 1301.6.9.1, 1301.6.10.1, 1301.6.11, 1301.6.11.1, 1301.6.12.1, 1301.6.13, 1301.6.14, 1301.6.14.1, 1301.6.15.1, 1301.6.16.1, 1301.6.17, 1301.6.17.1, 1301.6.18, 1301.6.18.1, 1301.6.19, Table 1301.6.19, 1401.6.1, 1401.6.4.1, 1406.7, 1406.3

ICC A117.1—03 Guidelines for Accessible and Usable Buildings and Facilities . . . . . 308.6, 308.8.2, 308.8.3, 605.1, 605.1.2, 605.1.3

ICC EC—06 ICC Electrical Code® . . . . . 107.3, 302.6, 305.6, 602.3, 708.1, 708.3.4, 708.3.7, 908.1, 908.2, 908.3, 908.4

IECC—06 International Energy Conservation Code® . . . . . 602.3, 607.1, 711.1, 808.1

IFC—06 International Fire Code® . . . . . 101.4.2, 101.5.1, 703.2.1, 703.2.3, 704.4.1.1, 704.4.1.2, 704.4.1.3, 704.4.1.4, 704.4.1.5, 704.4.1.6, 704.4.1.7, 704.4.3, 1201.2, 1201.3.2, 1301.6.8.1, 1301.6.14, 1301.6.14.1, 1404.1, 1404.2

IFGC—06 International Fuel Gas Code® . . . . . 302.7, 305.7, 602.3.1

IMC—06 International Mechanical Code® . . . . . 302.8, 305.8, 602.3, 709.1, 802.1.1, 802.2.1, 909.1, 1301.6.7.1, 1301.6.8, 1301.6.8.1

IPC—06 International Plumbing Code® . . . . . 302.9, 305.9, 509.1, 602.3, 710.1, 910.2, 910.3, 910.5, 1401.5

IPMC—06 International Property Maintenance Code® . . . . . 101.4.2, 1201.2, 1301.3.2

IRC—06 International Residential Code® . . 101.4.1.2, 502.2, 506, 606.2.1, 607.1, 707.4.1, 707.4.3, 708.3, 711.1, 807.5, 807.5.2, 807.6, 808.1, 1003.2, 1003.3, 1003.4, 1004.1, 1202.1, 1202.2, 1202.2.1, 1202.3, 1202.4, 1202.5, 1301.2.2, 1301.2.3



National Fire Protection Agency  
1 Batterymarch Park  
Quincy, MA 02269-9101

Standard reference number	Title	Referenced in code section number
NFPA 13R—99	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height . . . . .	604.2.5
NFPA 70—05	National Electrical Code . . . . .	507.1.1, 507.1.2, 507.1.3, 507.1.4, 507.1.5
NFPA 72—99	National Fire Alarm Code . . . . .	704.2.5, 704.4
NFPA 99—99	Health Care Facilities . . . . .	507.1.4
NFPA 101—03	Life Safety Code . . . . .	705.2

## Appendix A: Guidelines for the Seismic Retrofit of Existing Buildings CHAPTER A1

# SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS

### SECTION A101 PURPOSE

The purpose of this chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry bearing wall buildings.

The provisions of this chapter are intended as minimum standards for structural seismic resistance, and are established primarily to reduce the risk of life loss or injury. Compliance with these provisions will not necessarily prevent loss of life or injury, or prevent earthquake damage to rehabilitated buildings.

### SECTION A102 SCOPE

**A102.1 General.** The provisions of this chapter shall apply to all existing buildings having at least one unreinforced masonry bearing wall. The elements regulated by this chapter shall be determined in accordance with Table A1-A. Except as provided herein, other structural provisions of the building code shall apply. This chapter does not apply to the alteration of existing electrical, plumbing, mechanical or fire safety systems.

**A102.2 Essential and hazardous facilities.** The provisions of this chapter shall not apply to the strengthening of buildings or structures in Occupancy Category III when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV. Such buildings or structures shall be strengthened to meet the requirements of the *International Building Code* for new buildings of the same occupancy category or other such criteria that have been established by the jurisdiction.

### SECTION A103 DEFINITIONS

For the purpose of this chapter, the applicable definitions in the building code shall also apply.

**BUILDING CODE.** The code currently adopted by the jurisdiction for new buildings.

**COLLAR JOINT.** The vertical space between adjacent wythes. A collar joint may contain mortar or grout.

**CROSSWALL.** A new or existing wall that meets the requirements of Section A111.3 and the definition of Section A111.3. A crosswall is not a shear wall.

**CROSSWALL SHEAR CAPACITY.** The unit shear value times the length of the crosswall,  $v_c L_c$ .

**DIAPHRAGM EDGE.** The intersection of the horizontal diaphragm and a shear wall.

**DIAPHRAGM SHEAR CAPACITY.** The unit shear value times the depth of the diaphragm,  $v_u D$ .

**INTERNATIONAL BUILDING CODE.** The *2003 International Building Code* (IBC).

**NORMAL WALL.** A wall perpendicular to the direction of seismic forces.

**OPEN FRONT.** An exterior building wall line without vertical elements of the lateral-force-resisting system in one or more stories.

**POINTING.** The partial reconstruction of the bed joints of an unreinforced masonry wall as defined in UBC Standard 21-8.

**RIGID DIAPHRAGM.** A diaphragm of reinforced concrete construction supported by concrete beams and columns or by structural steel beams and columns.

**UNREINFORCED MASONRY.** Includes burned clay, concrete or sand-lime brick; hollow clay or concrete block; plain concrete; and hollow clay tile. These materials shall comply with the requirements of Section A106 as applicable.

**UNREINFORCED MASONRY BEARING WALL.** A URM wall that provides the vertical support for the reaction of floor or roof-framing members.

**UNREINFORCED MASONRY (URM) WALL.** A masonry wall that relies on the tensile strength of masonry units, mortar and grout in resisting design loads, and in which the area of reinforcement is less than 25 percent of the minimum ratio required by the building code for reinforced masonry.

**YIELD STORY DRIFT.** The lateral displacement of one level relative to the level above or below at which yield stress is first developed in a frame member.

### SECTION A104 SYMBOLS AND NOTATIONS

For the purpose of this chapter, the following notations supplement the applicable symbols and notations in the building code.

$a_n$  = Diameter of core multiplied by its length or the area of the side of a square prism.

$A$  = Cross-sectional area of unreinforced masonry pier or wall, square inches ( $10^{-6}$  m<sup>2</sup>).