

## Marginal Markings

-  Solid vertical lines indicate technical changes from 2012 IEBC.
-  Dashed vertical lines indicate technical changes in Seattle amendments.
-  Solid deletion arrow indicates IEBC text has been deleted.
-  Hollow arrow indicates Seattle amendments have been deleted.

## Text Markings

Underlining indicates Seattle amendments. ADULT FAMILY HOME.

Italics indicate a defined term. *A dwelling* licensed.

A strikethrough mark indicates Seattle deletions. (~~ADULT FAMILY HOME~~)

# CHAPTER 7

## ALTERATIONS—LEVEL 1

### SECTION 701

#### GENERAL

**701.1 Scope.** Level 1 *alterations* as described in Section 503 shall comply with the requirements of this chapter. (~~(Level 1 alterations to historic buildings shall comply with this chapter, except as modified in Chapter 12.)~~)

**701.2 Conformance.** An *existing building* or portion thereof shall not be altered such that the building becomes less safe than its existing condition.

**Exception:** Where the current level of safety or sanitation is proposed to be reduced, the portion altered shall conform to the requirements of the *International Building Code*.

**[BS] 701.3 Flood hazard areas.** In *flood hazard areas*, *alterations* that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *International Building Code* (~~(, or Section R322 of the International Residential Code, as applicable)~~).

#### SECTION 702

#### BUILDING ELEMENTS AND MATERIALS

**702.1 Interior finishes.** All newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the *International Building Code*.

**702.2 Interior floor finish.** New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804 of the *International Building Code*.

**702.3 Interior trim.** All newly installed interior trim materials shall comply with Section 806 of the *International Building Code*.

**702.4 Window opening control devices.** In Group R-2 or R-3 buildings containing dwelling units (~~(and one and two family dwellings and townhouses regulated by the International Residential Code)~~), window opening control devices complying with ASTM F 2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window:

1. The window is operable;
2. The window replacement includes replacement of the sash and the frame;
- ~~3. One of the following applies:)~~

~~3.~~ ~~(3.1.)~~ In Group R-2 or R-3 buildings containing dwelling units, the top of the sill of the window opening is at a height less than 36 inches (915 mm) above the finished floor; (~~(∅)~~)

~~((3.2. In one- and two-family dwellings and townhouses regulated by the *International Residential Code*, the top sill of the window opening is at a height less than 24 inches (610 mm) above the finished floor;))~~

4. The window will permit openings that will allow passage of a 4-inch-diameter (102 mm) sphere when the window is in its largest opened position; and
5. The vertical distance from the top of the sill of the window opening to the finished grade or other surface below, on the exterior of the building, is greater than 72 inches (1829 mm).

The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by the *International Building Code*.

**Exceptions:**

1. Operable windows where the top of the sill of the window opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below, on the exterior of the room, space or building, and that are provided with window fall prevention devices that comply with ASTM F 2006.
2. Operable windows with openings that are provided with window fall prevention devices that comply with ASTM F 2090.

**702.5 Emergency escape and rescue openings.** Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the *International Residential Code*, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.5 of the *International Building Code* and Sections R310.21 and R310.2.3 of the *International Residential Code* accordingly, provided the replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows required to provide *emergency escape and rescue openings*.

**702.6 Materials and methods.** All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, and ~~((*International*))~~*Uniform Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

**[FG] 702.6.1 International Fuel Gas Code.** The following sections of the *International Fuel Gas Code* shall constitute the fuel gas materials and methods requirements for Level 1 alterations.

1. All of Chapter 3, entitled "General Regulations," except Sections 303.7 and 306.
2. All of Chapter 4, entitled "Gas Piping Installations," except Sections 401.8 and 402.3.
  - 2.1. Sections 401.8 and 402.3 shall apply when the work being performed increases the load on the system such that the existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet code minimums.
3. All of Chapter 5, entitled "Chimneys and Vents."
4. All of Chapter 6, entitled "Specific Appliances."

**SECTION 703  
FIRE PROTECTION**

**703.1 General.** *Alterations* shall be done in a manner that maintains the level of fire protection provided.

**SECTION 704  
MEANS OF EGRESS**

**704.1 General.** *Alterations* shall be done in a manner that maintains the level of protection provided for the means of egress.

**((SECTION 705  
ACCESSIBILITY**

**705.1 General.** ~~A facility that is altered shall comply with the applicable provisions in Sections 705.1.1 through 705.1.14, and Chapter 11 of the *International Building Code* unless it is *technically infeasible*. Where compliance~~

with this section is *technically infeasible*, the alteration shall provide access to the maximum extent that is technically feasible.

A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.

**Exceptions:**

1. The altered element or space is not required to be on an accessible route unless required by Section 705.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing facilities.
3. Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing facilities undergoing less than a Level 3 alteration.
4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units.

**705.1.1 Entrances.** Where an alteration includes alterations to an entrance, and the facility has an accessible entrance on an accessible route, the altered entrance is not required to be accessible unless required by Section 705.2. Signs complying with Section 1111 of the *International Building Code* shall be provided.

**705.1.2 Elevators.** Altered elements of existing elevators shall comply with ASME A17.1/CSA B44 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

**705.1.3 Platform lifts.** 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.

**705.1.4 Ramps.** Where steeper slopes than allowed by Section 1012.2 of the *International Building Code* are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 705.1.4.

**TABLE 705.1.4  
RAMPS**

**705.1.5 Dining areas.** An accessible route to raised or sunken dining areas or to outdoor seating areas is not required provided that the same services and decor are provided in an accessible space usable by any occupant and not restricted to use by people with a disability.

**705.1.6 Jury boxes and witness stands.** In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where ramp or lift access poses a hazard by restricting or projecting into a required means of egress.

**705.1.7 Accessible dwelling or sleeping units.** Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for Accessible units apply only to the quantity of the spaces being altered.

**705.1.8 Type A dwelling or sleeping units.** Where more than 20 Group R-2 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for Type A units and Chapter 9 of the *International Building Code* for visible alarms apply only to the quantity of the spaces being altered.

**705.1.9 Toilet rooms.** Where it is technically infeasible to alter existing toilet and bathing rooms to be accessible, an accessible family or assisted-use toilet or bathing room constructed in accordance with Section 1109.2.1 of the *International Building Code* is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

**705.1.10 Dressing, fitting and locker rooms.** Where it is *technically infeasible* to provide accessible dressing, fitting, or locker rooms at the same location as similar types of rooms, one accessible room on the same level

shall be provided. Where separate sex facilities are provided, accessible rooms for each sex shall be provided. Separate sex facilities are not required where only unisex rooms are provided.

**705.1.11 Fuel dispensers.** Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

**705.1.12 Thresholds.** The maximum height of thresholds at doorways shall be  $\frac{3}{4}$  inch (19.1 mm). Such thresholds shall have beveled edges on each side.

**705.1.13 Extent of application.** An *alteration* of an existing element, space, or area of a *facility* shall not impose a requirement for greater accessibility than that which would be required for new construction. *Alterations* shall not reduce or have the effect of reducing accessibility of a *facility* or portion of a *facility*.

**705.1.14 Amusement rides.** Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original design, the amusement ride shall comply with requirements for new construction in accordance with Section 1110.4.8 of the *International Building Code*.

**705.2 Alterations affecting an area containing a primary function.** Where an *alteration* affects the accessibility to a, or contains an area of, *primary function*, the route to the primary function area shall be accessible. The accessible route to the *primary function* area shall include toilet facilities and drinking fountains serving the area of *primary function*.

**Exceptions:**

1. The costs of providing the accessible route 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.)

**((SECTION 706  
REROOFING**

**[BS] 706.1 General.** Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the *International Building Code*.

**Exception:** Reroofing shall not be required to meet the minimum design slope requirement of one quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the *International Building Code* for roofs that provide positive roof drainage.

**[BS] 706.2 Structural and construction loads.** Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.

**[BS] 706.3 Recovering versus replacement.** New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

**Exceptions:**

1. Complete and separate roofing systems, such as standing seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
2. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 706.4.

3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.
4. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507 of the *International Building Code*.

**[BS] 706.4 Roof recovering.** Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

**[BS] 706.5 Reinstallation of materials.** Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

~~**[BS] 706.6 Flashings.** Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.~~)

## SECTION 707 STRUCTURAL

**[BS] 707.1 General.** Where *alteration* work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section and Section 305.1 and Section 308 shall apply.

**[BS] 707.2 Addition or replacement of roofing or replacement of equipment.** Where addition or replacement of roofing or replacement of equipment results in additional dead loads, structural components supporting such reroofing or equipment shall comply with the gravity load requirements of the *International Building Code*.

### Exceptions:

1. Structural elements where the additional dead load from the roofing or equipment does not increase the force in the element by more than 5 percent.
2. Buildings constructed in accordance with the *International Residential Code* or the conventional light-frame construction methods of the *International Building Code* and where the dead load from the roofing or equipment is not increased by more than 5 percent.
3. Addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m<sup>2</sup>) or less over an existing, single layer of roof covering.

~~**[BS] 707.3 Additional requirements for reroof permits.** The requirements of this section shall apply to *alteration* work requiring reroof permits.~~

~~**[BS] 707.3.1 Bracing for unreinforced masonry bearing wall parapets.** Where a permit is issued for reroofing for more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F that has parapets constructed of unreinforced masonry, the work shall include installation of parapet bracing to resist the reduced *International Building Code* level seismic forces as specified in Section 301.1.4.2 of this code, unless an evaluation demonstrates compliance of such items.~~

~~**[BS] 707.3.2 Roof diaphragms resisting wind loads in high wind regions.** Where roofing materials are removed from more than 50 percent of the roof diaphragm or section of a building located where the ultimate design wind speed,  $V_{ult}$ , determined in accordance with Figure 1609.3(1) of the *International Building Code*, is greater than 115 mph (51 m/s) or in a special wind region, as defined in Section 1609 of the *International Building Code*, roof diaphragms, connections of the roof diaphragm to roof framing members, and roof to wall connections shall be evaluated for the wind loads specified in the *International Building Code*, including wind uplift. If the diaphragms and connections in their current condition are not capable of resisting at least 75 percent of those wind loads, they shall be replaced or strengthened in accordance with the loads specified in the *International Building Code*.)~~

**((SECTION 708  
ENERGY CONSERVATION**

**708.1 Minimum requirements.** ~~Level 1 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.)~~