



2015

MINNESOTA CONSERVATION CODE for EXISTING BUILDINGS



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MINNESOTA DEPARTMENT OF
LABOR & INDUSTRY

2015 Minnesota Conservation Code for Existing Buildings

First Printing



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There you can find reference guides, maps, charts, fact sheets, archived references, Statute and Rule excerpts and other helpful information to assist you in using the Minnesota State Building Code.

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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 2012 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 2012 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*™ (to be available March 2012), *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*™ (to be available March 2012), *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. The 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 2012 edition preserves the code as originally issued in 2003 with the changes reflected in the 2006 edition, 2009 edition and with further changes approved through the ICC code development process through 2010. 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 xi 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 Codes and Standards 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.

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 Code Development 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 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:

- [A] = Administrative Code Development Committee;
- [B] = International Building Code Development Committee (IBC—Fire Safety, General, Means of Egress or Structural);
- [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; and
- [M] = International Mechanical Code Development Committee.

Note that, for the development of the 2015 edition of the I-Codes, there will be two groups of code development committees and they will meet in separate years. The groupings are as follows:

Group A Codes (Heard in 2012, Code Change Proposals Deadline: January 3, 2012)	Group B Codes (Heard in 2013, Code Change Proposals Deadline: January 3, 2013)
International Building Code	Administrative Provisions (Chapter 1 all codes except IRC and ICCPC, administrative updates to currently referenced standards, and designated definitions)
International Fuel Gas Code	International Energy Conservation Code
International Mechanical Code	International Existing Building Code
International Plumbing Code	International Fire Code
International Private Sewage Disposal Code	International Green Construction Code
	ICC Performance Code
	International Property Maintenance Code
	International Residential Code
	International Swimming Pool and Spa Code
	International Wildland-Urban Interface Code
	International Zoning 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 will meet 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 2012 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 [B] in front of those sections). Therefore, any proposals received for Section 606.2.3 will be considered in 2012 by the International Building Code Development Committee (Structural).

Another example is that every section of Chapter 1 of this code is designated as the responsibility of the Administrative Code Development Committee, and that committee is part of the Group B code hearings. This committee will conduct its code development hearings in 2013 to consider all code change proposals for Chapter 1 of this code and proposals for Chapter 1 of all I-Codes. Therefore, any proposals received for Chapter 1 of this code will be deferred for consideration in 2013 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 web site at www.iccsafe.org/scoping.

Marginal Markings

- ➔ = Indicates where a paragraph or item has been deleted from the requirements of the 2009 *International Existing Building Code*.
- > = Indicates model code language deleted by the State of Minnesota.
- = Indicates a technical change from the requirements of the 2009 *International Existing Building Code*.
- ^M_N = Indicates a State of Minnesota amendment has been made to the 2012 *International Existing Building Code*.

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 2012 *International Existing Building Code*.

2012 LOCATION	2009 LOCATION
301.1	101.5
301.1.1	101.5.1
301.1.2	101.5.2
301.1.3	101.5.3
301.1.4	101.5.4
301.1.4.1	101.5.4.1
Table 301.1.4.1	Table 101.5.4.1
301.1.4.2	101.5.4.2
Table 301.1.4.2	Table 101.5.4.2
907.4.4	606.2.1 (706.2.1 in 2009 numbering)

Note that portions of Chapter 1 in the 2009 code, were moved to Chapter 3 in 2012, creating a new chapter. Therefore, all subsequent chapters were renumbered. There are single asterisks [*] and double asterisks [**] shown for this reorganization. The chapters affected are:

2012 LOCATION	2009 LOCATION
Chapter 4	Chapter 3
Chapter 5	Chapter 4
Chapter 6	Chapter 5
Chapter 7	Chapter 6
Chapter 8	Chapter 7
Chapter 9	Chapter 8
Chapter 10	Chapter 9
Chapter 11	Chapter 10
Chapter 12	Chapter 11
Chapter 13	Chapter 12
Chapter 14	Chapter 13
Chapter 15	Chapter 14
Chapter 16	Chapter 15

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 which 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 remodeling, repair or alteration of 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 rehabilitation. At the same time, it is necessary to regulate construction in existing buildings that undergo additions, alterations, renovations, 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 rehabilitation 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 rehabilitation 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 same method is provided in Chapter 34 of the *International Building Code*.

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 is also provided in Chapter 34 of the *International Building Code*.

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 no substantial structural alteration.

Arrangement and Format of the 2012 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	Information on Fire Resistance 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 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. This chapter duplicates the provisions that are predominantly in Chapter 34 of the IBC, Sections 3403 through 3411.

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 403, 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 chap-

ter 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, a duplicate of IBC Section 3412, Compliance Alternatives, 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.

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