

Ordinance Submittal and Synopsis

Ordinance Title: 2006 International Existing Building Code

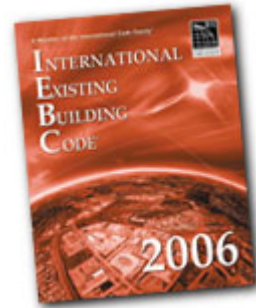
Date: January 24, 2007

Section Numbers/Titles: Chapter 11, Article IV, Sections 11-51 and 11-52

First Reading: February 5, 2007

Requested Date of Hearing: February 20, 2007

Proposed By: Ron Bell
Chief Building Official
Planning and Building Services



Reason: The 2006 International Existing Building Code (IExBC) provides an alternative to an architect, building designer, contractor, or building owner in determining what is necessary for repairs, alterations, and additions to existing buildings. The IExBC encourages the use and reuse of existing buildings, while requiring reasonable upgrades and improvements. These upgrades and improvements, where applicable, are life-safety related and include the upgrading of fire protection systems, partial or complete enclosure of vertical openings, replacement of unsafe interior finishing, adequate means of egress, and improvements of accessibility and the structural systems. It is important to note that the necessity of the upgrades and improvements is determined by the type and extent of the work, not the expense.

The use of the IExBC for regulating existing buildings undergoing repair, alterations, additions, or change of occupancy is no longer identified as a permitted alternative to the provisions of Chapter 34 in the 2006 International Building Code (IBC). By ordinance, the IExBC will be specifically adopted because of our active use of the document during the last three years.

The following are notable changes from the 2003 IExBC to the 2006 IExBC.

Chapter 3—Prescriptive Design Method. *Chapter 3 has been added to the IExBC as an allowable option for compliance. Essentially the original provisions of Chapter 34 of the IBC have been added to the IExBC for additions, alterations or repairs, fire escapes, glass replacement, change of occupancy, historic buildings, moved structures, and accessibility for existing structures.*

401.1.1 Compliance with other alternatives. *Language has been added to clarify to the code user that the options available for review are (1) prescriptive compliance alternatives (Chapter 3), (2) provisions for repairs, alterations Level I through III, changes of occupancy, additions,*

historic buildings, and moved or relocated buildings (Chapters 4 through 12), and (3) performance compliance method (Chapter 13).

705.3.1.1(2). Single-exit buildings. *This provision increases the allowable floor area for a single-exit building for offices, factories, and storage occupancies.*

804.2.1. Manual fire alarm systems. *Added requirements for the installation of manual fire alarm systems throughout all work areas when required by the IBC for multifamily residential occupancies where there is a certain amount of reconfiguration of space.*

804.2.2. Automatic fire detection. *Added requirements for the installation of automatic fire alarm systems throughout all work areas when required by the IBC for multifamily residential occupancies where there is a certain amount of reconfiguration of space.*

912.1.2, 912.2, 912.2.1, and 912.2. Changes of occupancy classification. *The 2006 IExBC has been changed by the International Code Council to require the installation of automatic fire extinguishing systems and automatic fire alarm and detection systems where a change in occupancy occurs, in compliance with the IBC. The previous edition of the IExBC required sprinklers and fire alarms only when the proposed change of occupancy was defined as a higher hazard as compared to the original.*

The following are notable local amendments or modifications to the 2006 IExBC.

101.1, 103.1, 103.2, 104.8, 105.1, 105.1.1, 105.2.2, 107.1, 107.3, 108.7, 109.3.1, 110.1, 110.2, 112.1, 112.2, 113.3, and 202. Administration. *These administrative sections referenced in the ordinance have been changed to be consistent with other adopted I-Codes: the IBC, IRC, IMC, IFGC, and the IPMC. Numerous sections are included in the local ordinance to eliminate any reference to the “ICC” electrical or “International” plumbing code. The respective sections in the ordinance have merely been modified to the “Electrical Code” and the “Plumbing Code.”*

507.1.4. Group I-2 receptacles. *In the ordinance, medical office occupancies have been added to I-2, Hospitals, to be consistent with the electrical code to require the installation of hospital grade receptacles in patient care areas.*

507.1.6. New electrical service entrances in existing single-family and multiple-family dwellings. *The requirements found in the electrical code for upgrades that are necessary when a service is increased in single- or multiple-family dwellings is placed in the IExBC ordinance for consistency.*

[M] 602.3.2 International Mechanical Code. and [M] 602.3.3. International Residential Code. *The IExBC defines certain types of mechanical work that are exempt from the IFGC. For consistency, those same provisions that are found in the Mechanical Code and the mechanical portion of the Residential Code have been added to the IExBC ordinance. These provisions eliminate the required clearance of mechanical units when such units are replaced in existing buildings.*

704.2.2, 704.2.3, and 704.2.4. Fire protection. *These sections have been modified to eliminate the confusion as to whether water supplies are available to the building. If the term “available to the floor” were left in, there would never be a requirement for the installation of an automatic fire extinguishing system.*

705.3.1.2.1. Fire escape access and details. *For clarification, the clear opening dimensions for a window to be considered as an egress window have been added locally.*

Tables 912.4 Means of egress hazard categories and Table 912.5 Heights and areas hazard categories. *These tables categorize occupancy classifications that are considered more hazardous when a change of occupancy occurs. Where a more hazardous occupancy change occurs, more requirements consistent with the IBC are typically required, such as allowable heights and areas, fire-resistivity requirements, and exiting requirements, etc. This local ordinance increases the hazard category where people do not have the ability to exit or egress on their own accord such as Group Is, hospitals, nursing homes, jails, etc. Additionally, residential occupancies where people live and sleep have been shifted to a relative higher hazard category.*

Board Recommendations: Board Recommendations: The Building Board of Appeals on January 9, 2007, reviewed and approved the proposal to adopt the 2006 International Existing Building Code with the attached local amendments.

Code Sections that May be Affected by This Change: The International Existing Building Code is a companion code to the International Building Code referenced in Sections 11-17 and 11-20; the International Residential Code referenced in Sections 11-1 and 11-2; the International Mechanical and Fuel Gas Codes referenced in Sections 11-31, 11-32, and 11-33; the International Property Maintenance Code referenced in Sections 11-75 and 11-76. References to the International Electrical Code and the International Plumbing Code have been modified to the 2005 National Electrical Code and the 2003 Uniform Plumbing Code respectively.

Attachments:

- Copy: Mayor
 Council member Gerald Beninga
 Council member Vernon Brown
 Council member J. Pat Costello
 Council member Bob Jamison
 Council member Kevin Kavanaugh
 Council member De Knudson
 Council member Bob Litz
 Council member Kermit Staggers
 City Attorney
 Planning Director
 City Clerk

Use additional sheets if necessary.