CHAPTER 34
EXISTING BUILDINGS AND STRUCTURES

Note: Chapter 34 is not adopted in Seattle. Existing buildings are regulated by the International Existing Building Code.

SECTION 3401
GENERAL

3401.1 Scope. The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing buildings and structures.

Exception: Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.

3401.2 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner’s designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

3401.3 Compliance. 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 the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code, International Residential Code and NFPA 70. Where provisions of the other codes conflict with provisions of this chapter, the provisions of this chapter shall take precedence.

3401.4 Building materials and systems. Building materials and systems shall comply with the requirements of this section.

3401.4.1 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe per Section 116.

3401.4.2 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

3401.4.3 Existing seismic force-resisting systems. Where the existing seismic force-resisting system is a type that can be designated ordinary, values of $R$, $\Omega$, and $C_f$ for the existing seismic force-resisting system shall be those specified by this code for an ordinary system unless it is demonstrated that the existing system will provide performance equivalent to that of a detailed, intermediate or special system.

3401.5 Dangerous conditions. The building official shall have the authority to require the elimination of conditions deemed dangerous.

3401.6 Alternative compliance. Work performed in accordance with the International Existing Building Code shall be deemed to comply with the provisions of this chapter.

SECTION 3402
DEFINITIONS

3402.1 Definitions. The following terms are defined in Chapter 2:

DANGEROUS.

EXISTING STRUCTURE.

PRIMARY FUNCTION.

SUBSTANTIAL STRUCTURAL DAMAGE.

TECHNICALLY INFEASIBLE.

SECTION 3403
ADDITIONS

3403.1 General. Additions to any building or structure shall comply with the requirements of this code for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming with the provisions of this code than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5.

3403.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3, any addition that constitutes substantial improvement of the existing structure, as defined in Section 202, shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3, any additions that do not constitute...
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substantial improvement of the existing structure, as defined in Section 202, are not required to comply with the flood design requirements for new construction.

3403.3 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an addition and its related alterations cause an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by this code for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased shall be considered an altered element subject to the requirements of Section 3404.3. Any existing element that will form part of the lateral load path for any part of the addition shall be considered an existing lateral load-carrying structural element subject to the requirements of Section 3403.4.

3403.3.1 Design live load. Where the addition does not result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads approved prior to the addition. If the approved live load is less than that required by Section 1607, the area designed for the non-conforming live load shall be posted with placards of approved design indicating the approved live load. Where the addition does result in increased design live load, the live load required by Section 1607 shall be used.

3403.4 Existing structural elements carrying lateral load. Where the addition is structurally independent of the existing structure, existing lateral load-carrying structural elements shall be permitted to remain unaltered. Where the addition is not structurally independent of the existing structure, the existing structure and its addition acting together as a single structure shall be shown to meet the requirements of Sections 1609 and 1613.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the addition considered is no more than 10 percent greater than its demand-capacity ratio with the addition ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces in accordance with Sections 1609 and 1613. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacities shall account for the cumulative effects of additions and alterations since original construction.

3403.5 Smoke alarms in existing portions of a building. Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be provided with smoke alarms in accordance with Section 1103.8 of the International Fire Code.

SECTION 3404
ALTERATIONS

3404.1 General. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure 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 shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.

2. Handrails otherwise required to comply with Section 1009.15 shall not be required to comply with the requirements of Section 1012.6 regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

3404.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3, any alteration that constitutes substantial improvement of the existing structure, as defined in Section 202, shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3, any alterations that do not constitute substantial improvement of the existing structure, as defined in Section 202, are not required to comply with the flood design requirements for new construction.

3404.3 Existing structural elements carrying gravity load. Any existing gravity load-carrying structural element for which an alteration causes an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced or otherwise altered as needed to carry the increased gravity load required by this code for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the alteration shall be shown to have the capacity to resist the applicable design gravity loads required by this code for new structures.

3404.3.1 Design live load. Where the alteration does not result in increased design live load, existing gravity load-carrying structural elements shall be permitted to be evaluated and designed for live loads approved prior to the alteration. If the approved live load is less than that required by Section 1607, the area designed for the non-conforming live load shall be posted with placards of approved design indicating the approved live load. Where the alteration does result in increased design live load, the live load required by Section 1607 shall be used.

3404.4 Existing structural elements carrying lateral load. Except as permitted by Section 3404.5, where the alteration increases design lateral loads in accordance with Section 1609 or 1613, or where the alteration results in a structural irregularity as defined in ASCE 7, or where the alteration decreases the capacity of any existing lateral load-carrying structural element, the structure of the altered building or
structure shall be shown to meet the requirements of Sections 1609 and 1613.

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the alteration considered is no more than 10 percent greater than its demand-capacity ratio with the alteration ignored shall be permitted to remain unaltered. For purposes of calculating demand-capacity ratios, the demand shall consider applicable load combinations with design lateral loads or forces per Sections 1609 and 1613. For purposes of this exception, comparisons of demand-capacity ratios and calculation of design lateral loads, forces, and capacities shall account for the cumulative effects of additions and alterations since original construction.

3404.5 Voluntary seismic improvements. Alterations to existing structural elements or additions of new structural elements that are not otherwise required by this chapter and are initiated for the purpose of improving the performance of the seismic force-resisting system of an existing structure or the performance of seismic bracing or anchorage of existing nonstructural elements shall be permitted, provided that an engineering analysis is submitted demonstrating the following:

1. The altered structure and the altered nonstructural elements are no less conforming with the provisions of this code with respect to earthquake design than they were prior to the alteration.
2. New structural elements are detailed as required for new construction.
3. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required 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.

3404.6 Smoke alarms. Individual sleeping units and individual dwelling units in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with Section 1103.8 of the International Fire Code.

SECTION 3405 REPAIRS

3405.1 General. Buildings and structures, and parts thereof, shall be repaired in compliance with Section 3405 and 3401.2. 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 the requirements for alterations in this chapter. Routine maintenance required by Section 3401.2, ordinary repairs exempt from permit in accordance with Section 105.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

3405.2 Substantial structural damage to vertical elements of the lateral force-resisting system. A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 3405.2.1 through 3405.2.3.

Exceptions:

1. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

3405.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the building official. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of this code for wind and earthquake loads.

Wind loads for this evaluation shall be those prescribed in Section 1609. Earthquake loads for this evaluation, if required, shall be permitted to be 75 percent of those prescribed in Section 1613.

3405.2.2 Extent of repair for compliant buildings. If the evaluation establishes compliance of the pre-damage building in accordance with Section 3405.2.1, then repairs shall be permitted that restore the building to its pre-damage state, based on material properties and design strengths applicable at the time of original construction.

3405.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish compliance of the pre-damage building in accordance with Section 3404.2.1, then the building shall be rehabilitated to comply with applicable provisions of this code for load combinations that include wind or seismic loads. The wind loads for the repair shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be as required by this code. Earthquake loads for this rehabilitation design shall be those required for the design of the pre-damage building, but not less than 75 percent of those prescribed in Section 1613. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of this code for new buildings of similar structure, purpose and location.

3405.3 Substantial structural damage to gravity load-carrying components. Gravity load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions of this code for dead and live loads. Snow loads shall be considered if the substantial structural damage was caused by or related to snow load effects. Existing gravity load-carrying structural elements shall be permitted to be designed for live loads approved prior to the damage. Nondamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated or shown to have the capacity to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the
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detailing provisions of this code for new buildings of similar structure, purpose and location.

3405.3.1 Lateral force-resisting elements. Regardless of the level of damage to vertical elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or earthquake effects, then the building shall be evaluated in accordance with Section 3405.2.1 and, if noncompliant, rehabilitated in accordance with Section 3405.2.3.

Exceptions:
1. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.

3405.4 Less than substantial structural damage. For damage less than substantial structural damage, repairs shall be allowed that restore the building to its pre-damage state, based on material properties and design strengths applicable at the time of original construction. New structural members and connections used for this repair shall comply with the detailing provisions of this code for new buildings of similar structure, purpose and location.

3405.5 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 1612.3, any repair that constitutes substantial improvement of the existing structure, as defined in Section 202, shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in flood hazard areas established in Section 1612.3, any repairs that do not constitute substantial improvement or repair of substantial damage of the existing structure, as defined in Section 202, are not required to comply with the flood design requirements for new construction.

SECTION 3406
FIRE ESCAPES

3406.1 Where permitted. Fire escapes shall be permitted only as provided for in Sections 3406.1.1 through 3406.1.4.

3406.1.1 New buildings. Fire escapes shall not constitute any part of the required means of egress in new buildings.

3406.1.2 Existing fire escapes. Existing fire escapes shall be continued to be accepted as a component in the means of egress in existing buildings only.

3406.1.3 New fire escapes. New fire escapes for existing buildings shall be permitted only where exterior stairs cannot be utilized due to lot lines limiting stair size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

3406.1.4 Limitations. Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required exit capacity.

3406.2 Location. Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 7 feet (2134 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counterbalanced stairway to the street. In alleys and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

3406.3 Construction. The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Type III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

3406.4 Dimensions. Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm) and landings at the foot of stairs not less than 40 inches (1016 mm) wide by 36 inches (914 mm) long, located not more than 8 inches (203 mm) below the door.

3406.5 Opening protectives. Doors and windows along the fire escape shall be protected with 1/2-hour opening protectives.

SECTION 3407
GLASS REPLACEMENT

3407.1 Conformance. The installation or replacement of glass shall be as required for new installations.

SECTION 3408
CHANGE OF OCCUPANCY

3408.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

3408.2 Certificate of occupancy. A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.
3408.3 Stairways. An existing stairway shall not be required to comply with the requirements of Section 1009 where the existing space and construction does not allow a reduction in pitch or slope.

3408.4 Seismic. When a change of occupancy results in a structure being reclassified to a higher risk category, the structure shall conform to the seismic requirements for a new structure of the higher risk category.

Exceptions:

1. Specific seismic detailing requirements of Section 1613 for a new structure shall not be required to be met where the seismic performance is shown to be equivalent to that of a new structure. A demonstration of equivalence shall consider the regularity, overstrength, redundancy and ductility of the structure.

2. When a change of use results in a structure being reclassified from Risk Category I or II to Risk Category III and the structure is located where the seismic coefficient, $S_{\text{loc}}$, is less than 0.33, compliance with the seismic requirements of Section 1316 are not required.

SECTION 3409
HISTORIC BUILDINGS

3409.1 Historic buildings. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

3409.2 Flood hazard areas. Within flood hazard areas established in accordance with Section 1612.3, the work proposed constitutes substantial improvement as defined in Section 202, the building shall be brought into compliance with Section 1612.

Exception: Historic buildings that are:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

SECTION 3410
MOVED STRUCTURES

3410.1 Conformance. Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

SECTION 3411
ACCESSIBILITY FOR EXISTING BUILDINGS

3411.1 Scope. The provisions of Sections 3411.3 through 3411.9 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

3411.2 Maintenance of facilities. A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.

3411.3 Extent of application. An alteration of an existing 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.

3411.4 Change of occupancy. Existing buildings that undergo a change of group or occupancy shall comply with this section.

Exception: Type B dwelling units or sleeping units required by Section 1107 of this code are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the aggregate area of the building.

3411.4.1 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with Sections 3411.6, 3411.7 and 3411.8.

3411.4.2 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall comply with Section 3411.4.1 and shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

3411.5 Additions. Provisions for new construction shall apply to additions. An addition that affects the accessibility
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to, or contains an area of, a *primary function* shall comply with the requirements in Section 3411.7.

3411.6 Alterations. A *facility* that is altered shall comply with the applicable provisions in Chapter 11 of this code, unless technically infeasible. Where compliance with this section is technically infeasible, the *alteration* shall provide access to the maximum extent technically feasible.

**Exceptions:**
1. The altered element or space is not required to be on an *accessible route*, unless required by Section 3411.7.
2. *Accessible means of egress* required by Chapter 10 are not required to be provided in existing facilities.
3. The *alteration* to Type A individually owned *dwelling units* within a Group R-2 occupancy shall be permitted to meet the provision for a Type B *dwelling unit*.
4. Type B *dwelling or sleeping units* required by Section 1107 of this code are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with *alterations* where the work area is 50 percent or less of the aggregate area of the building.

3411.7 Alterations affecting an area containing a *primary function*. Where an *alteration* affects the accessibility to, or contains an area of a *primary function*, the route to the *primary function area* shall be accessible. The *accessible route* to the *primary function area* shall include toilet facilities or 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 a *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*.

3411.8 Scoping for *alterations*. The provisions of Sections 3411.8.1 through 3411.8.14 shall apply to *alterations* to existing buildings and facilities.

3411.8.1 *Entrances*. *Accessible* entrances shall be provided in accordance with Section 1105.

*Exception*: Where an *alteration* includes *alterations* to an entrance, and the *facility* has an *accessible entrance*, the altered entrance is not required to be *accessible*, unless required by Section 3411.7. *Signs* complying with Section 1110 shall be provided.

3411.8.2 *Elevators*. *Altered elements* of existing elevators shall comply with ASME A17.1 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.

3411.8.3 *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*.

3411.8.4 *Stairs and escalators* in existing buildings. In *alterations*, change of occupancy or *additions* where an escalator or *stair* is added where none existed previously and major structural modifications are necessary for installation, an *accessible route* shall be provided between the levels served by the escalator or *stairs* in accordance with Sections 1104.4 and 1104.5.

3411.8.5 *Ramps*. Where slopes steeper than allowed by Section 1010.2 are necessitated by space limitations, the slope of ramps in or providing access to existing *facilities* shall comply with Table 3411.8.5.

<table>
<thead>
<tr>
<th>SLOPE</th>
<th>MAXIMUM RISE</th>
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<tbody>
<tr>
<td>Steeper than 1:10 but not steeper than 1:8</td>
<td>3 inches</td>
</tr>
<tr>
<td>Steeper than 1:12 but not steeper than 1:10</td>
<td>6 inches</td>
</tr>
</tbody>
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*For SI: 1 inch = 25.4 mm.*

3411.8.6 *Performance areas*. Where it is *technically infeasible* to alter performance areas to be on an *accessible route*, at least one of each type of performance area shall be made accessible.

3411.8.7 *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 or added, the requirements of Section 1107 for *Accessible units* apply only to the quantity of spaces being altered or added.

3411.8.8 *Type A dwelling or sleeping units*. Where more than 20 Group R-2 *dwelling or sleeping units* are being altered or added, the requirements of Section 1107 for Type A *units* apply only to the quantity of the spaces being altered or added.

3411.8.9 *Type B dwelling or sleeping units*. Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 *dwelling or sleeping units* are being altered or added, the requirements of Section 1107 for Type B *units* apply only to the quantity of the spaces being altered or added.

3411.8.10 *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 the ramp or lift access restricts or projects into the means of egress.

3411.8.11 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 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.

3411.8.12 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.

3411.8.13 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.

3411.8.14 Thresholds. The maximum height of thresholds at doorways shall be 3/4 inch (19.1 mm). Such thresholds shall have beveled edges on each side.

3411.9 Historic buildings. These provisions shall apply to facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, as determined by the applicable governing authority, the alternative requirements of Sections 3411.9.1 through 3411.9.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 are not required to be provided in historical buildings.

3411.9.1 Site arrival points. At least one accessible route from a site arrival point to an accessible entrance shall be provided.

3411.9.2 Multilevel buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

3411.9.3 Entrances. At least one main entrance shall be accessible.

Exceptions:

1. If a main entrance cannot be made accessible, an accessible nonpublic entrance that is unlocked while the building is occupied shall be provided; or

2. If a main entrance cannot be made accessible, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1110 shall be provided at the primary entrance and the accessible entrance.

3411.9.4 Toilet and bathing facilities. Where toilet rooms are provided, at least one accessible family or assisted-use toilet room complying with Section 1109.2.1 shall be provided.

SECTION 3412
COMPLIANCE ALTERNATIVES

3412.1 Compliance. The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy without requiring full compliance with Chapters 2 through 33, or Sections 3401.3, and 3403 through 3409, except where compliance with other provisions of this code is specifically required in this section.

3412.2 Applicability. Structures existing prior to [DATE TO BE INSERTED BY THE JURISDICTION]. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION, in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

3412.2.1 Change in occupancy. Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

3412.2.2 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, and that portion is separated from the remainder of the building with fire barriers or horizontal assemblies having a fire-resistance rating as required by Table 508.4 for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to comply with the provisions of this section.

Where a portion of the building is changed to a new occupancy classification, and that portion is not separated from the remainder of the building with fire barriers or horizontal assemblies having a fire-resistance rating as required by Table 508.4 for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.
3412.3 Additions. Additions to existing buildings shall comply with the requirements of this code for new construction. The combined height and area of the existing building and the new addition shall not exceed the height and area allowed by Chapter 5. Where a fire wall that complies with Section 706 is provided between the addition and the existing building, the addition shall be considered a separate building.

3412.4 Alterations and repairs. An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33.

3412.4.1 Flood hazard areas. For existing buildings located in flood hazard areas established in Section 1612.3, if the alterations and repairs constitute substantial improvement of the existing building, the existing building shall be brought into compliance with the requirements for new construction for flood design.

3412.4.5 Accessibility requirements. All portions of the buildings proposed for change of occupancy shall conform to the accessibility provisions of Section 3411.

3412.3 Acceptance. For repairs, alterations, additions and changes of occupancy to existing buildings that are evaluated in accordance with this section, compliance with this section shall be accepted by the building official.

3412.3.1 Hazards. Where the building official determines that an unsafe condition exists, as provided for in Section 116, such unsafe condition shall be abated in accordance with Section 116.

3412.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code and the International Property Maintenance Code.

3412.4 Investigation and evaluation. For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section.

3412.4.1 Structural analysis. The owner shall have a structural analysis of the existing building made to determine adequacy of structural systems for the proposed alteration, addition or change of occupancy. The analysis shall demonstrate that the building with the work completed is capable of resisting the loads specified in Chapter 16.

3412.4.2 Submittal. The results of the investigation and evaluation as required in Section 3412.4, along with proposed compliance alternatives, shall be submitted to the building official.

3412.4.3 Determination of compliance. The building official shall determine whether the existing building, with the proposed addition, alteration or change of occupancy, complies with the provisions of this section in accordance with the evaluation process in Sections 3412.5 through 3412.9.

3412.5 Evaluation. The evaluation shall be comprised of three categories: fire safety, means of egress and general safety, as defined in Sections 3412.5.1 through 3412.5.3.

3412.5.1 Fire safety. Included within the fire safety category are the structural fire resistance, automatic fire detection, fire alarm, automatic sprinkler system and fire suppression system features of the facility.

3412.5.2 Means of egress. Included within the means of egress category are the configuration, characteristics and support features for means of egress in the facility.

3412.5.3 General safety. Included within the general safety category are the fire safety parameters and the means of egress parameters.

3412.6 Evaluation process. The evaluation process specified herein shall be followed in its entirety to evaluate existing buildings. Table 3412.7 shall be utilized for tabulating the results of the evaluation. References to other sections of this code indicate that compliance with those sections is required in order to gain credit in the evaluation herein outlined. In applying this section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 3412.6.16, the score for each occupancy shall be determined and the lower score determined for each section of the evaluation process shall apply to the entire building.

Where the separation between mixed occupancies qualifies for any category indicated in Section 3412.6.16, the score for each occupancy shall apply to each portion of the building based on the occupancy of the space.

3412.6.1 Building height. The value for building height shall be the lesser value determined by the formula in Section 3412.6.1.1. Chapter 5 shall be used to determine the allowable height of the building, including allowable increases due to automatic sprinklers as provided for in Section 504.2. Subtract the actual building height in feet from the allowable and divide by 12 1/2 feet. Enter the height value and its sign (positive or negative) in Table 3412.7 under Safety Parameter 3412.6.1. Building Height, for fire safety, means of egress and general safety. The maximum score for a building shall be 10.

3412.6.1.1 Height formula. The following formulas shall be used in computing the building height value.

\[
\text{Height value, feet} = \frac{(AH) - (EBH)}{12.5} \times CF
\]

(Equation 34-1)

\[
\text{Height value, feet} = (AS - EBS) \times CF
\]

(Equation 34-2)

where:

\(AH\) = Allowable height in feet from Table 503.

\(EBH\) = Existing building height in feet.

\(AS\) = Allowable height in stories from Table 503.
3412.6.2 Building area. The value for building area shall be determined by the formula in Section 3412.6.2.2. Section 503 and the formula in Section 3412.6.2.1 shall be used to determine the allowable area of the building. This shall include any allowable increases due to frontage and automatic sprinklers as provided for in Section 506. Subtract the actual building area in square feet from the allowable area and divide by 1,200 square feet. Enter the area value and its sign (positive or negative) in Table 3412.7 under Safety Parameter 3412.6.2, Building Area, for fire safety, means of egress and general safety. In determining the area value, the maximum permitted positive value for area is 50 percent of the fire safety score as listed in Table 3412.8, Mandatory Safety Scores.

3412.6.2.1 Allowable area formula. The following formula shall be used in computing allowable area:

\[
A_a = [A + (A_x \times I_x) + (A_y \times I_y)]
\]  
(Equation 34-3)

where:

- \(A\) = Allowable building area per story (square feet).
- \(A_x\) = Tabular building area per story in accordance with Table 503 (square feet).
- \(I_x\) = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3.
- \(I_y\) = Area increase factor due to frontage as calculated in accordance with Section 506.2.

3412.6.2.2 Area formula. The following formula shall be used in computing the area value. Determine the area value for each occupancy floor area on a floor-by-floor basis. For each occupancy, choose the minimum area value of the set of values obtained for the particular occupancy

\[
Area\ value \, i = \frac{\text{Allowable area}}{1,200\text{square feet}} \times \left( \frac{\text{Actual area}_1 + \cdots + \text{Actual area}_n}{\text{Allowable area}_1 + \cdots + \text{Allowable area}_n} \right)
\]  
(Equation 34-4)

where:

- \(i\) = Value for an individual separated occupancy on a floor.
- \(n\) = Number of separated occupancies on a floor.

3412.6.3 Compartmentation. Evaluate the compartments created by fire barriers or horizontal assemblies which comply with Sections 3412.6.3.1 and 3412.6.3.2 and which are exclusive of the wall elements considered under Sections 3412.6.4 and 3412.6.5. Conforming compartments shall be figured as the net area and do not include shafts, chases, stairways, walls or columns. Using Table 3412.6.3, determine the appropriate compartmentation value (CV) and enter that value into Table 3412.7 under Safety Parameter 3412.6.3, Compartmentation, for fire safety, means of egress and general safety.

3412.6.3.1 Wall construction. A wall used to create separate compartments shall be a fire barrier conforming to Section 707 with a fire-resistance rating of not less than 2 hours. Where the building is not divided into more than one compartment, the compartment size shall be taken as the total floor area on all floors. Where there is more than one compartment within a story, each compartmented area on such story shall be provided with a horizontal exit conforming to Section 1025. The fire door serving as the horizontal exit between compartments shall be so installed, fitted and gasketed that such fire door will provide a substantial barrier to the passage of smoke.

3412.6.3.2 Floor/ceiling construction. A floor/ceiling assembly used to create compartments shall conform to Section 711 and shall have a fire-resistance rating of not less than 2 hours.

3412.6.4 Tenant and dwelling unit separations. Evaluate the fire-resistance rating of floors and walls separating tenants, including dwelling units, and not evaluated under Sections 3412.6.3 and 3412.6.5. Under the categories and occupancies in Table 3412.6.4, determine the appropriate value and enter that value in Table 3412.7 under Safety Parameter 3412.6.4, Tenant and Dwelling Unit Separations, for fire safety, means of egress and general safety.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>0</td>
</tr>
<tr>
<td>A-2</td>
<td>-5</td>
</tr>
<tr>
<td>A-3, A-4, B, E, F, M, S-1</td>
<td>-4</td>
</tr>
<tr>
<td>R</td>
<td>-4</td>
</tr>
<tr>
<td>S-2</td>
<td>-5</td>
</tr>
</tbody>
</table>

3412.6.4.1 Categories. The categories for tenant and dwelling unit separations are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic-closing.

2. Category b—Fire partitions or floor assemblies with less than a 1-hour fire-resistance rating or not constructed in accordance with Sections 708 or 711.

3. Category c—Fire partitions with a 1-hour or greater fire-resistance rating constructed in accordance with Section 708 and floor assemblies with a 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 711, or with only one tenant within the floor area.
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4. Category d—Fire barriers with a 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 707 and floor assemblies with a 2-hour or greater fire-resistance rating constructed in accordance with Section 711.

5. Category e—Fire barriers and floor assemblies with a 2-hour or greater fire-resistance rating and constructed in accordance with Sections 707 and 711, respectively.

3412.6.5 Corridor walls. Evaluate the fire-resistance rating and degree of completeness of walls which create corridors serving the floor, and constructed in accordance with Section 1018. This evaluation shall not include the wall elements considered under Sections 3412.6.3 and 3412.6.4. Under the categories and groups in Table 3412.6.5, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.5, Corridor Walls, for fire safety, means of egress and general safety.

**TABLE 3412.6.5**

<table>
<thead>
<tr>
<th>CORRIDOR WALL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANCY</td>
</tr>
<tr>
<td>A-1</td>
</tr>
<tr>
<td>A-2</td>
</tr>
<tr>
<td>A-3, F, M, R, S-1</td>
</tr>
<tr>
<td>A-4, B, E, S-2</td>
</tr>
</tbody>
</table>

a. Corridors not providing at least one-half the travel distance for all occupants on a floor shall be category b.

3412.6.5.1 Categories. The categories for Corridor Walls are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.

2. Category b—Less than 1-hour fire-resistance rating or not constructed in accordance with Section 708.4.

3. Category c—1-hour to less than 2-hour fire-resistance rating, with doors conforming to Section 716 or without corridors as permitted by Section 1018.

4. Category d—2-hour or greater fire-resistance rating, with doors conforming to Section 716.

3412.6.6 Vertical openings. Evaluate the fire-resistance rating of exit enclosures, hoistways, escalator openings and other shaft enclosures within the building, and openings between two or more floors. Table 3412.6.6(1) contains the appropriate protection values. Multiply that value by the construction type factor found in Table 3412.6.6(2). Enter the vertical opening value and its sign (positive or negative) in Table 3412.7 under Safety Parameter 3412.6.6, Vertical Openings, for fire safety, means of egress, and general safety. If the structure is a one-story building or if all the unenclosed vertical openings within the building conform to the requirements of Section 708, enter a value of 2. The maximum positive value for this requirement shall be 2.

**TABLE 3412.6.6(1)**

<table>
<thead>
<tr>
<th>VERTICAL OPENING PROTECTION VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROTECTION</td>
</tr>
<tr>
<td>None (unprotected opening)</td>
</tr>
<tr>
<td>Less than 1 hour</td>
</tr>
<tr>
<td>1 to less than 2 hours</td>
</tr>
<tr>
<td>2 hours or more</td>
</tr>
</tbody>
</table>

**TABLE 3412.6.6(2)**

<table>
<thead>
<tr>
<th>CONSTRUCTION-TYPE FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE OF CONSTRUCTION</td>
</tr>
<tr>
<td>IA</td>
</tr>
<tr>
<td>1.2</td>
</tr>
</tbody>
</table>

3412.6.6.1 Vertical opening formula. The following formula shall be used in computing vertical opening value.

\[ VO = PV \times CF \]  

(Equation 34-5)

where:

\[ VO = \text{Vertical opening value.} \]
\[ PV = \text{Protection value [Table 3412.6.6(1)].} \]
\[ CF = \text{Construction type factor [Table 3412.6.6(2)].} \]

3412.6.3 Compartmentation values. For SI: 1 square foot = 0.093 m².

**TABLE 3412.6.3**

<table>
<thead>
<tr>
<th>COMPARTMENTATION VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCUPANCY</td>
</tr>
<tr>
<td>A-1, A-3</td>
</tr>
<tr>
<td>A-2</td>
</tr>
<tr>
<td>A-4, B, E, S-2</td>
</tr>
<tr>
<td>F, M, R, S-1</td>
</tr>
</tbody>
</table>

For SI: 1 square foot = 0.093 m².

a. For areas between categories, the compartmentation value shall be obtained by linear interpolation.
3412.6.7 HVAC systems. Evaluate the ability of the HVAC system to resist the movement of smoke and fire beyond the point of origin. Under the categories in Section 3412.6.7.1, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.7, HVAC Systems, for fire safety, means of egress and general safety.

3412.6.7.1 Categories. The categories for HVAC systems are:

1. Category a—Plenums not in accordance with Section 602 of the International Mechanical Code. -10 points.
2. Category b—Air movement in egress elements not in accordance with Section 1018.5. -5 points.
3. Category c—Both categories a and b are applicable. -15 points.
4. Category d—Compliance of the HVAC system with Section 1018.5 and Section 602 of the International Mechanical Code. 0 points.
5. Category e—Systems serving one story; or a central boiler/chiller system without ductwork connecting two or more stories. 5 points.

3412.6.8 Automatic fire detection. Evaluate the smoke detection capability based on the location and operation of automatic fire detectors in accordance with Section 907 and the International Mechanical Code. Under the categories and occupancies in Table 3412.6.8, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.8, Automatic Fire Detection, for fire safety, means of egress and general safety.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1, A-3, F, M, R, S-1</td>
<td>-10</td>
</tr>
<tr>
<td>A-2</td>
<td>-25</td>
</tr>
<tr>
<td>A-4, B, E, S-2</td>
<td>-4</td>
</tr>
</tbody>
</table>

3412.6.8.1 Categories. The categories for automatic fire detection are:

1. Category a—None.
2. Category b—Existing smoke detectors in HVAC systems and maintained in accordance with the International Fire Code.
3. Category c—Smoke detectors in HVAC systems. The detectors are installed in accordance with the requirements for new buildings in the International Mechanical Code.
4. Category d—Smoke detectors throughout all floor areas other than individual sleeping units, tenant spaces and dwelling units.

5. Category e—Smoke detectors installed throughout the floor area.

3412.6.9 Fire alarm systems. Evaluate the capability of the fire alarm system in accordance with Section 907. Under the categories and occupancies in Table 3412.6.9, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.9, Fire Alarm Systems, for fire safety, means of egress and general safety.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1, A-2, A-3, A-4, B, E, R</td>
<td>-10</td>
</tr>
<tr>
<td>F, M, S</td>
<td>0</td>
</tr>
</tbody>
</table>

a. For buildings equipped throughout with an automatic sprinkler system, add 2 points for activation by a sprinkler waterflow device.

3412.6.9.1 Categories. The categories for fire alarm systems are:

1. Category a—None.
2. Category b—Fire alarm system with manual fire alarm boxes in accordance with Section 907.4 and alarm notification appliances in accordance with Section 907.5.2.
3. Category c—Fire alarm system in accordance with Section 907.
4. Category d—Category c plus a required emergency voice/alarm communications system and a fire command center that conforms to Section 403.4.6 and contains the emergency voice/alarm communications system controls, fire department communication system controls and any other controls specified in Section 911 where those systems are provided.

3412.6.10 Smoke control. Evaluate the ability of a natural or mechanical venting, exhaust or pressurization system to control the movement of smoke from a fire. Under the categories and occupancies in Table 3412.6.10, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.10, Smoke Control, for means of egress and general safety.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1, A-2, A-3</td>
<td>0</td>
</tr>
<tr>
<td>A-4, E</td>
<td>0</td>
</tr>
<tr>
<td>B, M, R</td>
<td>0</td>
</tr>
<tr>
<td>F, S</td>
<td>0</td>
</tr>
</tbody>
</table>

a. This value shall be 0 if compliance with Category d or e in Section 3412.6.8.1 has not been obtained.
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3412.6.10.1 Categories. The categories for smoke control are:

1. Category a—None.

2. Category b—The building is equipped throughout with an automatic sprinkler system. Openings are provided in exterior walls at the rate of 20 square feet (1.86 m²) per 50 linear feet (15 240 mm) of exterior wall in each story and distributed around the building perimeter at intervals not exceeding 50 feet (15 240 mm). Such openings shall be readily openable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.

3. Category c—One enclosed exit stairway, with ready access thereto, from each occupied floor of the building. The stairway has operable exterior windows and the building has openings in accordance with Category b.

4. Category d—One smokeproof enclosure and the building has openings in accordance with Category b.

5. Category e—The building is equipped throughout with an automatic sprinkler system. Each floor area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other floor areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the floor area. Supply air by mechanical means to the floor area is not required. Containment of smoke shall be considered as confining smoke to the floor area involved without migration to other floor areas. Any other tested and approved design which will adequately accomplish smoke containment is permitted.

6. Category f—Each stairway shall be one of the following: a smokeproof enclosure in accordance with Section 1022.10; pressurized in accordance with Section 909.20.5 or shall have operable exterior windows.

3412.6.11 Means of egress capacity and number. Evaluate the means of egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to the following sections of this code: 1003.7, 1004, 1005, 1014.2, 1014.3, 1015.2, 1021, 1024.1, 1027.2, 1027.5, 1028.2, 1028.3, 1028.4 and 1029. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 3406.

Under the categories and occupancies in Table 3412.6.11, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.11, Means of Egress Capacity, for means of egress and general safety.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a</td>
</tr>
<tr>
<td>A-1, A-2, A-3, A-4, E</td>
<td>-10</td>
</tr>
<tr>
<td>M</td>
<td>-3</td>
</tr>
<tr>
<td>B, F, S</td>
<td>-1</td>
</tr>
<tr>
<td>R</td>
<td>-3</td>
</tr>
</tbody>
</table>

a. The values indicated are for buildings six stories or less in height. For buildings over six stories above grade plane, add an additional -10 points.

3412.6.11.1 Categories. The categories for Means of Egress Capacity and number of exits are:

1. Category a—Compliance with the minimum required means of egress capacity or number of exits is achieved through the use of a fire escape in accordance with Section 3406.

2. Category b—Capacity of the means of egress complies with Section 1004 and the number of exits complies with the minimum number required by Section 1021.

3. Category c—Capacity of the means of egress is equal to or exceeds 125 percent of the required means of egress capacity, the means of egress complies with the minimum required width dimensions specified in the code and the number of exits complies with the minimum number required by Section 1021.

4. Category d—The number of exits provided exceeds the number of exits required by Section 1021. Exits shall be located a distance apart from each other equal to not less than that specified in Section 1015.2.

5. Category e—The area being evaluated meets both Categories c and d.

3412.6.12 Dead ends. In spaces required to be served by more than one means of egress, evaluate the length of the exit access travel path in which the building occupants are confined to a single path of travel. Under the categories and occupancies in Table 3412.6.12, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.12, Dead Ends, for means of egress and general safety.
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TABLE 3412.6.12 DEAD-END VALUES

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1, A-3, A-4, B, E, F, M, R, S</td>
<td>-2 0 2</td>
</tr>
<tr>
<td>A-2, E</td>
<td>-2 0 2</td>
</tr>
</tbody>
</table>

a. For dead-end distances between categories, the dead-end value shall be obtained by linear interpolation.

3412.6.12.1 Categories. The categories for dead ends are:
1. Category a—Dead end of 35 feet (10 670 mm) in nonsprinklered buildings or 70 feet (21 340 mm) in sprinklered buildings.
2. Category b—Dead end of 20 feet (6096 mm); or 50 feet (15 240 mm) in Group B in accordance with Section 1018.4, exception 2.
3. Category c—No dead ends; or ratio of length to width (l/w) is less than 2.5:1.

3412.6.13 Maximum exit access travel distance. Evaluate the length of exit access travel to an approved exit. Determine the appropriate points in accordance with the following equation and enter that value into Table 3412.7 under Safety Parameter 3412.6.13, Maximum Exit Access Travel Distance, for means of egress and general safety. The maximum allowable exit access travel distance shall be determined in accordance with Section 1016.1.

(Equation 34-6)

3412.6.14 Elevator control. Evaluate the passenger elevator equipment and controls that are available to the fire department to reach all occupied floors. Emergency recall and in-car operation of elevator controls shall be provided in accordance with the International Fire Code. Under the categories and occupancies in Table 3412.6.14, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.14, Elevator Control, for fire safety, means of egress and general safety. The values shall be zero for a single-story building.

3412.6.14.1 Categories. The categories for elevator controls are:
1. Category a — No elevator.
2. Category b—Any elevator without Phase I emergency recall operation and Phase II emergency in-car operation.
3. Category c — All elevators with Phase I emergency recall operation and Phase II emergency in-car operation as required by the International Fire Code.
4. Category d—All meet Category c; or Category b where permitted to be without Phase I emergency recall operation and Phase II emergency in-car operation; and at least one elevator that complies with new construction requirements serves all occupied floors.

3412.6.15 Means of egress emergency lighting. Evaluate the presence of and reliability of means of egress emergency lighting. Under the categories and occupancies in Table 3412.6.15, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.15, Means of Egress Emergency Lighting, for means of egress and general safety.

<table>
<thead>
<tr>
<th>NUMBER OF EXITS REQUIRED</th>
<th>CATEGORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a  b  c</td>
</tr>
<tr>
<td>Two or more exits</td>
<td>NP  0 4</td>
</tr>
<tr>
<td>Minimum of one exit</td>
<td>0 1 1</td>
</tr>
</tbody>
</table>

3412.6.15.1 Categories. The categories for means of egress emergency lighting are:
1. Category a—Means of egress lighting and exit signs not provided with emergency power in accordance with Chapter 27.
2. Category b—Means of egress lighting and exit signs provided with emergency power in accordance with Chapter 27.
3. Category c—Emergency power provided to means of egress lighting and exit signs which provides protection in the event of power failure to the site or building.

3412.6.16 Mixed occupancies. Where a building has two or more occupancies that are not in the same occupancy classification, the separation between the mixed occupancies shall be evaluated in accordance with this section. Where there is no separation between the mixed occupancies or the separation between mixed occupancies does not qualify for any of
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the categories indicated in Section 3412.6.16.1, the building shall be evaluated as indicated in Section 3412.6 and the value for mixed occupancies shall be zero. Under the categories and occupancies in Table 3412.6.16, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6, Mixed Occupancies, for fire safety and general safety. For buildings without mixed occupancies, the value shall be zero.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
<th>a</th>
<th>b</th>
<th>c</th>
</tr>
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<tbody>
<tr>
<td>A-1, A-2, R</td>
<td>-10</td>
<td>0</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>A-3, A-4, B, E, F, M, S</td>
<td>-5</td>
<td>0</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

a. For fire-resistance ratings between categories, the value shall be obtained by linear interpolation.

3412.6.16.1 Categories. The categories for mixed occupancies are:

1. Category a—Occupancies separated by minimum 1-hour fire barriers or minimum 1-hour horizontal assemblies, or both.
2. Category b—Separations between occupancies in accordance with Section 508.4.
3. Category c—Separations between occupancies having a fire-resistance rating of not less than twice that required by Section 508.4.4.

3412.6.17 Automatic sprinklers. Evaluate the ability to suppress a fire based on the installation of an automatic sprinkler system in accordance with Section 903.3.1.1. "Required sprinklers" shall be based on the requirements of this code. Under the categories and occupancies in Table 3412.6.17, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6, Automatic Sprinklers, for fire safety, means of egress divided by 2 and general safety.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
<th>a</th>
<th>b</th>
<th>c</th>
<th>d</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1, A-3, F, M, R, S-1</td>
<td>-6</td>
<td>0</td>
<td>4</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>A-2</td>
<td>-4</td>
<td>0</td>
<td>2</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>A-4, B, E, S-2</td>
<td>-12</td>
<td>0</td>
<td>6</td>
<td>12</td>
<td></td>
</tr>
</tbody>
</table>

a. This option cannot be taken if Category a or b in Section 3412.6.17 is used.

3412.6.18 Standpipes. Evaluate the ability to initiate attack on a fire by making a supply of water available readily through the installation of standpipes in accordance with Section 905. Required standpipes shall be based on the requirements of this code. Under the categories and occupancies in Table 3412.6.18, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6, Standpipes, for fire safety, means of egress and general safety.

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>CATEGORIES</th>
<th>a</th>
<th>b</th>
<th>c</th>
<th>d</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1, A-3, F, M, R, S-1</td>
<td>-6</td>
<td>0</td>
<td>4</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>A-2</td>
<td>-4</td>
<td>0</td>
<td>2</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>A-4, B, E, S-2</td>
<td>-12</td>
<td>0</td>
<td>6</td>
<td>12</td>
<td></td>
</tr>
</tbody>
</table>

3412.6.19 Incidental uses. Evaluate the protection of incidental uses in accordance with Section 509.4.2. Do not include those where this code requires automatic sprinkler systems throughout the buildings, including covered or open mall buildings, high-rise buildings, public garages and unlimited area buildings. Assign the lowest score from Table 3412.6.19 for the building or floor area being evaluated and enter that value into Table 3412.7 under safety Parameter 3412.6, Incidental Use Area, for fire safety,
means of egress and general safety. If there are no specific
occupancy areas in the building or floor area being evalu-
ated, the value shall be zero.

3412.7 Building score. After determining the appropriate
data from Section 3412.6, enter those data in Table 3412.7
and total the building score.

3412.8 Safety scores. The values in Table 3412.8 are the
required mandatory safety scores for the evaluation process
listed in Section 3412.6.

3412.9 Evaluation of building safety. The mandatory safety
score in Table 3412.8 shall be subtracted from the building
score in Table 3412.7 for each category. Where the final
score for any category equals zero or more, the building is in
compliance with the requirements of this section for that cate-
gory. Where the final score for any category is less than zero,
the building is not in compliance with the requirements of
this section.

3412.9.1 Mixed occupancies. For mixed occupancies, the
following provisions shall apply:

1. Where the separation between mixed occupancies
does not qualify for any category indicated in Sec-
tion 3412.6.16, the mandatory safety scores for the
occupancy with the lowest general safety score in
Table 3412.8 shall be utilized (see Section 3412.6).

2. Where the separation between mixed occupancies
qualifies for any category indicated in Section
3412.6.16, the mandatory safety scores for each
occupancy shall be placed against the evaluation
scores for the appropriate occupancy.

<table>
<thead>
<tr>
<th>PROTECTION REQUIRED BY TABLE 509</th>
<th>PROTECTION PROVIDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>1 Hour</td>
</tr>
<tr>
<td>2 Hours and AS</td>
<td>-4</td>
</tr>
<tr>
<td>2 Hours, or 1 Hour and AS</td>
<td>-3</td>
</tr>
<tr>
<td>1 Hour and AS</td>
<td>-3</td>
</tr>
<tr>
<td>1 Hour</td>
<td>-1</td>
</tr>
<tr>
<td>1 Hour, or AS with SP</td>
<td>-1</td>
</tr>
<tr>
<td>AS with SP</td>
<td>-1</td>
</tr>
<tr>
<td>1 Hour or AS</td>
<td>-1</td>
</tr>
</tbody>
</table>

AS = Automatic sprinkler system. SP = Smoke partitions (See Section 508.2.5).
Note: For Table 3412.7, see next page.
## EXISTING BUILDINGS AND STRUCTURES

**TABLE 3412.7**
SUMMARY SHEET—BUILDING CODE

| Existing occupancy: ___________________________ | Proposed occupancy: __________________________ |
| Year building was constructed: ___________________________ | Number of stories: ______ Height in feet: ______ |
| Type of construction: ___________________________ | Area per floor: ___________________________ |
| Percentage of open perimeter increase: ______% | |
| Completely suppressed: Yes ____ No ____ Corridor wall rating: ___________________________ |
| Compartmentation: Yes ____ No ____ Required door closers: Yes _____ No _____ |
| Fire-resistance rating of vertical opening enclosures: ____________________________ |
| Type of HVAC system: ____________________________, serving number of floors: ____________________________ |
| Automatic fire detection: Yes ____ No ____ Type and location: ____________________________ |
| Fire alarm system: Yes ____ No ____ Type: ____________________________ |
| Smoke control: Yes ____ No ____ Type: ____________________________ |
| Adequate exit routes: Yes ____ No ____ Dead ends: ________ Yes _____ No _____ |
| Maximum exit access travel distance: ____________________________ Elevator controls: Yes _____ No _____ |
| Means of egress emergency lighting: Yes _____ No _____ Mixed occupancies: Yes _____ No _____ |

**SAFETY PARAMETERS** | **FIRE SAFETY (FS)** | **MEANS OF EGRESS (ME)** | **GENERAL SAFETY (GS)**

| 3412.6.1 Building Height |  |  |
| 3412.6.2 Building Area |  |  |
| 3412.6.3 Compartmentation |  |  |
| 3412.6.4 Tenant and Dwelling Unit Separations |  |  |
| 3412.6.5 Corridor Walls |  |  |
| 3412.6.6 Vertical Openings |  |  |
| 3412.6.7 HVAC Systems |  |  |
| 3412.6.8 Automatic Fire Detection |  |  |
| 3412.6.9 Fire Alarm Systems |  |  |
| 3412.6.10 Smoke Control | 3 3 3 |  |
| 3412.6.11 Means of Egress Capacity | 3 3 3 |  |
| 3412.6.12 Dead Ends | 3 3 3 |  |
| 3412.6.13 Maximum Exit Access Travel Distance | 3 3 3 |  |
| 3412.6.14 Elevator Control | 3 3 3 |  |
| 3412.6.15 Means of Egress Emergency Lighting | 3 3 3 |  |
| 3412.6.16 Mixed Occupancies | 3 3 3 |  |
| 3412.6.17 Automatic Sprinklers | 3 3 3 |  |
| 3412.6.18 Standpipes | + 2 = |  |
| 3412.6.19 Incidental Use |  |  |

**Building score — total value**

* * * *No applicable value to be inserted.*

2012 SEATTLE BUILDING CODE
### TABLE 3412.8
**MANDATORY SAFETY SCORES***

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>FIRE SAFETY (MFS)</th>
<th>MEANS OF EGRESS (MME)</th>
<th>GENERAL SAFETY (MGS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>20</td>
<td>31</td>
<td>31</td>
</tr>
<tr>
<td>A-2</td>
<td>21</td>
<td>32</td>
<td>32</td>
</tr>
<tr>
<td>A-3</td>
<td>22</td>
<td>33</td>
<td>33</td>
</tr>
<tr>
<td>A-4, E</td>
<td>29</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>B</td>
<td>30</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>F</td>
<td>24</td>
<td>34</td>
<td>34</td>
</tr>
<tr>
<td>M</td>
<td>23</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>R</td>
<td>21</td>
<td>38</td>
<td>38</td>
</tr>
<tr>
<td>S-1</td>
<td>19</td>
<td>29</td>
<td>29</td>
</tr>
<tr>
<td>S-2</td>
<td>29</td>
<td>39</td>
<td>39</td>
</tr>
</tbody>
</table>

* MFS = Mandatory Fire Safety;  
  MME = Mandatory Means of Egress;  
  MGS = Mandatory General Safety.

### TABLE 3412.9
**EVALUATION FORMULAS***

<table>
<thead>
<tr>
<th>FORMULA</th>
<th>T.3410.7</th>
<th>T.3410.8</th>
<th>SCORE</th>
<th>PASS</th>
<th>FAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FS-MFS ≥ 0</td>
<td>(FS)</td>
<td>—</td>
<td>(MFS) =</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ME-MME ≥ 0</td>
<td>(ME)</td>
<td>—</td>
<td>(MME) =</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GS-MGS ≥ 0</td>
<td>(GS)</td>
<td>—</td>
<td>(MGS) =</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* FS = Fire Safety  
  ME = Means of Egress  
  GS = General Safety  
  MFS = Mandatory Fire Safety  
  MME = Mandatory Means of Egress  
  MGS = Mandatory General Safety