



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- International Building Code
- ICC ANSI A117.1 Accessibility Code
- International Existing Building Code
- International Residential Code
- International Fire Code
- Uniform Plumbing Code

- International Mechanical Code
- International Fuel Gas Code
- NFPA 54 National Fuel Gas Code
- NFPA 58 Liquefied Petroleum Gas Code
- Wildland Urban Interface Code

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section(s):

WAC 51-50-480401

Title:

Demolition and Replacement

2. Proponent Name (Joshua Mergens, PE, SE):

Proponent: 2024 International Building Code Technical Advisory Group

Title: TAG Member

Date: 09/18/2024

3. Designated Contact Person:

Name: Joshua Mergens, PE, SE

Title: Principal/Owner (Balanced Structural Engineering, LLC)

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4. Proposed Code Amendment.

Code(s) 2024 International Building Code Section(s) WAC 51-50-480401

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.

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.

Revise existing amendment to read as follows:

Proposed Revised Amendment to Section WAC 51-50-480401:

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.

401.4 Demolition and replacement. Where a building or structure, **or portions thereof**, is effectively demolished by damage or where the intended method of repair is demolition and replacement, the replaced building, **or portion thereof**, including its replaced foundation, shall comply with requirements for new construction in the International Building Code. **Where portions of an existing building or structure are demolished and replaced, all impacted existing portions of the building or structure shall be subject to the requirements of alterations.**

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

5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.

During the TAG review of the existing state amendments, it was noted that the language in the existing amendment has been unclear to reviewers and applicants in the past. There are two primary concerns, the first is a lack of definition for “effectively demolished” in the IEBC or amendment. The second concern is that the language would seem to imply a whole building would need to comply with current code for any repair where there is demolition involved.

Because the existing amendment states “...or where the intended method of repair is demolition and replacement...” it can be interpreted as demolition to repair of any portion of a building, as opposed to demolition of an entire building. The amendment goes on to state “the replaced building, including its foundation, shall comply with requirements for new construction in the International Building Code” which has led some to question if a simple repair would require an entire building to comply with new construction requirements. By adding the line “or portions thereof” it clarifies that this provision may apply to only a portion. Further, by adding the line “Where portions of an existing building are demolished and replaced, all impacted existing portions of the building are subject to the requirements of alterations” the definitions in the alterations chapters of the IEBC would govern. The advantage is there are provisions for when a structure is substantially altered that require the existing building to comply with the International Building

Code or other applicable standards such as the ASCE 41. Substantially altered structures (or level III alterations) include buildings where the work area exceeds 50%, which would include any buildings that are “effectively demolished” for repair.

It should be noted that the amendment, if revised, still addresses potential loopholes where large alterations can be labeled as repairs. Requiring compliance with the requirements of alterations provides assurance that buildings are repaired and augmented in accordance with the intent of the code.

6. Specify what criteria this proposal meets. You may select more than one.

- The amendment is needed to address a critical life/safety need.
- The amendment clarifies the intent or application of the code.
- The amendment is needed to address a specific state policy or statute.
- The amendment is needed for consistency with state or federal regulations.
- The amendment is needed to address a unique character of the state.
- The amendment corrects errors and omissions.

7. Is there an economic impact: Yes No

If no, state reason:

The proposed change does not aim to modify existing requirements or intents, but rather to provide language that is more easily enforceable and clear to understand.

Please send your completed proposal to: sbcc@des.wa.gov