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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*®, in this 2015 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 2015 edition is fully compatible with all of the *International Codes*® (I-Codes®) published by the International Code Council (ICC)®, including the *International Building Code*®, *International Energy Conservation Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Green Construction Code*®, *International Mechanical Code*®, *ICC Performance Code*®, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Residential Code*®, *International Swimming Pool and Spa Code*™, *International Wildland-Urban Interface Code*® and *International Zoning Code*®.

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 2015 edition presents the code as originally issued in 2003 with the changes reflected in the 2006 edition, 2009 edition, 2012 edition and with further changes approved through the ICC code development process through 2013. A new edition such as this is promulgated every 3 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 Code Council maintains a copyright in all of its codes and standards. Maintaining copyright allows the ICC to fund its mission through sales of books, in both print and electronic formats. The *International Existing Building Code* is designed for adoption and use by jurisdictions that recognize and acknowledge the ICC's copyright in the code, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and the ICC.

The ICC also recognizes the need for jurisdictions to make laws available to the public. All ICC codes and ICC standards, along with the laws of many jurisdictions, are available for free in a nondownloadable form on the ICC's website. Jurisdictions should contact the ICC at adoptions@iccsafe.org to learn

how to adopt and distribute laws based on the *International Existing Building Code* in a manner that provides necessary access, while maintaining the ICC's copyright.

Maintenance

The *International Existing Building Code* is kept up to date through the review of proposed changes submitted by code enforcing 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 through both the code development cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the International Code Council.

While the development procedure of the *International Existing Building Code* ensures the highest degree of care, the ICC, its members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions because the 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.

Code Development Committee Responsibilities (Letter Designations in Front of Section Numbers)

In each code development cycle, proposed changes to this code are considered at the Committee Action Hearings by the International Existing Building Code Development Committee. 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 designation [F] (e.g., [F] 104.2) are considered by the International Fire Code Development Committee at the Committee Action 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:

- [A] = Administrative Code Development Committee;
- [BE] = IBC – Means of Egress Code Development Committee;
- [BG] = IBC – General Code Development Committee;
- [BS] = IBC – Structural Code Development Committee;
- [EC] = International Energy Conservation Code Development Committee;
- [F] = International Fire Code Development Committee;
- [FG] = International Fuel Gas Code Development Committee;
- [M] = International Mechanical Code Development Committee; and
- [P] = International Plumbing Code Development Committee.

For the development of the 2018 edition of the I-Codes, there will be three groups of code development committees and they will meet in separate years. Note that these are tentative groupings.

Group A Codes (Heard in 2015, Code Change Proposals Deadline: January 12, 2015)	Group B Codes (Heard in 2016, Code Change Proposals Deadline: January 11, 2016)	Group C Codes (Heard in 2017, Code Change Proposals Deadline: January 11, 2017)
International Building Code – Fire Safety (Chapters 7, 8, 9, 14, 26) – Means of Egress (Chapters 10, 11, Appendix E) – General (Chapters 2-6, 12, 27-33, Appendices A, B, C, D, K)	Administrative Provisions (Chapter 1 of all codes except IRC and IECC, administrative updates to currently referenced standards, and designated definitions)	International Green Construction Code
International Fuel Gas Code	International Building Code – Structural (Chapters 15-25, Appendices F, G, H, I, J, L, M)	
International Existing Building Code	International Energy Conservation Code	
International Mechanical Code	International Fire Code	
International Plumbing Code	International Residential Code – IRC-B (Chapters 1-10, Appendices E, F, H, J, K, L, M, O, R, S, T, U)	
International Private Sewage Disposal Code	International Wildland-Urban Interface Code	
International Property Maintenance Code		
International Residential Code – IRC-Mechanical (Chapters 12-24) – IRC-Plumbing (Chapters 25-33, Appendices G, I, N, P)		
International Swimming Pool and Spa Code		
International Zoning Code		

Note: Proposed changes to the ICC *Performance Code* will be heard by the code development committee noted in brackets [] in the text of the code.

Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold code development hearings in different years, it is possible that some proposals for this code will be heard by a committee in a different year than the year in which the primary committee for this code meets.

For instance, Section 606.2.3 is designated as the responsibility of the International Building Code Development Committee (Structural), along with all structural related provisions of the IEBC. This committee will conduct its code development hearings in 2015 to consider all code change proposals to the *International Building Code* and any portions of other codes that it is responsible for, including Section 606.2.3 of the IEBC and other structural provisions of the IEBC (designated with [BS] in front of those sections). Therefore, any proposals received for Section 606.2.3 will be considered in 2015 by the IBC - Structural Code Development Committee.

Another example is that every section of Chapter 1 of this code is designated as the responsibility of the Administrative Code Development Committee. That committee is part of the Group B code hearings. This committee will conduct its code development hearings in 2016 to consider all code change proposals for Chapter 1 of this code and proposals for Chapter 1 of all I-Codes except the IECC, IRC and ICC *Performance Code*. Therefore, any proposals received for Chapter 1 of this code will be deferred for consideration in 2015 by the Administrative Code Development Committee.

It is very important that anyone submitting code change proposals understand which code development committee is responsible for the section of the code that is the subject of the code change proposal. For further information on the code development committee responsibilities, please visit the ICC website at www.iccsafe.org/scoping.

Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2012 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.

A single asterisk [*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [**] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code. The following table indicates such relocations in the 2015 edition of the *International Existing Building Code*.

2015 LOCATION	2012 LOCATION
302.5	501.3
1105.2	806.3
1105.3	806.4
1105.4	806.5

Italicized Terms

Selected terms set forth in Chapter 2, Definitions, are italicized where they appear in code text. Such terms are not italicized where the definition set forth in Chapter 2 does not impart the intended meaning in the use of the term. The terms selected have definitions that the user should read carefully to facilitate better understanding of the code.

EFFECTIVE USE OF THE INTERNATIONAL EXISTING BUILDING CODE

The *International Existing Building Code* is a model code in the *International Code* family of codes intended to provide alternative approaches to repair, alteration and additions to existing buildings. A large number of existing buildings and structures do not comply with the current building code requirements for new construction. Although many of these buildings are potentially salvageable, rehabilitation is often cost-prohibitive because compliance with all the requirements for new construction could require extensive changes that go well beyond the value of the building or the original scope of the alteration. At the same time, it is necessary to regulate construction in existing buildings that undergo additions, alterations, extensive repairs or change of occupancy. Such activity represents an opportunity to ensure that new construction complies with the current building codes and that existing conditions are maintained, at a minimum, to their current level of compliance or are improved as required to meet basic safety levels. To accomplish this objective, and to make the alteration process easier, this code allows for options for controlled departure from full compliance with the *International Codes* dealing with new construction, while maintaining basic levels for fire prevention, structural and life safety features of the rehabilitated building.

This code provides three main options for a designer in dealing with alterations of existing buildings. These are laid out in Section 301 of this code:

OPTION 1: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Prescriptive Compliance Method given in Chapter 4. It should be noted that this method originates from the former Chapter 34 of the *International Building Code* (2012 and earlier editions).

OPTION 2: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Work Area Compliance Method given in Chapters 5 through 13.

OPTION 3: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Performance Compliance Method given in Chapter 14. It should be noted that this option was also provided in the former Chapter 34 of the *International Building Code* (2012 and earlier editions).

Under limited circumstances, a building alteration can be made to comply with the laws under which the building was originally built, as long as there has been no substantial structural damage and there will be limited structural alteration.

Arrangement and Format of the 2015 IEBC

Before applying the requirements of the IEBC it is beneficial to understand its arrangement and format. The IEBC, like other codes published by ICC, is arranged and organized to follow logical steps that generally occur during a plan review or inspection. The IEBC is divided as follows:

Chapters	Subjects
1-2	Administrative Requirements and Definitions
3	Compliance Methods
4	Prescriptive Compliance Method for Existing Buildings
5-13	Work Area Compliance Method for Existing Buildings
14	Performance Compliance Method for Existing Buildings
15	Construction Safeguards
16	Referenced Standards
Appendix A	Guidelines for Seismic Retrofit of Existing Buildings
Appendix B	Supplementary Accessibility Requirements for Existing Buildings

Appendix C	Guidelines for Wind Retrofit of Existing Buildings
Resource A	Guidelines on Fire Ratings of Archaic Materials and Assemblies

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Existing Building Code*:

Chapter 1 Scope and Administration. This chapter contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the regulations contained in the body of the code. Only through careful observation of the administrative provisions can the code official reasonably expect to demonstrate that “equal protection under the law” has been provided.

Chapter 2 Definitions. All defined terms in the code are provided in Chapter 2. While a defined term may only be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Where understanding of a term’s definition is especially key to or necessary for understanding of a particular code provision, the term is shown in italics wherever it appears in the code. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known.

Guidance regarding tense, gender and plurality of defined terms as well as guidance regarding terms not defined in this code is also provided.

Chapter 3 Provisions for All Compliance Methods. This chapter explains the three compliance options available in the code. In addition, this chapter also lays out the methods to be used for seismic design and evaluation throughout the IEBC. Finally this chapter clarifies that provisions in other I-codes related to repairs, alterations, additions, relocation and changes in occupancy must also be addressed unless they conflict with the IEBC. In that case the IEBC takes precedence.

Chapter 4 Prescriptive Compliance Method. This chapter provides one of the three main options of compliance available in the IEBC for buildings and structures undergoing repair, alteration, addition or change in occupancy.

Chapter 5 Classification of Work. This chapter provides an overview of the Work Area Method available as an option for rehabilitation of a building. The chapter defines the different classifications of alterations and provides general requirements for repairs, alterations, change of occupancy, additions, historic buildings and relocated buildings. Detailed requirements for all of these are given in subsequent Chapters 6 through 13.

Chapter 6 Repairs. Chapter 6 governs the repair of existing buildings. The provisions define conditions under which repairs may be made using materials and methods like those of the original construction or the extent to which repairs must comply with requirements for new buildings.

Chapter 7 Alterations—Level 1. This chapter provides the technical requirements for those existing buildings that undergo Level 1 alterations as described in Section 503, which includes replacement or covering of existing materials, elements, equipment or fixtures using new materials for the same purpose. This chapter, similar to other chapters of this code, covers all building-related subjects, such as structural, mechanical, plumbing, electrical and accessibility as well as the fire and life safety issues when the alterations are classified as Level 1. The purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system. This chapter is distinguished from Chapters 8 and 9 by only involving replacement of building components with new components. In contrast, Level 2 alterations involve more space reconfiguration and Level 3 alterations involve more extensive space reconfiguration, exceeding 50 percent of the building area.

Chapter 8 Alterations—Level 2. Like Chapter 7, the purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system when a building is being altered. This chapter is distinguished from Chapters 7 and 9 by involving space reconfiguration that could be up to and including 50 percent of the area of the building. In contrast, Level 1 alterations (Chapter 7) do not involve space reconfiguration and Level 3 alterations (Chapter 9) involve extensive space reconfiguration that exceeds 50 percent of the building area. Depending on the nature of alteration work, its location within the building and whether it encompasses one or more tenants, improvements and upgrades could be required for the open floor penetrations, sprinkler system or the installation of additional means of egress such as stairs or fire escapes.

Chapter 9 Alterations—Level 3. This chapter provides the technical requirements for those existing buildings that undergo Level 3 alterations. The purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system. This chapter is distinguished from Chapters 7 and 8 by involving alterations that cover 50 percent of the aggregate area of the building. In contrast, Level 1 alterations do not involve space reconfiguration and Level 2 alterations involve extensive space reconfiguration that does not exceed 50 percent of the building area. Depending on the nature of alteration work, its location within the building and whether it encompasses one or more tenants, improvements and upgrades could be required for the open floor penetrations, sprinkler system or the installation of additional means of egress such as stairs or fire escapes. At times and under certain situations, this chapter also intends to improve the safety of certain building features beyond the work area and in other parts of the building where no alteration work might be taking place.

Chapter 10 Change of Occupancy. The purpose of this chapter is to provide regulations for the circumstances when an existing building is subject to a change in occupancy or a change in occupancy classification. A change of occupancy is not to be confused with a change of occupancy classification. The *International Building Code* (IBC) defines different occupancy classifications in Chapter 3, and special occupancy requirements in Chapter 4. Within specific occupancy classifications there can be many different types of actual activities that can take place. For instance, a Group A-3 occupancy classification deals with a wide variation of different types of activities, including bowling alleys and courtrooms, indoor tennis courts and dance halls. When a facility changes use from, for example, a bowling alley to a dance hall, the occupancy classification remains A-3, but the different uses could lead to drastically different code requirements. Therefore, this chapter deals with the special circumstances that are associated with a change in the use of a building within the same occupancy classification as well as a change of occupancy classification.

Chapter 11 Additions. Chapter 11 provides the requirements for additions, which correlate to the code requirements for new construction. There are, however, some exceptions that are specifically stated within this chapter. An “Addition” is defined in Chapter 2 as “an extension or increase in the floor area, number of stories or height of a building or structure.” Chapter 11 contains the minimum requirements for an addition that is not separated from the existing building by a fire wall.

Chapter 12 Historic Buildings. This chapter provides some exceptions from code requirements when the building in question has historic value. The most important criterion for application of this chapter is that the building must be essentially accredited as being of historic significance by a state or local authority after careful review of the historical value of the building. Most, if not all, states have such authorities, as do many local jurisdictions. The agencies with such authority can be located at the state or local government level or through the local chapter of the American Institute of Architects (AIA). Other considerations include the structural condition of the building (i.e., is the building structurally sound), its proposed use, its impact on life safety and how the intent of the code, if not the letter, will be achieved.

Chapter 13 Relocated or Moved Buildings. Chapter 13 is applicable to any building that is moved or relocated.

Chapter 14 Performance Compliance Methods. This chapter allows for existing buildings to be evaluated so as to show that alterations, while not meeting new construction requirements, will improve the current existing situation. Provisions are based on a numerical scoring system involving 19 various safety parameters and the degree of code compliance for each issue.

Chapter 15 Construction Safeguards. The building construction process involves a number of known and unanticipated hazards. Chapter 15 establishes specific regulations in order to minimize the risk to the public and adjacent property. Some construction failures have resulted during the initial stages of grading, excavation and demolition. During these early stages, poorly designed and installed sheeting and shoring have resulted in ditch and embankment cave-ins. Also, inadequate underpinning of adjoining existing structures or careless removal of existing structures has produced construction failures.

Chapter 16 Referenced Standards. The code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 16 contains a comprehensive list of all standards that are referenced in the code, including the appendices. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code. By providing specifically adopted standards, the construction and installation requirements necessary for compliance with the code can be readily determined. The basis for code compliance is, therefore, established and available on an equal basis to the building code official, contractor, designer and owner.

Chapter 16 is organized in a manner that makes it easy to locate specific standards. It lists all of the referenced standards, alphabetically, by acronym of the promulgating agency of the standard. Each agency's standards are then listed in either alphabetical or numeric order based upon the standard identification. The list also contains the title of the standard; the edition (date) of the standard referenced; any addenda included as part of the ICC adoption; and the section or sections of this code that reference the standard.

Appendix A Guidelines for the Seismic Retrofit of Existing Buildings. Appendix A provides guidelines for upgrading the seismic resistance capacity of different types of existing buildings. It is organized into separate chapters which deal with buildings of different types, including unreinforced masonry buildings, reinforced concrete and reinforced masonry wall buildings, and light-frame wood buildings.

Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities. Chapter 11 of the *International Building Code* (IBC) contains provisions that set forth requirements for accessibility to buildings and their associated sites and facilities for people with physical disabilities. Sections 410, 605, 705, 906, 1006, 1012.1.4, 1012.8, 1105, 1204.1, 1205.15, 1401.2.5 and 1508 in the code address accessibility provisions and alternatives permitted in existing buildings. Appendix B was added to address accessibility in construction for items that are not typically enforceable through the traditional building code enforcement process.

Appendix C Guidelines For Wind Retrofit Of Existing Buildings. This Appendix is intended to provide guidance for retrofitting existing structures to strengthen their resistance to wind forces. This appendix is similar in scope to Appendix A which addresses seismic retrofits for existing buildings except that the subject matter is related to wind retrofits. These retrofits are voluntary measures that serve to better protect the public and reduce damage from high wind events for existing buildings.

The purpose of the Appendix is to provide prescriptive alternatives for addressing retrofit of buildings in high wind areas. Currently there are two chapters which deal with the retrofit of gable ends and the fastening of roof decks, Appendix Chapters C1 and C2 respectively.

Resource A Guidelines on Fire Ratings of Archaic Materials and Assemblies. In the process of repair and alteration of existing buildings, based on the nature and the extent of the work, the IEBC might require certain upgrades in the fire-resistance rating of building elements, at which time it becomes critical for the designers and the code officials to be able to determine the fire-resistance rating of the existing building elements as part of the overall evaluation for the assessment of the need for improvements. This resource document provides a guideline for such an evaluation for fire-resistance rating of archaic materials that is not typically found in the modern model building codes.

LEGISLATION

Jurisdictions wishing to adopt the 2015 *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 legislation at the time adoption is being considered by the appropriate governmental body. The following sample adoption legislation addresses several key elements, including the information required for insertion into the code text.

SAMPLE LEGISLATION FOR ADOPTION OF THE *INTERNATIONAL EXISTING BUILDING CODE* ORDINANCE NO. _____

A[N] [ORDINANCE/STATUTE/REGULATION] of the [JURISDICTION] adopting the 2015 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/STATUTE/REGULATION] No. _____ of the [JURISDICTION] and all other ordinances or parts of laws 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*, 2015 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED] (see *International Existing Building Code* Section 101.6, 2015 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 legislation, 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 1401.2 Insert: [DATE IN ONE LOCATION]

Section 3. That [ORDINANCE/STATUTE/REGULATION] No. _____ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE LEGISLATION OR LAWS IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation 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 law, 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 legislation 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 law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this legislation to be published. (An additional provision may be required to direct the number of times the legislation 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 law 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.

TABLE OF CONTENTS

<p>CHAPTER 1 SCOPE AND ADMINISTRATION. 1</p> <p>PART 1—SCOPE AND APPLICATION. 1</p> <p>Section</p> <p>101 General 1</p> <p>102 Applicability 1</p> <p>PART 2—ADMINISTRATION AND ENFORCEMENT 1</p> <p>103 Department of Building Safety 1</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 8</p> <p>111 Service Utilities 8</p> <p>112 Board of Appeals 8</p> <p>113 Violations 9</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>CHAPTER 2 DEFINITIONS. 11</p> <p>Section</p> <p>201 General 11</p> <p>202 General Definitions 11</p> <p>CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS 13</p> <p>Section</p> <p>301 Administration 13</p> <p>302 General Provisions 14</p> <p>CHAPTER 4 PRESCRIPTIVE COMPLIANCE METHOD. 15</p> <p>Section</p> <p>401 General 15</p> <p>402 Additions 15</p> <p>403 Alterations 16</p> <p>404 Repairs 18</p>	<p>405 Fire Escapes 19</p> <p>406 Glass Replacement and Replacement Windows 19</p> <p>407 Change of Occupancy 20</p> <p>408 Historic Buildings 20</p> <p>409 Moved Structures 20</p> <p>410 Accessibility for Existing Buildings 20</p> <p>CHAPTER 5 CLASSIFICATION OF WORK 25</p> <p>Section</p> <p>501 General 25</p> <p>502 Repairs 25</p> <p>503 Alteration—Level 1 25</p> <p>504 Alteration—Level 2 25</p> <p>505 Alteration—Level 3 25</p> <p>506 Change of Occupancy 25</p> <p>507 Additions 25</p> <p>508 Historic Buildings 25</p> <p>509 Relocated Buildings 25</p> <p>CHAPTER 6 REPAIRS. 27</p> <p>Section</p> <p>601 General 27</p> <p>602 Building Elements and Materials 27</p> <p>603 Fire Protection 27</p> <p>604 Means of Egress 27</p> <p>605 Accessibility 27</p> <p>606 Structural 27</p> <p>607 Electrical 28</p> <p>608 Mechanical 28</p> <p>609 Plumbing 29</p> <p>CHAPTER 7 ALTERATIONS—LEVEL 1. 31</p> <p>Section</p> <p>701 General 31</p> <p>702 Building Elements and Materials 31</p> <p>703 Fire Protection 32</p> <p>704 Means of Egress 32</p> <p>705 Accessibility 32</p> <p>706 Reroofing 33</p> <p>707 Structural 34</p> <p>708 Energy Conservation 34</p>
--	---

TABLE OF CONTENTS

CHAPTER 8 ALTERATIONS—LEVEL 2 35

Section

801 General 35

802 Special Use and Occupancy 35

803 Building Elements and Materials 35

804 Fire Protection 37

805 Means of Egress 39

806 Accessibility 43

807 Structural 43

808 Electrical 44

809 Mechanical 44

810 Plumbing 44

811 Energy Conservation 44

CHAPTER 9 ALTERATIONS—LEVEL 3 45

Section

901 General 45

902 Special Use and Occupancy 45

903 Building Elements and Materials 45

904 Fire Protection 45

905 Means of Egress 46

906 Accessibility 46

907 Structural 46

908 Energy Conservation 47

CHAPTER 10 CHANGE OF OCCUPANCY 49

Section

1001 General 49

1002 Special Use and Occupancy 49

1003 Building Elements and Materials 49

1004 Fire Protection 49

1005 Means of Egress 49

1006 Accessibility 49

1007 Structural 49

1008 Electrical 50

1009 Mechanical 50

1010 Plumbing 51

1011 Other Requirements 51

1012 Change of Occupancy Classification 51

CHAPTER 11 ADDITIONS 55

Section

1101 General 55

1102 Heights and Areas 55

1103 Structural 55

1104 Smoke Alarms in Occupancy
Groups R and I-1 56

1105 Accessibility 56

1106 Energy Conservation 57

CHAPTER 12 HISTORIC BUILDINGS 59

Section

1201 General 59

1202 Repairs 59

1203 Fire Safety 59

1204 Alterations 60

1205 Change of Occupancy 60

1206 Structural 61

CHAPTER 13 RELOCATED OR MOVED BUILDINGS 63

Section

1301 General 63

1302 Requirements 63

CHAPTER 14 PERFORMANCE COMPLIANCE METHODS 65

Section

1401 General 65

CHAPTER 15 CONSTRUCTION SAFEGUARDS 77

Section

1501 General 77

1502 Protection of Adjoining Property 78

1503 Temporary Use of Streets, Alleys and Public
Property 78

1504 Fire Extinguishers 78

1505 Means of Egress 79

1506 Standpipe Systems 79

1507 Automatic Sprinkler System 79

1508 Accessibility 79

1509 Water Supply for Fire Protection 79

CHAPTER 16 REFERENCED STANDARDS 81

APPENDIX A GUIDELINES FOR THE SEISMIC RETROFIT OF EXISTING BUILDINGS 85

CHAPTER A1 SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS. 85

Section

A101 Purpose 85

A102 Scope 85

A103 Definitions 85

A104 Symbols and Notations. 85

A105 General Requirements 86

A106 Materials Requirements 87

A107 Quality Control. 89

A108 Design Strengths. 90

A109 Analysis and Design Procedure 91

A110 General Procedure 91

A111 Special Procedure. 91

A112 Analysis and Design. 93

A113 Detailed System Design Requirements 93

A114 Walls of Unburned Clay, Adobe or Stone Masonry. 95

CHAPTER A2 EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS. 101

Section

A201 Purpose 101

A202 Scope 101

A203 Definitions 101

A204 Symbols and Notations. 101

A205 General Requirements 101

A206 Analysis and Design. 102

A207 Materials of Construction. 103

CHAPTER A3 PRESCRIPTIVE PROVISIONS FOR SEISMIC STRENGTHENING OF CRIPPLE WALLS AND SILL PLATE ANCHORAGE OF LIGHT, WOOD-FRAME RESIDENTIAL BUILDINGS. 105

Section

A301 General 105

A302 Definitions 105

A303 Structural Weaknesses 106

A304 Strengthening Requirements 106

CHAPTER A4 EARTHQUAKE RISK REDUCTION IN WOOD-FRAME RESIDENTIAL BUILDINGS WITH SOFT, WEAK OR OPEN FRONT WALLS. 123

Section

A401 General 123

A402 Definitions 123

A403 Analysis and Design. 123

A404 Prescriptive Measures for Weak Story. 125

A405 Materials of Construction. 125

A406 Information Required to be on the Plans 126

A407 Quality Control 126

CHAPTER A5 EARTHQUAKE HAZARD REDUCTION IN EXISTING CONCRETE BUILDINGS 127

Section

A501 Purpose. 127

A502 Scope 127

A503 General Requirements 127

A504 Site Ground Motion 127

A505 Tier 1 Analysis Procedure 127

A506 Tier 2 Analysis Procedure 128

A507 Tier 3 Analysis Procedure 129

CHAPTER A6 REFERENCED STANDARDS 131

APPENDIX B SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES . . . 133

Section

B101 Qualified Historical Buildings and Facilities. . . 133

B102 Fixed Transportation Facilities and Stations . . . 133

B103 Dwelling Units and Sleeping Units 134

B104 Referenced Standards. 134

APPENDIX C GUIDELINES FOR THE WIND RETROFIT OF EXISTING BUILDINGS 135

CHAPTER C1 GABLE END RETROFIT FOR HIGH-WIND AREAS 135

Section

C101 General 135

C102 Definitions 135

C103 Materials of Construction. 135

TABLE OF CONTENTS

C104 Retrofitting Gable End Walls
to Enhance Wind Resistance 137

**CHAPTER C2 ROOF DECK FASTENING
FOR HIGH-WIND AREAS 157**

Section

C201 General 157
C202 Roof Deck Attachment for Wood Roofs 157

**RESOURCE A GUIDELINES ON FIRE RATINGS
OF ARCHAIC MATERIALS AND
ASSEMBLIES 159**

Section

1 Fire-related Performance of Archaic
Materials and Assemblies 160
2 Building Evaluation 161
3 Final Evaluation and Design Solution 164
4 Summary 171
Appendix 173
Resource A Table of Contents 173
Bibliography 292

INDEX 299

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION

SECTION 101 GENERAL

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

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

[A] **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*.

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

[A] **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 be permitted to comply with the provisions of the laws in existence at the time of its original permit unless such permit has expired. Subsequent permits shall comply with the *International Building Code* or *International Residential Code*, as applicable, for new construction.

[A] **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.

[A] **101.5 Safeguards during construction.** Construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 15.

[A] **101.6 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.

[A] **101.7 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

[A] **102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where in any specific case different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

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

[A] **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.

[A] **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 and as further regulated in Sections 102.4.1 and 102.4.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall govern.

[A] **102.4.1 Conflicts.** Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] **102.4.2 Conflicting provisions.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] **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 effect of making void or illegal any of the other parts or provisions.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 DEPARTMENT OF BUILDING SAFETY

[A] **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*.

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