4101:1-34-01 Existing buildings.

Repairs, alterations, changes of occupancy, additions to and relocation of existing buildings within the scope of this code are to comply with the ~~International~~Ohio Existing Building Code. Except as provided ~~as follows~~in this rule, the International Existing Building Code, 2021 edition, Chapters 2 to 16, Appendix A, and Resource A, as published by the International Code Council, Inc., including all subsequently published errata and printings, and readily available at https://www.iccsafe.org, are hereby incorporated by reference in accordance with sections 121.71 to 121.74 of the Revised Code as if set out at length herein.

(A) Add a new chapter 1 to the IEBC that reads as follows:

Section 101
General

101.1 Title. The provisions of this code are to be known as the Ohio Existing Building Code, hereinafter referred to as "this code" or the "OEBC".

101.1.1 Rules of construction. The following rules of construction are to be applied to this code:

1. All references to the International Building Code, International Mechanical Code, International Plumbing Code, and International Residential Code mean the Ohio Building Code, Ohio Mechanical Code, Ohio Plumbing Code, and Residential Code of Ohio, respectively, unless otherwise noted.
2. The phrase "applicable energy conservation code referenced in Chapter 13 of the building code or the Residential Code of Ohio" is substituted for "International Energy Conservation Code."
3. "This code" is substituted for "International Existing Building Code."
4. The terms "approval" or "approvals" are substituted for "permit" or "permits," respectively, when referring to documentation indicating compliance with this code.
5. The phrase "owner's representative" is substituted for "owner's authorized agent."
6. Except as otherwise noted, "building official" is substituted for "fire code official."
7. The phrase "building official" is substituted for "code official."
8. The provisions of this code are mandatory whether or not the term "shall" is used.

101.2 Scope. This code applies to the *maintenance, repair, alteration, change of occupancy, addition* to and *relocation* of *existing buildings* and portions of *existing buildings* that are within the scope of the building code.

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

The occupancy of any structure currently existing on the date of adoption of this code is permitted to continue without change provided there are no orders of the *building official* pending, no evidence of fraud, or no serious safety or sanitation hazards. However, when change is proposed to an *existing building*, the requirements of this code apply.

101.4 Administrative and enforcement. For administrative and enforcement provisions of this code, refer to section 101.2 to ~~115~~114 of the building code.

(B) Modify section 202 to add, delete, and change definitions of the following terms:

APPROVED. Determined to be in compliance by the authority having jurisdiction in accordance with the rules of the board.

AREA, BUILDING. The area included within surrounding *exterior walls*, or *exterior walls* and *fire walls*, exclusive of vent *shafts* and *courts*. Areas of the building not provided with surrounding walls shall be included in the *building area* if such areas are included within the horizontal projection of the roof or floor above.

AREA, AGGREGATE BUILDING. The sum total of building area included within all stories and occupied roofs of the same building that is not separated from the other building areas with fire walls.

BUILDING. Any structure utilized or intended for supporting or sheltering any occupancy, function, or activity. This includes, but is not limited to, structures built or used for the shelter, occupancy, enclosure or support of persons,

animals, or chattels. For the purposes of this code, the term "building" is to be construed as followed by the words "or portion thereof."

BUILDING DEPARTMENT. An agency, department or division of the state or of the government of a municipal corporation, township, or county, which has been created and authorized in conformity with law for the purpose of enforcing construction code provisions of the board's rules applicable to structures specified in section 3781.06 of the Revised Code.

BUILDING OFFICIAL. The superintendent of the division of industrial compliance of the Ohio department of commerce or the person appointed by the superintendent to enforce this code in that division, or the designated authority charged with the administration and enforcement of this code, approved by the board in accordance with section 103 of this code, in a municipal corporation, township or county having a building department, certified by the board pursuant to section 3781.10 of the Revised Code, or the health commissioner or his authorized representative in health districts, whichever one has jurisdiction.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in application of the requirements of the code. Such a change could be to an entire building or a portion of a building. A change of occupancy includes any change of occupancy classification, any change from one group to another group within an occupancy classification, any change in use within a group for a specific occupancy classification or any change that causes an increase in risk.

CODE, BUILDING. The rules of the board adopted under Ohio Administrative Code 4101:1-1-01 through 4101:1-35-01.

CODE, MECHANICAL. The rules of the board adopted under Ohio Administrative Code 4101:2-1-01 through 4101:2-15-01.

CODE, PLUMBING. The rules of the board adopted under Ohio Administrative Code 4101:3-1-01 through 4101:3-15-01.

CODE OFFICIAL. Deleted.

DEFERRED SUBMITTAL. Deleted.

EXISTING BUILDING. A building regulated by this code that has been ~~installed~~ erected and for which a certificate of occupancy has been or can be issued in accordance with section 111.4 of the building code.

EXISTING STRUCTURE. A structure regulated by this code that has been erected and for which a certificate of occupancy has been or can be issued in accordance with section 111.4 of the building code.

MAINTENANCE. Work necessary to assure that equipment, systems, devices and safeguards continue to operate in good working order and in accordance with the approval.

REGISTERD DESIGN PROFESSIONAL. Any architect holding a certificate issued under section 4703.10 of the Revised Code, any landscape architect holding a certificate issued under section 4703.36 of the Revised Code, or any engineer holding a certificate issued under section 4733.14 of the Revised Code.

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. Deleted.

REPAIR. The reconstruction or renewal of any part of an *existing building* for the purpose of its maintenance or to correct damage.

REPAIR, MINOR. The reconstruction or renewal of any part of an *existing building* for the purpose of its *maintenance* when the work has limited impact on access, safety or health. *Minor repairs* do not include the cutting away of any wall, partition or portions of walls, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required element of accessibility, means of egress, or rearrangement of parts of a structure affecting the egress requirements. *Minor repairs* do not 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.

SAFE. As applied to a building, means free from danger or hazard to the life, safety, health or welfare of persons occupying or frequenting it, or of the public, and from danger of settlement, movement, disintegration, or collapse, whether such danger arises from the method of materials of its construction or from equipment installed therein, for the purpose lighting, heating, the transmission or utilization of electric current, or from its location or otherwise.

SERIOUS HAZARD. A hazard of considerable consequence to safety or health through the design, location, construction, or equipment of a building, or the condition thereof, which hazard has been established through experience to be of certain or probable consequence, or which can be determined to be, or which is obviously such a hazard.

(C) Replace the exception to Section 301.3 with the following:

Exception: Deleted.

(D) Replace Section 301.3.1 with the following:

301.3.1 Prescriptive compliance method. *Alterations, additions, and changes of occupancy* complying with Sections 302 through 309 and Chapter 5 of this code are to be considered in compliance with the provisions of this code.

(E) Replace Section 301.3.2 with the following:

301.3.2 Work area compliance method. *Alterations, additions, and changes of occupancy* complying with Sections 302 through 309 and the applicable requirements of Chapters 6 through 12 of this code are to be considered in compliance with the provisions of this code.

(F) Replace Section 301.3.3 with the following:

301.3.3 Performance compliance method. *Alterations, additions, and changes of occupancy* complying with Sections 302 through 309 and Chapter 13 of this code are to be considered in compliance with the provisions of this code.

(G) Add new Section 301.5 to read as follows:

301.5 Maintenance. Buildings, structures, equipment and parts thereof, are to be maintained in a *safe* and sanitary condition and in accordance with the condition(s) established in current and any previous plan approvals and certificates of occupancy. Devices or safeguards which are required by this code are to be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent is responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the *building official* has the authority to mandate that a building or structure ~~to~~ be inspected. The removal or abrogation of fire protection and safety systems and devices in *existing structures* is not to occur without approval of the *building official*.

(H) Replace Section 302.2 with the following, but keep Section 302.2.1:

302.2 Additional codes. Deleted.

(I) Add new Section 302.6 to read as follows:

302.6 Used materials and products. The use of used materials and products which meet the requirements of this code for new materials and products is permitted if approved by the *building official*.

(J) Add new Section 302.7 to read as follows:

302.7 Fire resistance determination for existing assemblies and materials. When this chapter prescribes a fire resistive assembly or component, and there is no available evidence matching the assembly or component to a tested, rated assembly or component, the fire resistance rating of the existing assembly or component is to be evaluated by using Section 721 of the *building code* or "Resource A, Guidelines on Fire Ratings of Archaic Materials and Assemblies" of this code.

(K) Replace sections 303.2 and 303.2.1 with the following:

303.2 Addition to a Group E occupancy. Deleted.

303.2.1 Required occupant capacity. Deleted.

(L) Add new section 303.3 to read as follows:

303.3 Storm shelters for 911 call stations, emergency operation centers, and fire, emergency medical service and police stations. Storm shelters for 911 call stations, emergency operation centers, and fire, emergency medical service and police stations are to be provided in accordance with Sections 502.7, 503.19, 506.7, as applicable, and ICC 500.

Exception: Buildings meeting the requirements for shelter design in ICC 500.

(M) Add new section 304.4 as follows:

304.4 Concrete evaluation and design procedures. Evaluation and design of structural concrete repairs and rehabilitation ~~is~~are to comply with this code and ACI 562.

(N) Replace section 306.2 with the following:

306.2 Design. Buildings and facilities are to be designed and constructed to be accessible in accordance with the applicable sections of this code and the applicable sections of the ICC A117.1 standard referenced in Chapter 16 based upon the scope of work.

(O) Modify the first sentence of section 306.3.1 to read as follows:

An *alteration* that decreases or has the effect of decreasing accessibility of a building, facility or element is prohibited.

(P) Modify section 306.7.1, exception #1 by adding the following sentence:

The determination of disproportionality and the conditions for applying this exception are to be in accordance with Section 306.7.1.1.

(Q) Add new section 306.7.1.1 which reads as follows:

306.7.1.1 Disproportionate costs and alternative compliance.

Alterations required to be made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall *alteration* when the cost exceeds twenty per cent of the cost of the alteration to the primary function area. The determination of disproportionate costs is to be made and applied in accordance with the following:

1. Costs that may be counted as expenditures required to provide an accessible path of travel may include:
   - 1.1 Costs associated with providing an accessible entrance and an accessible route to the altered area, for example, the cost of widening doorways or installing ramps;
   - 1.2 Costs associated with making restrooms accessible, such as installing grab bars, enlarging toilet stalls, insulating pipes, or installing accessible faucet controls;
   - 1.3 Costs associated with providing accessible telephones, such as relocating the telephone to an accessible height, installing amplification devices, or installing a telecommunications device for deaf persons (TDD);
   - 1.4 Costs associated with relocating an inaccessible drinking fountain.
2. Required accessible features in the event of disproportionality.
   - 2.1 When the cost of *alterations* necessary to make the path <u>of</u> travel to the altered area fully accessible is disproportionate to the cost of the overall alteration, the path of travel is to be made accessible to the extent that it can be made accessible without incurring disproportionate costs.
   - 2.2 In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, in the following order:
     - 2.2.1. An accessible entrance;
     - 2.2.2. An accessible route to the altered area;

2.2.3. At least one accessible restroom for each sex or a single unisex restroom;
2.2.4. Accessible telephones;
2.2.5. Accessible drinking fountains;
2.2.6. When possible, additional accessible elements such as parking, storage, and alarms.

3. Series of smaller *alterations*. The obligation to provide an accessible path of travel is not to be evaded by performing a series of small *alterations* to the area served by a single path of travel if those *alterations* could have been performed as a single undertaking.

3.1 If an area containing a *primary function* has been altered without providing an accessible path of travel to that area, and subsequent *alterations* of that area, or a different area on the same path of travel, are undertaken within three years of the original *alteration*, the total cost of *alterations* to the *primary function* areas on that path of travel during the preceding three year period is to be considered in determining whether the cost of making that path of travel accessible is disproportionate.

(R) Replace section 307 with the following:

307.1 Smoke alarms. Where an *alteration, addition, change of occupancy* or *relocation* of an *existing building* occurs that causes changes to sleeping rooms or in the immediate vicinity of the sleeping rooms in Group R or I-1 occupancies, smoke alarms are to be installed in accordance with the provisions of the building code and the household fire warning equipment provisions of NFPA 72.

Exceptions:

1. Work involving the exterior surfaces, such as the replacement of roofing or siding, or the *addition* or replacement of windows or doors, or the *addition* of a porch or deck are exempt from the requirements of this section.
2. Installation or *alteration* of plumbing or mechanical systems are exempt from the requirements of this section.
3. Work classified as Level 1 Alterations in accordance with Chapter 7.

307.1.1 Power source. Required smoke alarms are to receive their primary power from the building wiring when such wiring is served from a commercial source for the following conditions:

1. In new dwelling units or sleeping areas.

2. In existing dwelling units or sleeping areas where there is an attic, crawl space, or basement available which could provide access for hard-wiring.
3. In existing dwelling units or sleeping areas where the existing interior finishes are removed, exposing the structure.

Exceptions:

1. Smoke alarms are permitted to be battery operated when installed in buildings without commercial power.
2. Hard-wiring of new smoke alarms installed in existing finished areas is not be required where there is not access to an attic, crawl space, or basement, as described above, and where the removal of interior wall or ceiling finishes exposing the structure is not otherwise proposed. Listed conventional battery-operated smoke alarms or listed battery operated low-power radio (wireless) alarms are permitted to be installed in these existing finished areas.

307.1.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section 307.1, the alarm devices are to be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms is not required where listed low-power radio (wireless) alarms are installed and all alarms sound upon activation of one alarm.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing alterations, repairs, or construction of any kind.
2. Interconnection of smoke alarms in existing areas is not required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

(S) Replace the main paragraph in section 308.1 and add 3 additional exceptions to read as follows:

308.1 Carbon monoxide detection. Where an *addition, alteration, change of occupancy* or relocation of a building is made to Group I-1, I-2, I-4 and R occupancies and in classrooms of Group E occupancies where those occupancies include any of the conditions identified in

Section 915 of the building code, the *existing building* is to be provided with carbon monoxide alarms in accordance with the building code.

Exceptions:

4. Carbon monoxide alarms are permitted to be solely battery operated where the code that was in effect at the time of construction did not prescribe that carbon monoxide detectors be provided.
5. Carbon monoxide alarms are permitted to be solely battery operated in dwelling units that are not served from a commercial power source.
6. A carbon monoxide detection system in accordance with Section 915.5 of the building code is an acceptable alternative to carbon monoxide alarms.

(T) Modify section 401.1 to add the following 2 sentences at the end of the second sentence:

Work on nondamaged components associated with the *repair* are to be considered part of the *repair* and are not subject to the requirements for *alterations* in this chapter. Routine maintenance required by Section 301.5 of the *building code*, *minor repairs* exempt from approval in accordance with Section 102.10.2 of the *building code*, and abatement of wear due to normal service conditions are not subject to the requirements for *repairs* in this section.

(U) Add new section 501.1.2 to read as follows:

501.1.2 General provisions. When using the prescriptive compliance method, *existing buildings* in which there is work involving *additions, alterations* or *changes of occupancy* are to conform to the requirements of this chapter and the general provisions of this code found in Sections 302 through 309.

(V) Replace section 501.2 with the following:

501.2 Fire-resistance ratings. Deleted.

(W) Modify the last sentence of section 502.1 to read as follows:

The height, area, type of construction, separation and fire protection features of an *existing building* together with its *additions* are to comply with the requirements of Section 502.1.1 or Section 502.1.2 depending on the occupancy of the building.

(X) Add new sections 502.1.1, 502.1.2, and associated subsections to read as

follows:

502.1.1 Additions to buildings of Groups R and I occupancies. The combined height and area of the *existing building* and the *addition* are not to exceed the height and area allowed by Chapter 5 of the *building code*. Where a fire wall that complies with Section 706 of the *building code* is provided between the *addition* and the *existing building,* the *addition* is permitted to be considered a separate building.

502.1.2 Additions to buildings of Groups other than R and I occupancies. In other than Group R and Group I occupancies, *additions* are to comply with Section 502.1.2.1 or Section 502.1.2.2 of this code.

502.1.2.1 Exceeding allowable height or area. When the combined height or area of the *existing building* and the *addition* exceeds the height or area allowed by Chapter 5 of the *building code*, including any allowable area and height increases, a fire wall or a fire barrier is to be installed between the *existing building* and the *addition*. The following stipulations apply:

1. When a fire wall that complies with Section 706 of the *building code* is constructed between the *existing building* and the *addition*, the *addition* is permitted to be considered a separate building.
2. When a fire barrier that complies with Section 707 of the *building code* is constructed between the *existing building* and the *addition*, all of the following stipulations apply:
   - 2.1 The combined height and area of the *existing building* and the *addition* is to be used to determine the construction type and the fire protection requirements for the *addition*.
   - 2.2 The construction type of the *existing building* and the *addition* may differ.
   - 2.3 When the *addition* is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the *building code*, the following is permitted:
     - 2.3.1 The tabular values in Chapter 5 ~~tabular values~~ of the *building code* corresponding to a building equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the *building code* may be used, whether or not the *existing building* is equipped throughout with an

automatic sprinkler system in accordance with Section 903.3.1.1 of the *building code*.

2.3.2 The *addition* is eligible for all applicable code alternatives, exceptions, trade-offs or reductions, whether or not the *existing building* is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *building code*.

2.4 A new fire protection system is not required to be installed in the *existing building*. Existing fire protection systems are, however, required to be maintained.

Exception: A new fire protection system is to be installed where required by Section 506.

502.1.2.2 Not exceeding allowable height and area. When the combined height and area of the *existing building* and the *addition* does not exceed the height and area allowed by Chapter 5 of the *building code*, but the area of the *existing building* plus the new *addition* creates a fire area greater than the threshold limits of Chapter 9 of the *building code*, the limit of the fire protection system installation is to be determined in accordance with one of the following:

1. When a fire wall that complies with Section 706 of the *building code* is constructed between the *existing building* and the *addition*, a fire protection system is to be installed in the *addition* where required by Chapter 9 of the *building code* in the *addition* only; or
2. When a fire barrier that complies with Section 707 of the *building code* is constructed between the *existing building* and the *addition*, a fire protection system is to be installed where required by Chapter 9 of the *building code* in the *addition* only; or
3. When a fire wall or a fire barrier is not constructed between the *existing building* and the *addition*, a fire protection system is to be installed where required by Chapter 9 of the *building code* in the *addition*. The fire protection system is to extend into the *existing building* to a barrier or a partition.

(Y) Add new sections 502.7 and 502.7.1 to read as follows:

502.7 Storm shelters for additions to 911 call stations, emergency operation centers, and fire, emergency medical service and police stations. In areas where the wind speed for tornados is 250 MPH as

determined by Figure 304.2(1) of ICC 500, storm shelters are to be provided for 911 call stations, emergency operation centers, and fire, emergency medical service and police stations in accordance with this section and ICC 500.

Exception: Buildings meeting the requirements for shelter design in ICC 500.

502.7.1 Required occupant capacity. The minimum required occupant capacity of storm shelters serving a 911 call station, emergency operation center, or a fire, emergency medical service and police station addition is to be based on the design occupant load of only the sleeping rooms, meeting rooms, and offices located in the *addition*.

(Z) Replace section 503.1 and exceptions with the following:

503.1 General. Except as provided in chapter 3 of this code or this section, *alterations* to any building, structure, or system (egress, fire protection, smoke control, mechanical, plumbing, etc.) are to comply with the requirements of the code for new construction only to the extent of the proposed *alteration*. Portions of the structure or system not altered and not affected by the *alteration* are not required to comply with the code requirements for a new structure. *Alterations* are to be such that the existing building, structure, or system is no less complying with the provisions of this code than the *existing building* or structure was prior to the *alteration*.

Exceptions:

1. An existing stairway is not required to comply with the requirements of Chapter 10 of the *building code* where the stairs conform to the criteria of a prior edition of the ~~OBC~~*building code*.
2. A new stair is not required to comply with the current *building code* tread and riser dimensions if replacing an existing stair where the existing space and construction does not allow a reduction in pitch or slope.
3. Handrails are not ~~be~~ required to comply with the requirements of Section 1014.6 of the *building code* regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.
4. Where provided in below-grade transportation stations, existing and new escalators are permitted to have a clear width of less than 32 inches (815 mm).

(AA) Modify section 503.17 as follows:

Add the phrase "or Section 1010.2.16" after the reference to Section 1010.2.8.

(BB) Add new section 503.19 to read as follows:

503.19 Storm shelters for alterations to 911 call stations, emergency operation centers, and fire, emergency medical service and police stations. In areas where the wind speed for tornados is 250 MPH as determined by Figure 304.2(1) of ICC 500 and there is no *change of occupancy*, storm shelters are not required for an alteration to ~~an~~ existing 911 call stations, emergency operation centers, or fire, emergency medical service, and police stations. *Alterations* that increase the design occupant load are to comply with Section 506.7 for a *change of occupancy*.

(CC) Replace the section 506.1 to read as follows, keeping the exception and subsection intact:

506.1 Compliance. A *change of occupancy* of an *existing building* or space is permitted without conforming to all the requirements of this code, provided the proposed use is not more hazardous than the existing use, based on an analysis of life and fire risk. Such analysis is permitted to be based upon the provisions of Chapter 13 of this code. If the proposed use is more hazardous than the existing use, such building is to comply with the requirements of Chapters 3 through 12 and 14 through 33 of the *building code* or with Chapter 13 of this code.

(DD) Add new section 506.7 and subsection 506.7.1 to read as follows:

506.7 Storm shelters for change of occupancy to 911 call stations, emergency operation centers, and fire, emergency medical service and police stations. In areas where the wind speed for tornados is 250 MPH as determined by Figure 304.2(1) of ICC 500, when a *change of occupancy* occurs resulting in a 911 call stations, emergency operation centers, or fire, emergency medical service, and police stations and the building is reclassified to a higher risk category as determined by Table 1604.5 of the *building code*, a storm shelter complying with ICC 500 is to be provided.

Exception: Buildings meeting the requirements for shelter design in ICC 500.

506.7.1 Required occupant capacity. The minimum occupant capacity of required storm shelters is to be determined in compliance with Section 423.3.1 of the *building code* for the portion of the building in which a *change of occupancy* results in 911 call stations, emergency operation centers, or fire, emergency medical service, and police

stations.

(EE) Add new section 601.1.2 to read as follows:

601.1.2 General provisions. When using the *work area* method of compliance, *existing buildings* in which there is work involving *additions, alterations* or *changes of occupancy* are to conform to the requirements of chapters 6 through 12 and the general provisions of this code found in Sections 302 through 309.

(FF) Modify section 603.1 as follows:

Add the word "aggregate" in front the phrase "building area" at the end of the sentence.

(~~FF~~GG) Modify section 604.1 as follows:

Add the word "aggregate" before the term "building area"

(~~GG~~HH) Modify section 704.3 as follows:

Add the phrase "or Section 1010.2.16" after the reference to Section 1010.2.8.

(~~HH~~II) Replace section 802.6 with the following:

802.6 Fire-resistance ratings. Deleted.

(~~H~~JJ) Modify section 1203.2 as follows:

Replace the term "distinct fire hazard" with "*serious hazard*"

(~~JJ~~KK) Modify section 1203.12 as follows:

Replace the term "distinct fire hazard" with "*serious hazard*"

(~~KK~~LL) Replace section 1301.1 with the following:

1301.1 Scope. The provisions of this chapter apply to the *alteration, addition* and *change of occupancy* of *existing structures*, including *historic structures*, as referenced in Section 301.3.3. 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 *alteration, addition* and *change of occupancy* without requiring full compliance with all of the requirements of the building code, the prescriptive method of Chapter 5, or the work area method of Chapters 6 through 12, except where compliance with other provisions of this code is specifically required in this chapter.

(~~LL~~MM) Add new section 1301.1.2 as follows:

1301.1.2 General provisions. When using the performance compliance method, *existing buildings* in which there is work involving *additions*, *alterations* or *changes of occupancy* are to conform to the requirements of this chapter and the general provisions of this code found in Sections 302 through 309.

(~~MM~~NN) Modify section 1301.2 by deleting the first sentence~~ with the following sentence~~ and adding the following exception:

Exception: As described in Section 506.1, the methodology used in this chapter is permitted to be used as a comparative risk analysis tool when evaluating a proposed *change of occupancy* of an *existing structure*.

(~~NN~~OO) Add new sections 1301.2.3.1, 1301.2.3.2 and subsections to read as follows:

1301.2.3.1 Additions to buildings of Groups R and I occupancies. The combined height and area of the *existing building* and the *addition* are not to exceed the height and area allowed by Chapter 5 of the *building code*. Where a fire wall that complies with Section 706 of the *building code* is provided between the *addition* and the *existing building*, the *addition* is permitted to be considered a separate building.

1301.2.3.2 Additions to buildings of Groups other than R and I occupancies. In other than Group R and Group I occupancies, *additions* are to comply with Section 502.1.2.1 or Section 502.1.2.2.

1301.2.3.2.1 Exceeding allowable height or area. When the combined height or area of the *existing building* and the *addition* exceeds the height or area allowed by Chapter 5 of the *building code*, including any allowable area and height increases, a fire wall or a fire barrier is to be installed between the *existing building* and the *addition*. The following stipulations apply:

1. When a fire wall that complies with Section 706 of the *building code* is constructed between the *existing building* and the *addition*, the *addition* is permitted to be considered a separate building.
2. When a fire barrier that complies with Section 707 of the *building code* is constructed between the *existing building* and the *addition*, all of the following stipulations apply:

2.1 The combined height and area of the *existing building* and the *addition* is to be used to determine the construction type and the fire protection requirements for the *addition*.

2.2 The construction type of the *existing building* and the *addition* may differ.

2.3 When the *addition* is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the *building code*, the following is permitted:

2.3.1 The tabular values in Chapter 5 ~~tabular values~~ of the *building code* corresponding to a building equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the *building code* may be used, whether or not the *existing building* is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *building code*.

2.3.2 The *addition* is eligible for all applicable code alternatives, exceptions, trade-offs or reductions, whether or not the *existing building* is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *building code*.

2.4 A new fire protection system is not required to be installed in the existing building. Existing fire protection systems are, however, required to be maintained.

Exception: A new fire protection system is to be installed where required by Section 506 of the *building code*.

1301.2.3.2.2 Not exceeding allowable height and area. When the combined height and area of the *existing building* and the *addition* does not exceed the height and area allowed by Chapter 5 of the *building code*, but the area of the *existing building* plus the new *addition* creates a fire area greater than the threshold limits of Chapter 9 of the *building*

code, the limit of the fire protection system installation is to be determined in accordance with one of the following:

1. When a fire wall that complies with Section 706 of the *building code* is constructed between the *existing building* and the *addition*, a fire protection system is to be installed in the *addition* where required by Chapter 9 of the *building code* in the addition only; or
2. When a fire barrier that complies with Section 707 of the *building code* is constructed between the *existing building* and the *addition*, a fire protection system is to be installed where required by Chapter 9 of the *building code* in the addition only; or
3. When a fire wall or a fire barrier is not constructed between the *existing building* and the *addition*, a fire protection system is to be installed where required by Chapter 9 of the *building code* in the *addition*. The fire protection system is to extend into the *existing building* to a barrier or a partition.

(~~OO~~PP) Replace section 1301.3.2 with the following:

1301.3.2 Compliance with other codes. Deleted.

(~~PP~~QQ) Modify section 1401.2 as follows:

The first sentence is to read "The building is to be *safe* for human occupancy and is to have no outstanding orders."

(~~QQ~~RR) Modify section 1402.7 to add the following at the end:

Building service equipment, mechanical, plumbing, and fire protection systems are to be tested, after relocation, to assure that they are in operating condition. Any *repairs* or *alterations* required as a result of such inspections are to be approved and completed prior to issuance of the certificate of occupancy.

Buildings previously approved as industrialized units, when moved after first occupancy, are to be evaluated for conformance in accordance with this section by the *building official* in the jurisdiction where the building is intended to be relocated.

(~~RR~~SS) Modify chapter 16 to add the following referenced standard:

ACI

Standard Referenced	Title
ACI 562—21	Code requirements for assessment, repair, and rehabilitation of existing concrete structures.

(~~QQ~~TT) Modify chapter 16 to replace the editions of the following referenced standards:

ASME

Standard Referenced	Title
A17.1 - the edition as referenced in rule 4101:5-3-01 of the Administrative Code	Safety Code for Elevators and Escalators.
A17.3 – the edition as referenced in rule 4101:5-3-01 of the Administrative Code	Safety Code for Existing Elevators and Escalators.
A18.1 – the edition as referenced in rule 4101:5-3-01 of the Administrative Code	Safety Standard for Platform Lifts and Stairway Chair Lifts.

ICC

Standard Referenced	Title
A117.1 – 09	Accessible and Usable Buildings and Facilities. (applicable for change of occupancy and alterations)
A117.1 – 17	Accessible and Usable Buildings and Facilities. (applicable for new work and additions)

NFPA

Standard Referenced	Title

NFPA 13R-22	Standard for the Installation of Sprinkler Systems in Residential Occupancies Up To and Including Four Stories in Height.
NFPA 70-23	National Electrical Code. (except that section 210.8(F) Exception No. 2 does not expire)
NFPA 72-22	National Fire Alarm and Signaling Code.