

## 2024 International Existing Building Code Existing Amendments Report

Repeal existing state amendments:	Keep Existing amendment as modified:	Keeping existing amendment:  May include renumbering:
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WAC	Title or Subject	2021 ___#	2024 ___ #	2024 TAG Recommendation	Other Comments
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### 03 Provisions for All Compliance Methods

51-50-480306	Additions	306.6	306.6	Repeal existing state amendments:	This WAC amendment language is superseded with the new 2024 model code language in 306.6.1 and 306.6.1.1. Recommend repealing WAC amendment [WAC 51-50-480306 306.6 Additions].
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**306.6.1 Accessible means of egress.** Not fewer than one accessible means of egress from the *addition* shall be provided where required by Section 1009.1 of the *International Building Code*. An additional accessible means of egress shall be provided where an additional means of egress is required due to the *addition*. Where an accessible means of egress serving the *addition* is within the *existing building*, the following are required:

1. An accessible route from the *addition* to the *existing building* shall be provided.
2. The accessible means of egress in the *existing building* shall comply with Section 306.7.1.

**306.6.1.1 Additions for elevators.** Where an *addition* is being constructed exclusively to accommodate the installation of an elevator or elevators to improve accessibility, an accessible means of egress in accordance with Section 1009.1 of the *International Building Code* is not required where all of the following conditions are provided:

1. Two-way communication is provided at all elevator landings that are part of the *addition* in accordance with Section 1009.8 of the *International Building Code*.
2. Each elevator landing is on floor level with access to a horizontal exit or to a stairway with a width of not less than 36 inches (914 mm).
3. The elevator does not serve a required accessible floor or occupied roof more than four stories above or below the level of exit discharge.

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51-50-48306	Alterations affecting an area containing a primary function	306.7.1	306.7.1	Repeal existing state amendments:	WAC amendment [WAC 51-50-480306 306.7.1 Alterations affecting an area containing a primary function] amendment language is included as new 2024 model code language. Recommend repealing amendment; no cost effect.
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**306.7 Alterations.** A facility that is altered shall comply with the applicable provisions in Chapter 11 of the *International Building Code*, ICC A117.1 and the provisions of Sections 306.7.1 through **306.7.18**, unless *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent technically feasible.

**306.7.1 Alterations affecting an area containing a primary function.** Where an alteration affects the accessibility to, or contains an area of, *primary function*, the route to the *primary function* area shall be accessible. **Toilet facilities and drinking fountains serving the area of primary function, including the route from the area of primary function to these facilities, shall be accessible. Priority shall be given to the improvements affecting the accessible route to the primary function area.**

**Exceptions:**

1. The cumulative costs of providing the accessible route, **toilet facilities and drinking fountains** are not required to exceed 20 percent of the costs of the alterations affecting the area of *primary function*.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

**04 Repairs**

51-50-480401	Compliance	401.2	401.2	Repeal existing state amendments:	Model code language addition replaces amendment language. Repeal existing amendment
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**401.2 Compliance.** The work shall not make the building less complying than it was before the repair was undertaken. **Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to requirements for alterations.**

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51-50-480401	Demolition and replacement	401.4	401.4	Modify Existing Amendment	<p>This WAC amendment requires compliance with building code provisions for new construction for buildings that are "effectively demolished" and repaired. Even building with substantial structural damage as defined in Chapter 2 are allowed to be repaired per Section 405 Structural, therefore this change could have increased cost for construction. Note that "effectively demolished" is not defined in the IEBC, so how does one determine if the building was "effectively demolished" or not? Also, "or where the intended method of repair is demolition and replacement" also is unclear. Many repairs include demolition and replacement, so does any repair where an element is demolished and replaced need to comply with provisions for new construction? This would negate much of IEBC Section 405 Structural. Recommend modifying the amendment to be more clear.</p>
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**401.4 Demolition and replacement.** Where a building or structure is effectively demolished by damage or where the intended method of repair is demolition and replacement, the replaced building, including its replaced foundation, shall comply with requirements for new construction in the *International Building Code*.

EXCEPTION: Existing foundations are permitted to remain and be reused where approved by the code official.

51-50-480405	General	405.1	405.1	Repeal existing state amendments	Model code language addition replaces amendment language. Repeal existing amendment
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**[BS] 405.1 General.** Structural damage shall be repaired in compliance with this section and Section 401.2.

51-50-480405	Structural concrete repairs	405.1.1	405.1.1	Repeal existing state amendments	Model code language addition replaces amendment language. Repeal existing amendment
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**405.1.1 Structural concrete.** Repair of structural concrete shall be permitted to comply with ACI 562 Section 1.7, except where Section 405.2.2, 405.2.3 or 405.2.4.1 requires compliance with Section 304.3.

**05 Prescriptive Compliance Method**

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51-50-480503	Voluntary lateral force-resisting system alterations	503.13	503.13	Keep Existing amendement as modified:	This WAC amendment exempts voluntary lateral force-resisting system alterations from complying from IBC Section 1609 (Wind) and Section 1613 (Seismic), instead of the model code language which exempts compliance from Section 503. The listed requirements 1-4 are the generally the same for both. It appears that the model code allows a voluntary alteration to enjoy more exemptions from requirements than does the WAC amendment. In other words, a voluntary lateral force-resisting system alteration must meet a greater number of requirements under the WAC amendment compared to the model code language. Fine to keep existing amendment. Incorporate Model Laguage Changes
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**[BS] 503.13 Voluntary lateral force-resisting system alterations.** Structural alterations that are intended exclusively to improve the lateral force-resisting system and are not required by other sections of this code shall not be **required to meet the requirements of Section 1609 or 1613 of the International Building Code** ~~subject to the structural requirements of Section 503~~, provided that all of the following apply:

1. **With the alteration complete, the** capacity of existing structural systems to resist forces is not reduced.
2. New structural elements are detailed and connected to existing or new structural elements as required by the **selected design criteria.**

**Exception:** New lateral force-resisting systems designed in accordance with the *International Building Code* are permitted to be of a type designated as “Ordinary” or “Intermediate” where ASCE 7 Table 12.2-1 states these types of systems are not permitted.

3. **Supports and attachments for** nonstructural elements **removed and reinstalled to facilitate the work comply with** the *International Building Code* for new construction.

4. The *alterations* do not create a structural irregularity as defined in ASCE 7 or make an existing structural irregularity more severe.

**Exception:** Condition 4 need not be satisfied where the work complies with Section 304.3.2, Item 3.

51-50-480503	Seismic requirements for alterations with increased occupant load of unreinforced masonry or hollow clay tile buildings	503.19	503.19	Keep Existing amendment as modified:	This 503.19 WAC amendments introduces new language that may have a construction cost increase. Some model code sections must be renumbered to keep WAC amendment numbering the same.
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**503.19 Seismic requirements for alterations with increased occupant load of unreinforced masonry or hollow clay tile buildings.** In addition to the requirements in Sections 503.4 through 503.11, alterations meeting all of the following conditions shall comply with the applicable requirements in Sections 503.19.1 through 503.19.4.

1. The occupant load of a building increases by more than 20 percent for occupancy groups A, I, E, R, M, B, H, or S used for storage of hazardous materials.
2. Buildings assigned to Seismic Design Category C, D, E, or F.
3. The building's structural system includes unreinforced masonry and hollow clay tile bearing walls.

Where there is a change of occupancy with the alteration, the most restrictive seismic requirements in accordance with Section 506 and this section shall apply. The cumulative effect of alterations compared with the original occupant load that have an increase in occupant load over time exceeding 20 percent shall comply with these provisions.

EXCEPTIONS:	1. A cumulative increase in the occupant load of less than 50 for occupancy categories A or I.
	2. A cumulative increase in the occupant load of less than 25 for E occupancies.
	3. R-3 occupancies, and all other R occupancies with an increase of 5 dwelling or sleeping units or less.
	4. A cumulative increase in occupant load of less than 100 for occupancy categories M or B.
	5. A cumulative increase in the occupant load of less than 10 for H occupancies or S occupancies using hazardous materials.

**08 Alterations--Level 2**

51-50-480809	Minimum Requirements	809.1	809.1	Keeping existing amendment:	References WAC 51-11C should reference both Commercial and Residential Energy Codes.
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**809.1 Minimum requirements.** ~~Level 2 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.~~ Level 2 alterations to existing buildings or structures shall comply with the Washington State Energy Code (chapter 51-11C WAC).

**09 Alterations--Level 3**

51-50-480907	Section 907—Energy conservation	907.1	907.1	Keep amendment	References WAC 51-11C should reference both Commercial and Residential Energy Codes.
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**907.1 Minimum requirements.** ~~Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.~~ Level 3 alterations to existing buildings or structures shall comply with the Washington State Energy Code (chapter 51-11C WAC).

**10 Change of Occupancy**

51-50-481002	Section 1002—Special use and occupancy	1002.3	1002.3	Keep Existing amendment as modified	include new model code language
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**1002.3 Change of occupancy in health care.** Where a *change of occupancy* occurs to a Group I-2 or I-1 facility, the *work area* with the *change of occupancy* shall comply with the *International Building Code*.

The *International Building Code* shall apply to Group I-1, Condition 2, for licensure as an assisted living facility under chapter 388-78A WAC or residential treatment facility under chapter 246-337 WAC.

**Exceptions:**

1. A *change in use* or occupancy in the following cases shall not be required to meet the *International Building Code*:
  - 1.1. Group I-2, Condition 2 to Group I-2, Condition 1.
  - 1.2. Group I-2 to ambulatory health care.
  - 1.3. Group I-2 to Group I-1.
  - 1.4. Group I-1, Condition 2 to Group I-1, Condition 1.
2. In a Group I-1 occupancy, where a *change of use* is not in conjunction with a Level 3 *alteration*, a smoke barrier in accordance with Section 420.6 of the *International Building Code* is not required to be added.

**16 Referenced Standards**

IEBC Chapter 16	Standards			Repeal existing state amendments:	Model language is the same as amendment
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**ACI** American Concrete Institute, 38800 Country Club Drive, Farmington Hills, MI 48331-3439  
**562—21: Assessment, Repair, and Rehabilitation of Existing Concrete Structures—Code Requirements**  
 405.1.1