

## 2024 International Existing Building Code Existing Amendments Report

Repeal existing state amendments:			Keep Existing amendment as modified:		Keeping existing amendment:  May include renumbering:
WAC	Title or Subject	2021 __#	2024 __#	2024 TAG Recommendation	Other Comments
<b>01 Scope and Administration</b>					
51-50-480101	Buildings Previously Occupied	101.4.2	101.4.2	Keeping existing amendment:	
<b>[A] 101.4.2 Buildings previously occupied.</b> The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the <i>International Fire Code</i> , <del>or the <i>International Property Maintenance Code</i></del> , or as is deemed necessary by the <i>code official to mitigate an unsafe building for the general safety and welfare of the occupants and the public</i> . For the purposes of this section, “unsafe building” is not to be construed as mere lack of compliance with current code.					
51-50-480101	Appendices	101.6	101.2.1	Keeping existing amendment:	
<b>[A] 101.2.1 Appendices.</b> Provisions in the appendices shall not apply unless specifically adopted or referenced. <b>101.6 Appendices.</b> The <i>code official</i> is authorized to require rehabilitation and retrofit of buildings, structures, or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted. Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, is hereby adopted as part of this code without any specific adoption by the local jurisdiction.					
<b>02 Definitions</b>					
51-50-480200	Terms Defined in Other	201.3	201.3	Keeping existing amendment:	
<b>201.3 Terms defined in other codes.</b> Where terms are not defined in this code and are defined in the other International Codes, <i>and the Uniform Plumbing Code</i> such terms shall have the meanings ascribed to them in those codes.					
51-50-480200	Adult Family Home	202	202	Keeping existing amendment:	
<b>ADULT FAMILY HOME.</b> A dwelling, licensed by the Washington state department of social and health services, in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An existing adult family home may provide services to up to eight adults upon approval from the department of social and health services in accordance with RCW <u><b>70.128.066</b></u> .					
51-50-480200	Substantial Damage	202	202	Keeping existing amendment:	

**[BS] SUBSTANTIAL DAMAGE.** For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the ~~market value determined by one of the following methods: of the structure before the damage occurred.~~

1. Values developed for property tax assessment, adjusted to the approximate market value where the land is appraised separately from the structure.
2. Through a professional appraiser using estimates of a structure's actual cash value, including depreciation and improvements.
3. The latest building valuation data published by the International Code Council.
4. Qualified estimates based on the professional judgment of the building official. However, when the ratio falls between 40 and 60 percent, the building official may require the applicant to provide a detailed list of costs.

51-50-480200	Substantial Improvement	202	202	Keeping existing amendment:	
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**[BS] SUBSTANTIAL IMPROVEMENT.** For the purpose of determining compliance with the flood provisions of this code, any *repair, alteration, addition* or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the ~~value determined by one of the following methods: market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either of the following:~~

1. Values developed for property tax assessment, adjusted to the approximate market value where the land is appraised separately from the structure.
  2. Through a professional appraiser using estimates of a structure's actual cash value, including depreciation and improvements.
  3. The latest building valuation data published by the International Code Council.
  4. Qualified estimates based on the professional judgment of the building official. However, when the ratio falls between 40 and 60 percent, the building official may require the applicant to provide a detailed list of costs.
- If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either of the following:
1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the *code official* and that is the minimum necessary to ensure safe living conditions.
  2. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

## 03 Provisions for All Compliance Methods

51-50-480302	Additional codes	302.2	302.2	Keeping existing amendment:	This WAC amendment modifies the list of additional codes for compliance; however, it does not include the International Private Sewage Disposal Code, International Property Maintenance Code, and NFPA 70, which are included in the model code language. Recommend to modify existing amendment to include compliance with these three codes.
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**302.2 Additional codes.** Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the Washington State Energy Code ~~International Energy Conservation Code~~, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, ~~International Private Sewage Disposal Code~~, ~~International Property Maintenance Code~~, International Residential Code and NFPA 70. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

**Recommendation:** This WAC amendment modifies the list of additional codes for compliance; however, it does not include the yellow highlighted codes above; no cost effect. The WAC amendment may need to be modified to include these additional codes.

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.

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.

51-50-48306	Platform lifts and limited-use/limited-application elevators	306.7.8	306.7.8	Keep existing amendment	
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**306.7.8 Platform lifts and ~~limited-use/limited-application~~ elevators.** Vertical and inclined platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route. Limited-use/limited-application elevators installed in accordance with ASME A17.1 shall be permitted as a component of an accessible route.

**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.

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.

51-50-480408	Materials	408.1	408.1	Keeping existing amendment:	WAC amendment WAC 51-50-480408 only changes “International” to “Uniform”; The UPC is more comprehensive.
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**408.1 Materials.** Plumbing materials and supplies shall not be used for repairs that are prohibited in the *Uniform International Plumbing Code*.



## 05 Prescriptive Compliance Method

51-50-480503	Voluntary lateral force-resisting system alterations	503.13	503.13	Keep Existing amendment 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 Language 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.

51-50-480503	Large buildings	503.19.1	503.19.1	Keeping existing amendment:	
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**503.19.1 Large buildings.** Buildings four or more stories or buildings more than 12,000 square feet shall be required to perform seismic evaluation in accordance with Section 304.3. Any lateral resisting elements shall be required to comply with design requirements for reduced seismic forces in accordance with Section 304.3.2 where found to be deficient.

51-50-480503	Parapet bracing	503.19.2	503.19.2	Keeping existing amendment:	
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**503.19.2 Parapet bracing.** Buildings with parapets constructed of unreinforced masonry where the parapet height to thickness ratio exceeds 1.5:1 shall be required to have parapets anchored, removed, or altered to resist out-of-plane seismic forces unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

51-50-480503	Floor and roof wall anchors	503.19.3	503.19.3	Keeping existing amendment:	TAG Member Recommendation Comentary: 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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**503.19.3 Floor and roof wall anchors.** The alteration work shall include the installation of wall anchors at the floor and roof lines unless an evaluation demonstrates compliance of existing wall anchorage. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

51-50-480503	Bracing of partitions and nonstructural walls	503.19.4	503.19.4	Keeping existing amendment:	
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**503.19.4 Bracing of partitions and nonstructural walls.** Unreinforced masonry partitions and nonstructural walls within the alteration area and adjacent to egress paths from the alteration area shall be anchored, removed, or altered to resist out-of-plane seismic forces unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

51-50-480506	Change in the character of use	506.1.1	506.1.1	Keeping existing amendment:	Amendment adds the UPC to the applicable codes, which is more comprehensive than the IPC.
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**506.1.1 Change in the character of use.** A change of occupancy with no change of occupancy classification shall not be made to any structure that will subject the structure to any special provisions of the applicable International Codes and Uniform Plumbing Code, without approval of the code official. Compliance shall be only as necessary to meet the specific provisions and is not intended to require the entire building be brought into compliance.

## 06 Classification of Work

51-50-480603	Section 603—Alteration- Level 2	603.1	603.1	Keeping existing amendment:	
<p><b>603.1 Scope.</b> Level 2 <i>alterations</i> include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work <del>area</del> is <del>equal to or less than 50 percent of the building area; below the threshold of a Level 3 alteration.</del></p> <p><b>Exception:</b> The movement or addition of nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height shall not be considered a Level 2 <i>alteration</i>.</p>					
51-50-480604	Section 604—Alteration- Level 3	604.1	604.1	Keeping existing amendment:	
<p><b>604.1 Scope.</b> Level 3 <i>alterations</i> apply where <del>the work area exceeds 50 percent of the building area; one of the criteria is exceeded:</del></p> <ol style="list-style-type: none"> <li>1. The work meets or exceeds the threshold of either substantial improvement or substantial damage; or</li> <li>2. The alteration area exceeds 50 percent of the building area.</li> </ol>					
<b>07 Alterations--Level 1</b>					
51-50-480702	Section 702—Building elements and materials	702.7	702.7	Keeping existing amendment:	
<p><b>702.7 Materials and methods.</b> New work shall comply with the materials and methods requirements in the <i>International Building Code</i>, <del>International Energy Conservation Code</del> <i>Washington State Energy Code</i>, <i>International Mechanical Code</i> and <del>International Plumbing Code</del> <i>Uniform Plumbing Code</i>, as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component, or system in the building.</p>					
51-50-480708	Minimum Requirements	708.1	708.1	Keeping existing amendment:	
<p><b>708.1 Minimum requirements.</b> Level 1 <i>alterations</i> to existing buildings or structures <del>shall comply with the Washington State Energy Code (chapter 51-11 WAC). do not require 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.</del></p>					
<b>08 Alterations--Level 2</b>					
51-50-480805	Section 805—Structural	805.4	805.4	Keep amendment	

**[BS] 805.4 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 ~~subject to the structural requirements of this chapter or Chapter 7~~, ~~required to meet the requirements of Section 1609 or Section 1613 of the International Building Code~~, provided that the following conditions are met:

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.~~

2.1 Where approved, new lateral force-resisting systems 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 ~~provided that both of the following apply:~~

2.1.1 The selected design criteria is the International Building Code.

2.1.2 The new "Ordinary" or "Intermediate" system provides deformation compatibility with the existing lateral force-resisting system.

3. ~~New or relocated Supports and attachments for~~ nonstructural elements ~~are detailed and connected to existing or new structural elements as required by removed and reinstalled to facilitate the work comply with~~ the ~~Inter-~~ national 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.~~

51-50-480805	Section 805—Structural	805.5	805.5	Keeping existing amendment:	
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**805.5 Seismic requirements for Level 2 alterations with increased occupant load of unreinforced masonry or hollow clay tile buildings.** In addition to the requirements in Section 805.3, Level 2 alterations meeting all of the following conditions shall comply with the applicable requirements in Sections 805.5.1 through 805.5.4.

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 1006 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. An increase in the occupant load of less than 50 for occupancy categories A or I.
2. An 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. An 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.

51-50-480805	Large Buildings	805.5.1	805.5.1	Keep amendment	
<b>805.5.1 Large buildings.</b> Buildings four or more stories or buildings more than 12,000 square feet shall be required to perform seismic evaluation in accordance with Section 304.3. Any lateral resisting elements shall be required to comply with design requirements for reduced seismic forces in accordance with Section 304.3.2 <u>where</u> found to be deficient.					
51-50-480805	Parapet Bracing	805.5.2	805.5.2	Keep amendment	
<b>805.5.2 Parapet bracing.</b> Buildings with parapets constructed of unreinforced masonry where the parapet height to thickness ratio exceeds 1.5:1 shall be required to have parapets anchored, <u>removed</u> or altered to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.					
51-50-480805	Floor and Roof Wall Anchors	805.5.3	805.5.3	Keep amendment	
<b>805.5.3 Floor and roof wall anchors.</b> The alteration shall include the installation of wall anchors at the floor and roof <u>lines</u> , unless an evaluation demonstrates compliance of existing wall anchorage. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.					
51-50-480805	Bracing of Partitions and Nonstructural Walls	805.5.4	805.5.4	Keep amendment	



**805.5.4 Bracing of partitions and nonstructural walls.** Unreinforced masonry partitions and nonstructural walls within the work area and adjacent to egress paths from the alteration area shall be anchored, ~~removed~~ or altered to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

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:

- A change in use or occupancy in the following cases shall not be required to meet the International Building Code:
  - Group I-2, Condition 2 to Group I-2, Condition 1.
  - Group I-2 to ambulatory health care.
  - Group I-2 to Group I-1.
  - Group I-1, Condition 2 to Group I-1, Condition 1.
- 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.



51-50-481009	Section 1009—Plumbing	1009	1009	Keeping existing amendments:	
<p><b>1009.1 Increased demand.</b> Where the occupancy of an <i>existing building</i> or part of an <i>existing building</i> is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the <i>International Plumbing Code Uniform Plumbing Code</i>, the new occupancy shall comply with the intent of the respective <i>International Plumbing Code Uniform Plumbing Code</i> provisions.</p> <p><b>Exception:</b> Only where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in <i>the International Plumbing Code Chapter 29 of the International Building Code</i>, based on the increased occupant load.</p> <p><b>1009.2 Food-handling occupancies.</b> If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the <i>International Plumbing Code Uniform Plumbing Code</i>.</p> <p><b>1009.3 Interceptor required.</b> If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the <i>International Plumbing Code Uniform Plumbing Code</i>.</p> <p><b>1009.4 Chemical wastes.</b> If the new occupancy will produce chemical wastes, the following shall apply:</p> <ol style="list-style-type: none"> <li>1. If the existing piping is not compatible with the chemical waste, the waste shall be neutralized prior to entering the drainage system or the piping shall be changed to a compatible material.</li> <li>2. Chemical waste shall not discharge to a public sewer system without the approval of the sewage authority.</li> </ol> <p><b>1009.5 Group I-2.</b> If the occupancy group is changed to Group I-2, the plumbing system <del>and medical gas system</del> shall comply with the applicable requirements of the <i>International Plumbing Code Uniform Plumbing Code</i>.</p>					
<b>11 Additions</b>					
51-50-481101	Section 1101—General	1101.1	1101.1	Keep amendment	
<p><b>1101.1 Scope.</b> An <i>addition</i> to a building or structure shall comply with the International Codes <b>and Uniform Plumbing Code</b> as adopted for new construction without requiring the <i>existing building</i> or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an <i>addition</i> impacts the <i>existing building</i> or structure, that portion shall comply with this code.</p> <p><b>1101.2 Creation or extension of nonconformity.</b> An <i>addition</i> shall not create or extend any nonconformity in the <i>existing building</i> to which the <i>addition</i> is being made with regard to accessibility, structural strength, <b>supports and attachments for nonstructural components</b>, fire safety, means of egress or the capacity of <del>mechanical</del> plumbing or electrical systems.</p> <p><b>Exception:</b> Nonconforming supports and attachments for nonstructural components that serve the <i>addition</i> from within the existing building need not be altered to comply with <i>International Building Code</i> Section 1613 unless the components are part of the <i>addition's</i> life safety system or are required to serve an <i>addition</i> assigned to <i>Risk Category IV</i>.</p>					

12 Historic Buildings					
51-50-481201	Scope	1201.1	1201.1	Keeping existing amendment:	
<p><b>1201.1 Scope.</b> This chapter is intended to provide means for the preservation of <i>historic buildings</i>. <u>It is the purpose of this chapter to encourage cost-effective preservation of original or restored architectural elements and features and to provide a historic building that will result in a reasonable degree of safety, based on accepted life and fire safety practices, compared to the existing building.</u> <i>Historic build- ings</i> shall comply with the provisions of this chapter relating to their <i>repair, alteration, relocation and change of occupancy</i>.</p>					
51-50-481203	Fire Safety, Stairway Railing	1203.9	1203.9	Keeping existing amendment:	
<p><b>1203.9 Stairway railings.</b> <u>Historically Significant Grand</u> stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairs <del>ways</del> shall be permitted to remain, provided they are not structurally dangerous.</p>					
13 Performance Compliance Methods					
No Existing Amendments					
14 Relocated or Moved Buildings					
51-50-481401	Conformance.	1401.2	1401.2	Keeping existing amendment:	
<p><b>1401.2 Conformance.</b> <u>Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code, the International Residential Code (Chapter 51-51 WAC), the International Mechanical Code (Chapter 51-52 WAC), <del>the International Fire Code (Chapter 51-54A WAC), the Uniform Plumbing Code (Chapter 51-56 WAC), The Washington State Energy Code – Commercial (Chapter 51-11C WAC), and the Washington State Energy Code – Residential (Chapter 51-11R WAC) for new buildings or structures</del></u></p> <p><b>EXCEPTION:</b> Group R-3 buildings or structures are not required to comply if:</p> <ol style="list-style-type: none"> <li>1. The original occupancy classification is not changed; and</li> <li>2. The original building is not substantially remodeled or rehabilitated.</li> </ol> <p><u>For the purposes of this section, a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.</u></p> <p><del>The building shall be safe for human occupancy as determined by the International Fire Code and the International Property Maintenance Code. Any repair, alteration or change of occupancy undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field-fabricated elements shall comply with the requirements of the International Building Code or the International Residential Code, as applicable.</del></p>					
51-50-481402	Requirements	1402	1402	Keeping existing amendment:	

**SECTION 1402—REQUIREMENTS****This Section Not Adopted**

**1402.1 Location on the lot.** The building shall be located on the lot in accordance with the requirements of the *International Building Code* or the *International Residential Code*, as applicable.

**[BS] 1402.2 Foundation.** The foundation system of relocated buildings shall comply with the *International Building Code* or the *International Residential Code*, as applicable.

**[BS] 1402.2.1 Connection to the foundation.** The connection of the relocated building to the foundation shall comply with the *International Building Code* or the *International Residential Code*, as applicable.

**[BS] 1402.3 Wind loads.** Buildings shall comply with *International Building Code* or *International Residential Code* wind provisions, as applicable.

**Exceptions:**

- 1.—Detached one and two family dwellings and Group U occupancies where wind loads at the new location are not higher than those at the previous location.
- 2.—Structural elements whose stress is not increased by more than 10 percent.

**[BS] 1402.4 Seismic loads.** Buildings shall comply with *International Building Code* or *International Residential Code* seismic provisions at the new location, as applicable.

**Exceptions:**

- 1.—Structures in Seismic Design Categories A and B and detached one and two family dwellings in Seismic Design Categories A, B and C where the seismic loads at the new location are not higher than those at the previous location.
- 2.—Structural elements whose stress is not increased by more than 10 percent.

**[BS] 1402.5 Snow loads.** Structures shall comply with *International Building Code* or *International Residential Code* snow loads, as applicable, where snow loads at the new location are higher than those at the previous location.

**Exception:** Structural elements whose stress is not increased by more than 5 percent.

**[BS] 1402.6 Flood hazard areas.** If relocated or moved into a *flood hazard area*, structures shall comply with Section 1612 of the *International Building Code*, or Section R306 of the *International Residential Code*, as applicable.

**[BS] 1402.7 Required inspection and repairs.** The *code official* shall be authorized to inspect, or to require *approved* professionals to inspect at the expense of the owner, the various structural parts of a relocated building to verify that structural components and connections have not sustained structural damage. Any *repairs* required by the *code official* as a result of such inspection shall be made prior to the final approval.

**15 Construction Safeguards**

51-50-481500	Facilities required	1501.7	1503.1	Keeping existing amendment:	
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**[BG] 1503.1 Facilities required.** Sanitary facilities shall be provided during construction or demolition activities in accordance with the *Uniform Plumbing Code* ~~*International Plumbing Code*~~.

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