

CHAPTER 3

PROVISIONS FOR ALL COMPLIANCE METHODS

SECTION 301 (ADMINISTRATION) COMPLIANCE METHODS

301.1 General. All repairs, alterations, changes of occupancy, additions and relocations of buildings shall comply with this chapter. The ~~((repair,)) alteration, change of occupancy, addition or relocation of all existing buildings and structures shall also comply with one of the methods listed in Sections 301.1.1 through 301.1.3 as selected by the applicant. Sections 301.1.1 through 301.1.3 shall not be applied in combination with each other. ((Where this code requires consideration of the seismic force resisting system of an existing building subject to repair, alteration, change of occupancy, addition or relocation of existing buildings, the seismic evaluation and design shall be based on Section 301.1.4 regardless of which compliance method is used.))~~

Exception: Subject to the approval of the *code official*, alterations ~~((complying))~~ that comply with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building is undergoing ~~((more than a limited structural alteration as defined in Section 907.4.4))~~ substantial alteration. New structural members added as part of the *alteration* shall comply with the *International Building Code*. Alterations of *existing buildings* in *flood hazard areas* shall comply with Section ~~((701.3))~~ 310.

301.1.1 Prescriptive compliance method. ~~((Repairs, a))~~ Alterations, additions, and changes of occupancy complying with Chapter 4 of this code in buildings complying with the *International Fire Code* shall be considered in compliance with the provisions of this code.

301.1.2 Work area compliance method. ~~((Repairs, a))~~ Alterations, additions, and changes ~~((in))~~ of occupancy ~~((and relocated buildings))~~ complying with the applicable requirements of Chapters 5 and 7 through 13 of this code

shall be considered in compliance with the provisions of this code.

301.1.3 Performance compliance method. ~~((Repairs, a))~~ Alterations, additions, and changes ~~((in))~~ of occupancy ~~((and relocated buildings))~~ complying with Chapter 14 of this code shall be considered in compliance with the provisions of this code.

~~((BS))~~ **301.1.4 Seismic evaluation and design procedures.** The seismic evaluation and design shall be based on the procedures specified in the *International Building Code* or ASCE 41. The procedures contained in Appendix A of this code shall be permitted to be used as specified in Section 301.1.4.2.

~~((BS))~~ **301.1.4.1 Compliance with International Building Code level seismic forces.** Where compliance with the seismic design provisions of the *International Building Code* is required, the criteria shall be in accordance with one of the following:

1. One hundred percent of the values in the *International Building Code*. Where the existing seismic force resisting system is a type that can be designated as “Ordinary,” values of R , Ω_0 and C_d used for analysis in accordance with Chapter 16 of the *International Building Code* shall be those specified for structural systems classified as “Ordinary” in accordance with Table 12.2-1 of ASCE 7, unless it can be demonstrated that the structural system will provide performance equivalent to that of a “Detailed,” “Intermediate” or “Special” system.
2. ASCE 41, using a Tier 3 procedure and the two level performance objective in Table 301.1.4.1 for the applicable risk category.

~~((BS))~~ TABLE 301.1.4.1
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH
INTERNATIONAL BUILDING CODE LEVEL SEISMIC FORCES))

((RISK CATEGORY (Based on IBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE 1N EARTHQUAKE HAZARD LEVEL	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE 2N EARTHQUAKE HAZARD LEVEL
I	Life safety (S-3)	Collapse Prevention (S-5)
II	Life safety (S-3)	Collapse Prevention (S-5)
III	Damage Control (S-2)	Limited Safety (S-4)
IV	Immediate occupancy (S-1)	Life Safety (S-3))

~~((BS))~~ **301.1.4.2 Compliance with reduced International Building Code level seismic forces.** Where seismic evaluation and design is permitted to meet reduced *International Building Code* seismic force levels, the criteria used shall be in accordance with one of the following:

1. The *International Building Code* using 75 percent of the prescribed forces. Values of R , Ω_0 and C_d used for analysis shall be as specified in Section 301.1.4.1 of this code.
2. Structures or portions of structures that comply with the requirements of the applicable chapter in

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Appendix A as specified in Items 2.1 through 2.5 and subject to the limitations of the respective Appendix A chapters shall be deemed to comply with this section.

- 2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Risk Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.
- 2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Risk Category I or II are permitted to be based on the procedures specified in Chapter A2.
- 2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residen-

tial buildings of light frame wood construction in Risk Category I or II are permitted to be based on the procedures specified in Chapter A3.

- 2.4. Seismic evaluation and design of soft, weak, or open front wall conditions in multiunit residential buildings of wood construction in Risk Category I or II are permitted to be based on the procedures specified in Chapter A4.
 - 2.5. Seismic evaluation and design of concrete buildings assigned to Risk Category I, II or III are permitted to be based on the procedures specified in Chapter A5.
3. ASCE 41, using the performance objective in Table 301.1.4.2 for the applicable risk category.))

~~((BS) TABLE 301.1.4.2
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH
REDUCED INTERNATIONAL BUILDING CODE LEVEL SEISMIC FORCES))~~

((RISK CATEGORY (Based on IBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE 1E EARTHQUAKE HAZARD LEVEL
I	Life safety (S-3)
II	Life safety (S-3)
III	Damage Control S-2. See Note a
IV	Immediate Occupancy (S-1))

~~((a. Tier I evaluation at the Damage Control performance level shall use the Tier I Life Safety checklists and Tier I Quick Check provisions midway between those specified for Life Safety and Immediate Occupancy performance.))~~

**SECTION 302
ADDITIONAL REQUIREMENTS FOR ALL
COMPLIANCE METHODS
(GENERAL PROVISIONS))**

302.1 Applicability. The provisions of Section 302 apply to all alterations, repairs, additions, relocations of structures and changes of occupancy regardless of the compliance method chosen by the applicant.

302.2 Additional codes. Regardless of the compliance method, ~~((A))~~ alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the *International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, ((International)) Uniform Plumbing Code, ((International Property Maintenance Code, International Private Sewage Disposal Code, International Residential Code)) Seattle Boiler and Pressure Vessel Code, Seattle Electrical Code* and NFPA 70. *Elevators and other conveyances* shall comply with the *International Building Code*. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

[W] 302.2.1 Fire prevention. Except as specifically provided for in this code, the provisions of the *International*

Fire Code shall apply to matters affecting or relating to structures, processes and premises regarding:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices;
2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and
3. The construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

302.3 Existing materials. Materials already in use in a building complying ~~((in compliance))~~ with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless the materials are deemed unsafe ~~((determined))~~ by the ~~((building))~~ code official ~~((to be unsafe))~~.

302.4 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 unsafe condition 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.

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302.5 Occupancy and use. When determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the *International Building Code*.

302.6 Safeguards during construction. Regardless of compliance method, *alterations*, repairs *additions* and *changes of occupancy* to, or relocation of, *existing buildings* and structures shall comply with the provisions of Chapter 15.

302.7 Occupant load increases in Group A occupancies. Regardless of which compliance method is used, when the occupant load in an existing Group A occupancy is increased, an automatic sprinkler system shall be installed in the fire area containing the Group A occupancy if a sprinkler system would be required by *International Building Code* Section 903.2.1 for new construction.

Exception: A sprinkler system is not required if all the following conditions are met:

1. The increase in occupant load is either 50 occupants or less, or no more than 10 percent of the occupant load of the existing Group A occupancy, whichever is greater; and
2. The existing means of egress has adequate capacity to accommodate the additional occupant load; and
3. The total occupant load in the Group A occupancy does not exceed one occupant per 5 square feet; and
4. The increase in occupant load is not part of a *substantial alteration*.

302.8 Unsafe building appendages. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in a deteriorated condition or are otherwise unable to sustain the design loads that are specified in this code, are hereby designated as *unsafe building appendages*. All such *unsafe building appendages* are public nuisances and shall be abated in accordance with Section 101.14.

302.9 Unreinforced masonry chimneys. Whenever an unreinforced masonry chimney is altered or *repaired*, or when the building in which such a chimney is located undergoes *substantial alteration*, the chimney shall conform to rules promulgated by the code official.

SECTION 303 REPAIRS

303.1 Repairs. Damaged buildings and structures, and parts thereof shall be *repaired* in compliance with this section. Work on undamaged parts of a building or structure that is necessary for the required *repair* of damaged parts shall be considered part of the *repair* and shall not be subject to the requirements for *alterations* except as specifically required in this chapter. Routine maintenance, ordinary *repairs* exempt from permit in accordance with *International Building Code* Section 106.2, and abatement of wear due to normal service conditions shall not be subject to the requirements for *repairs* in this section.

303.1.1 Determining repair levels. *Repairs* shall be classified as *repair of minor damage*, *repair of moderate damage*, *repair of significant damage*, or *repair of extensive damage*. Required *repair levels* shall be based on the *damage ratio* as defined in Section 202. *Damage ratios* shall be determined according to rules promulgated by the Director.

303.1.2 Requirements for repair of minor damage. *Repair* of buildings with *damage ratios* less than 10 percent shall comply with this Section 303.1.2. *Repair* of unreinforced masonry chimneys shall comply with Section 302.9.

1. *Damage to structural elements and fire/life safety systems* shall be repaired.
2. *New or replaced elements shall comply with current code requirements.*

Exception: Like materials shall be permitted for nonstructural alterations, provided no hazard to life, health or property is created, and the materials do not adversely affect any structural member or result in a change to the fire-resistance rating of any part of the building or structure.

3. *New or replaced structural elements shall be tied into new or existing structure in accordance with the structural engineer's recommendations and accepted practice.*
4. *All structural repairs shall be designed and approved by a structural engineer licensed in the State of Washington.*
5. *Cracked concrete and masonry shall be repaired if repair is required by FEMA 306, 307 and 308.*
6. *Strengthening of the entire building or structure is not required.*
7. *Fire protection and life safety systems required when the building was built or altered shall be repaired in accordance with Section 101.5.*
8. *No portion of the building shall be repaired in such a manner that the building becomes less safe than it was before the damage occurred, nor shall the repair create an unsafe condition as defined in Section 101.14.*

303.1.3 Requirements for repair of moderate damage. *Repair* of buildings with *damage ratios* of at least 10 percent and less than 30 percent shall comply with Section 303.1.2 and this Section 303.1.3.

All structures supporting and supported by the damaged portions of the building shall be repaired in accordance with items 1–6 below.

1. *The capacity of existing structural elements supporting and supported by the damaged portion of the building shall not be less than the capacity of those elements before the damage occurred.*
2. *The lateral loading to existing elements of the lateral force resisting systems shall not be increased beyond their capacity.*

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- 3. New work shall not introduce new irregularities, and shall not worsen existing irregularities.
- 4. New structural elements shall be detailed and connected to the existing structural elements as required by this code.
- 5. New or relocated nonstructural elements shall be detailed and connected to existing or new structural elements as required by this code.
- 6. The alterations shall not create an unsafe condition.

303.1.4 Requirements for repair of significant damage. Repair of buildings with damage ratios of at least 30 percent and less than 50 percent shall comply with Sections 303.1.2, 303.1.3 and this Section 303.1.4.

- 1. The engineer shall submit a report identifying structural damage, and falling hazards to exitways, pedestrian walkways and public rights of way. The report shall also contain a statement acknowledging that compliance with this section may not satisfy the requirements for substantial alteration of Section 304.
- 2. All identified falling hazards in exits and exit discharges shall be mitigated so as to limit damage at primary means of egress.
- 3. The walls, roofs and floors of unreinforced masonry buildings shall comply with the sections of ASCE 31 or Table 303.1. For ASCE 31 use of 3/4 of the design basis earthquake values with a minimum value of 0.80 for S_{DS} and of 0.35 for S_{D1} is permitted.
Exception: If the tested mortar strength is less than the minimums indicated in Table 303.1, Item a, the structure shall comply with the full provisions of ASCE 31 or this code.
- 4. Repair of damage for buildings subject to this Section 303.1.4 will be considered when determining whether Section 304 provisions for substantial alterations apply.

**TABLE 303.1
REQUIREMENTS FOR UNREINFORCED MASONRY BUILDINGS**

Component	ASCE 31 Section	Appendix A Section
a. <u>Masonry strength (mortar and anchor tests) for anchorage to masonry and for wall bracing</u>	<u>4.2.6.2.2</u>	<u>A106.3.3</u>
b. <u>Diaphragm shear transfer</u>	<u>4.2.6.3.2.6</u>	<u>A111.5</u>
c. <u>Out-of-plane transfer</u>	<u>4.2.6.3.5</u>	<u>A113.1</u>
d. <u>Wall bracing</u>	<u>4.2.6.3.4</u>	<u>A113.5</u>

303.1.5 Requirements for repair of extensive damage. Repair of buildings with damage ratios of at least 50 percent and less than 60 percent shall comply with Sections 303.1.2 through 303.1.4 and this Section 303.1.5.

- 1. The structure shall be repaired and designed to satisfy the requirements of ASCE 31 or ASCE 41 and the performance criteria in Table 305.4.2.
- 2. A seismic evaluation report shall be submitted. The report shall comply with Section 305.4.2, rules promulgated by the code official, and the following requirements:
 - 2.1 The report shall be prepared by a structural engineer registered in the State of Washington.
 - 2.2 The report shall be based on ASCE 31 or ASCE 41 and the performance criteria in Table 305.4.2.
Exception: Unreinforced masonry buildings are permitted to comply with Appendix A1. The reduction of Section 303.1.4 Item 3 is not allowed.
 - 2.3 At a minimum, the report shall contain the information listed below. A previously-written report may be submitted if it satisfies the requirements of this section.
 - 2.3.1 An overall description of the building, including size (number of stories and basements, approximate floor area) and the occupancies or uses in the building.
 - 2.3.2 Identification of building deficiencies.
 - 2.3.3 A prioritized list of recommendations from the structural engineer on how to address the identified deficiencies.
 - 2.3.4 The seismic evaluation report shall comply with rules promulgated by the code official.

303.1.6 Requirements for repair of more than extensive damage. Repair of buildings with damage ratios of 60 percent or more shall comply with Section 304.

**SECTION 304
SUBSTANTIAL ALTERATION REQUIREMENTS
FOR ALL COMPLIANCE METHODS**

304.1 Substantial alterations or repairs. Regardless of which compliance method is used, a building or structure to which substantial alterations or repairs are made shall conform with the requirements of this section and the following sections of the International Building Code:

- 1. Section 403 when applicable;
- 2. Special requirements for the Fire District found in Chapter 4 when applicable;
- 3. Section 717;
- 4. Chapter 8;
- 5. Section 903 and 905;
- 6. Sections 909.20.5, 909.20.6 and 909.21; and
- 7. Chapter 10.
- 8. Fire alarms shall be provided as required by the International Fire Code.

304.1.1 Definition. For the purpose of this section, *substantial alteration* or repair means any one of the following, as determined by the *code official*:

1. *Repair* of a building with a *damage ratio* of 60 percent or more.
2. *Remodeling* or an *addition* that substantially extends the useful physical or economic life of the building or a significant portion of the building, other than typical tenant remodeling.
3. A change of a significant portion of a building to an occupancy that is more hazardous than the existing occupancy, based on the combined life and fire risk as determined by the *code official*. The *code official* is permitted to use Table 304.1 as a guideline.
4. *Reoccupancy* of a building that has been substantially vacant for more than 24 months in occupancies other than Group R-3.
5. A significant increase in the occupant load of an unreinforced masonry building.

304.1.2 Seismic regulations. Buildings or structures to which *substantial alterations* or *repairs* are made shall comply with Section 305.4.2. In addition, the *code official* is authorized to require testing of existing materials when there is insufficient evidence of structural strength or integrity.

Exceptions:

1. If an *alteration* is substantial only because it is a change to a more hazardous occupancy, compliance with this subsection is required only if the

life hazard risk increases, as determined by the *code official*.

2. For Group R-3 occupancies, when approved by the *code official*, the applicant is permitted to evaluate and strengthen portions of the building lateral support structure, such as foundations and cripple walls.

304.1.3 Report. A proposal for structural rehabilitation shall be submitted based on a comprehensive report prepared by a licensed structural engineer according to rules promulgated by the *code official*. The report shall include an investigation and structural analysis of the building based on Section 305.4.2. The report shall specify the building's seismic deficiencies, and propose measures that will provide an acceptable degree of seismic safety considering the nature, size and scope of the project. This requirement shall also apply to Section 101.14 as conditions require.

304.1.4 Energy use regulations. An *alteration* or *repair* described in Items 1, 2, or 4 of Section 304.1.1 shall comply with Section C503.8 of the *International Energy Conservation Code*.

Exceptions:

1. Existing residential buildings of three stories or less are not required to comply with this section.
2. A project that is defined as a *substantial alteration* primarily due to the seismic retrofitting of a building's unreinforced masonry walls shall not be required to comply with this section.

**TABLE 304.1
RATING OF OCCUPANCIES BY DEGREE OF HAZARD**

Occupancy	Description	Life	Fire	Combined Rating
A1	Assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures	4	3	12
A2	Assembly uses intended for food and/or drink consumption	4	3	12
A3	Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A	4	3	12
A4	Assembly uses intended for viewing of indoor sporting events and activities with spectator seating	3	1	3
A5	Assembly uses intended for participation in or viewing outdoor activities	3	1	3
B	Office, professional or service-type transactions, including storage of records and accounts.	2	1	2
B	Eating & drinking establishments with an occupant load of less than 50	2	1	2
B	Buildings or portions of buildings having rooms used for educational purposes beyond 12th grade	2	1	2
E	Any building used for educational purposes by six or more persons at any one time for educational purposes through the 12th grade	3	2	6
E	Day care centers for more than five children older than 2½ years of age	3	2	6
I4	Facilities that provide accommodations for less than 24 hours for more than five unrelated adults and provides supervision and personal care services; facilities that provide supervision and personal care on less than a 24-hour basis for more than five children 2½ years of age or less	4	3	12
F1	Moderate hazard factory and industrial	2	2	4
F2	Low-hazard factory and industrial	1	1	1
H1	Occupancies with a detonation hazard	5	4	20
H2	Occupancies which present a deflagration hazard or a hazard from accelerated burning	5	4	20

TABLE 304.1—continued
RATING OF OCCUPANCIES BY DEGREE OF HAZARD

<u>Occupancy</u>	<u>Description</u>	<u>Life</u>	<u>Fire</u>	<u>Combined Rating</u>
H3	Occupancies containing materials that readily support combustion or that pose a physical hazard	5	4	20
H4	Occupancies containing materials that are health hazards	5	4	20
H5	Semiconductor fabrication facilities	5	4	20
I1	Buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care	3	3	9
I2	Buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation	4	3	12
I3	Buildings and structures that are inhabited by more than five persons who are under restraint or security	4	3	12
M	Buildings used for display and sale of merchandise	3	2	6
R1	Occupancies containing sleeping units where the occupants are primarily transient in nature	3	3	9
R2	Occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature	3	3	9
R3	Residential 3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, or I	2	1	2
S1	Moderate hazard storage	2	2	4
S2	Low-hazard storage	1	1	1
U	Buildings and structures of an accessory character and miscellaneous structures	1	1	1

SECTION 305
STRUCTURAL REQUIREMENTS FOR ALL
COMPLIANCE METHODS

305.1 Structural provisions for alterations. Alterations to any building or structure shall comply with the requirements of Sections 305.1.1 through 305.1.6.

[BS] 305.1.1 New structural elements. New structural elements in *alterations*, including connections and anchorage, shall comply with the *International Building Code*.

[BS] 305.1.2 Minimum design loads. The minimum design loads on existing elements of a structure that do not support additional loads as a result of an *alteration* shall be the loads applicable at the time the building was constructed.

305.1.3 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 the *International Building 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 the *International Building Code* for new structures.

Exception: Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods of the *International Building Code*.

305.1.3.1 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 for storage occupancies is less than that required by Section 1607 of the *International Building Code*, the area designed for the nonconforming 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 of the *International Building Code* shall be used.

305.1.4 Existing structural elements carrying lateral load. Where the *alteration* increases design lateral loads in accordance with Section 1609 or 1613 of the *International Building Code*, or where the *alteration* results in a prohibited 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 of the *International Building Code*. Reduced *International Building Code*-level seismic forces shall be permitted.

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 in accordance with Sections 1609 and 1613 of the *International Building Code*. Reduced *International Building Code* level seismic forces shall be permitted.



mic forces in accordance with Section 305.4.2 shall be permitted. 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.

[BS]305.1.5 Wall anchorage for unreinforced masonry walls in major alterations. Where the portion of the building undergoing the intended *alteration* exceeds 50 percent of the aggregate area of the building, the building is assigned to Seismic Design Category C, D, E or F, and the building's structural system includes unreinforced masonry walls, the *alteration* work shall include installation of wall anchors at the roof line to resist seismic forces, unless an evaluation demonstrates compliance of existing wall anchorage. For purposes of this section, design seismic forces need not be taken greater than 75 percent of those that would be required for the design of new buildings of similar structure, purpose and location.

[BS]305.1.6 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, if an engineering analysis is submitted demonstrating the following:

1. The altered structure and the altered nonstructural elements are no less conforming to the provisions of the *International Building Code* with respect to earthquake design than they were prior to the *alteration*.

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 of the *International Building Code*. 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.

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.

305.2 Structural provisions for changes of occupancy. When a *change of occupancy* results in a structure being reclassified to a higher risk category determined in accor-

dance with Table 1604.5 of the *International Building Code*, the structure shall conform to the seismic requirements for a new structure of the higher risk category. For purposes of this section, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 305.4.1 for the applicable risk category, shall be deemed to meet the requirements of Section 1613 of the *International Building Code*.

Exception: Specific seismic detailing requirements of Section 1613 of the *International Building Code* 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.

305.3 Structural provisions for additions. *Additions* to any building or structure shall comply with the requirements of Sections 305.3.1 through 305.3.2.

305.3.1 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 the *International Building 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 305.1.3. 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 305.3.2.

[B] 305.3.1.1 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 of the *International Building Code*, 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 of the *International Building Code* shall be used.

305.3.2 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 of the *International Building Code*. For purposes of this section, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 305.4.1 for the appli-

cable risk category, shall be deemed to meet the requirements of Section 1613 of the *International Building Code*.

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 of the *International Building Code*. 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.

[BS] 305.4 Seismic evaluation and design procedures. The seismic evaluation and design shall be based on the procedures specified in the *International Building Code*, ASCE 31, or ASCE 41. The procedures contained in Appendix A of this

code shall be permitted to be used as specified in Section 305.4.2.

[BS] 305.4.1 Compliance with International Building Code-level seismic forces. Where compliance with the seismic design provisions of the *International Building Code* is required, the criteria shall be in accordance with one of the following:

1. One-hundred percent of the values in the *International Building Code*. Where the existing seismic force-resisting system is a type that can be designated as “Ordinary,” values of R , Ω_0 and C_d used for analysis in accordance with Chapter 16 of the *International Building Code* shall be those specified for structural systems classified as “Ordinary” in accordance with Table 12.2-1 of ASCE 7, unless it can be demonstrated that the structural system will provide performance equivalent to that of a “Detailed,” “Intermediate” or “Special” system.
2. ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 305.4.1 for the applicable risk category.

**TABLE 305.4.1
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH
INTERNATIONAL BUILDING CODE-LEVEL SEISMIC FORCES**

RISK CATEGORY (Based on IBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-1N EARTHQUAKE HAZARD LEVEL	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-2N EARTHQUAKE HAZARD LEVEL
I	Life safety (S-3)	Collapse Prevention (S-5)
II	Life safety (S-3)	Collapse Prevention (S-5)
III	Damage Control (S-2)	Limited Safety (S-4)
IV	Immediate occupancy (S-1)	Life Safety (S-3)

[BS] 305.4.2 Compliance with reduced International Building Code-level seismic forces. Where seismic evaluation and design is permitted to meet reduced *International Building Code* seismic force levels, the criteria used shall be in accordance with one of the following:

1. The *International Building Code* using 75 percent of the prescribed forces. Values of R , Ω_0 and C_d used for analysis shall be as specified in Section 305.4.1 of this code.
2. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A as specified in Items 2.1 through 2.5 and subject to the limitations of the respective Appendix A chapters shall be deemed to comply with this section.
 - 2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Risk Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.
 - 2.2. Reserved.
 - 2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Risk Cate-

gory I or II are permitted to be based on the procedures specified in Chapter A3.

- 2.4. Seismic evaluation and design of soft, weak, or open-front wall conditions in multiunit residential buildings of wood construction in Risk Category I or II are permitted to be based on the procedures specified in Chapter A4.
- 2.5. Reserved.
3. Compliance with ASCE 31 based on the applicable performance level as shown in Table 305.4.2. It shall be permitted to use the *design basis earthquake*. The design spectral response acceleration parameters SXS and $SX1$ specified shall not be taken less than 75 percent of the respective design spectral response acceleration parameters SDS and $SD1$ defined by the *International Building Code*.
4. ASCE 41, using the performance objective in Table 305.4.2 for the applicable risk category. For a Tier 3 procedure, use the two-level performance objective in Table 305.4.3 for the applicable risk category. Tier 1 or Tier 2 procedures need not consider the performance objective using the BSE-2E hazard level.

**TABLE 305.4.2
PERFORMANCE LEVELS FOR USE IN ASCE 31 FOR COMPLIANCE WITH
REDUCED INTERNATIONAL BUILDING CODE-LEVEL SEISMIC FORCES**

RISK CATEGORY (Based on IBC Table 1604.5)	PERFORMANCE LEVEL
I	Life safety (LS)
II	Life safety (LS)
III	Notes a, b
IV	Immediate occupancy (IO)

- a. Acceptance criteria for Risk Category III shall be taken as 80 percent of the acceptance criteria specified for Risk Category II performance levels, but need not be less than the acceptance criteria specified for Risk Category IV levels.
- b. For Risk Category III, the ASCE 31 screening phase checklists shall be based on the life safety performance level.

**TABLE 305.4.3
PERFORMANCE OBJECTIVES FOR USE IN ASCE 41 FOR COMPLIANCE WITH
REDUCED INTERNATIONAL BUILDING CODE-LEVEL SEISMIC FORCES**

RISK CATEGORY (Based on IBC Table 1604.5)	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-1E EARTHQUAKE HAZARD LEVEL	STRUCTURAL PERFORMANCE LEVEL FOR USE WITH BSE-2E EARTHQUAKE HAZARD LEVEL
I	Life safety (S-3)	Collapse Prevention (S-5)
II	Life safety (S-3)	Collapse Prevention (S-5)
III	Damage Control S-2. See Note a	Limited Safety (S-4)
IV	Immediate Occupancy (S-1)	Life-Safety (S-3)

- a. Tier 1 evaluation at the Damage Control performance level shall use the Tier 1 Life Safety checklists and Tier 1 Quick Check provisions midway between those specified for Life Safety and Immediate Occupancy performance.

**SECTION 306
LANDMARKS**

306.1 Landmarks. The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall be mandatory for landmarks. Landmarks shall comply with the accessibility requirements of Section 307.9.

Exception: Where approved by the code official, compliance with this code is not required where preservation of historic elements precludes complete compliance and a reasonable degree of safety to the public and the occupants of the building is provided.

the effect of reducing accessibility of a facility or portion of a facility.

307.4 Change of occupancy. Existing buildings that undergo a change of occupancy shall comply with this section.

Exception: Type B dwelling or sleeping units required by Section 1107 of the International Building 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 or less than a level 3 alteration.

307.4.1 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with Sections 307.6, 307.7 and 307.8, as applicable.

307.4.2 Complete change of occupancy. Where an entire building undergoes a change of occupancy, it shall comply with Section 307.4.2 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 1111 of the International Building Code.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.

**SECTION 307
ACCESSIBILITY FOR EXISTING BUILDINGS**

307.1 Scope. The provisions of Sections 307.1 through 307.9 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

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

307.3 Extent of application. Maintenance, alterations, change of occupancy, additions to or relocations of existing buildings shall not impose a requirement for greater accessibility than that which would be required for new construction. Maintenance, alterations, change of occupancy, additions to or relocations of existing buildings shall not reduce or have

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 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.

307.5 Additions. Provisions for new construction shall apply to *additions*. An *addition* that affects the accessibility to, or contains an area of, a *primary function* shall comply with the requirements in Section 307.7.

307.6 Alterations. A *facility* that is altered shall comply with the applicable provisions in Chapter 11 of the *International Building 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 307.7.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* 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 the *International Building 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.

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

307.8 Scoping for alterations. The provisions of Sections 307.8.1 through 307.8.15 shall apply to *alterations* to *existing buildings* and *facilities*.

307.8.1 Entrances. *Accessible* entrances shall be provided in accordance with Section 1105 of the *International Building Code*.

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 307.7. Signs complying with Section 1111 of the *International Building Code* shall be provided.

307.8.2 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.

307.8.3 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.

307.8.4 Stairways and escalators in existing buildings. In *alterations*, *change of occupancy* or *additions* where an escalator or stairway 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 stairways in accordance with Section 1104.4 of the *International Building Code*.

307.8.5 Ramps. Where slopes steeper 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 307.8.5.

**TABLE 307.8.5
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	.
Steeper than 1:12 but not steeper than 1:10	.

For SI: 1 inch = 25.4 mm.

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

307.8.7 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 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 or added.

[W] 307.8.8 Type B dwelling or sleeping units. Type B dwelling or sleeping units shall comply with the applicable requirements of Section 307.8.8.1.

Exception: When using the provisions of Chapter 9, Group I-1, I-2, R-2, or R-3 dwelling or sleeping units where the first *certificate of occupancy* was issued before March 15, 1991 are not required to provide Type B dwelling or sleeping units.

307.8.8.1 Type B dwelling or sleeping units. Where four or more Group I-1, I-2, R-1, R-2, or R-3 dwelling or sleeping units are being added, the requirements of Section 1107 of the *International Building Code* for Type B units and Chapter 9 of the *International Building Code* for visible alarms apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, or R-3 dwelling or sleeping units are being altered and where the work area is greater than 50 percent of the aggregate area of the building, the requirements of Section 1107 of the *International Building Code* for Type B units apply only to the quantity of the spaces being altered.

307.8.9 Dining areas. An accessible route to raised or sunken dining areas or to outdoor seating areas is not required for projects using the work area compliance method 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.

307.8.10 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 poses a hazard by restricting or projecting into a required means of egress.

307.8.11 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 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. The number of toilet facilities and water closets required by the *International Building Code* is permitted to be reduced by one, in order to provide accessible features. At the inaccessible toilet and bathing rooms, provide directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room. 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.

307.8.12 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.

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

307.8.14 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.

307.8.15 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 Section 1110.4.8 of the *International Building Code*.

307.9 Landmarks. These provisions shall apply to *facilities* designated as landmark 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 *code official*, the alternative requirements of Sections 307.9.1 through 307.9.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in *landmarks*.

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

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

307.9.3 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 1111 of the *International Building Code* shall be provided at the primary entrance and the accessible entrance.

307.9.4 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 of the *International Building Code* shall be provided.

**SECTION 308
REROOFING**

[BS] 308.1 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* and the *International Energy Conservation 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] 308.2 Structural and construction loads. Where addition or replacement of roofing or replacement of equipment results in additional dead loads, structural components supporting the reroofing or equipment shall comply with Section 305.1.3.

Exception: A second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m²) or less over an existing, single layer of roof covering is permitted to be added without complying with Section 305.1.3.

[BS] 308.3 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 308.4.
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] 308.4 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] 308.5 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 counter flashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

[BS] 308.6 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 309
MOVED STRUCTURES**

309.1 Nonresidential buildings or structures. Nonresidential buildings or structures moved into or within the city shall comply with standards adopted by the *code official*. The *code official* is authorized to require an inspection of the building before or after moving. The permit holder shall correct all deficiencies identified by the inspection. The *code official* is authorized to require that a bond or cash deposit in an amount sufficient to abate or demolish the building be posted prior to issuance of a permit. See Section 106 of the *International Building Code* for information required on plans. Any moved building that is not in complete compliance with standards for moved buildings within 18 months from the date of permit issuance and is found to be a public nuisance may be abated. Moved buildings and structures shall also comply with the *International Energy Conservation Code*.

309.2 Residential buildings or structures. Residential buildings or structures moved into or within the city are not required to comply with all of the requirements of this code if the original occupancy classification of the building or structure is not changed. Compliance with all of the requirements of this chapter will be required if the moved residential buildings or structures undergo substantial alteration. Work performed on new and existing foundations shall comply with all of the requirements of this code for new construction.

**SECTION 310
FLOOD HAZARD AREAS**

310.1 Flood hazard areas. Buildings and structures in flood hazard areas established in Section 1612.3 of the *International Building Code* shall comply with Sections 310.1.1 through 310.1.3.

When any combination of repairs, alterations, or additions constitute substantial improvement, the existing building and all repairs, alterations, and additions shall comply with Section 1612 of the *International Building Code*.

310.1.1 Repairs. Any repair that constitutes substantial improvement of the existing structure or buildings that

have been substantially damaged, 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 according to Section 1612 of the *International Building Code*.

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 according to Section 1612 of the *International Building Code*.

Exception: For a new foundation or replacement foundation, the foundation shall comply with Section 1612 of the *International Building Code*.

310.1.2 Alterations. *Alterations* that constitutes *substantial improvement* of the existing structure 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 according to Section 1612 of the *International Building Code*.

Any alterations that do not constitute *substantial improvement* of the existing structure are not required to comply with the flood design requirements for new construction according to Section 1612 of the *International Building Code*.

Exception: For a new foundation or replacement foundation, the foundation shall comply with Section 1612 of the *International Building Code*.

310.1.3 Additions. *Additions* shall comply with the flood design requirements for new construction according to Section 1612 of the *International Building Code*.

If the *addition* constitutes *substantial improvement*, the existing structure shall be brought into compliance with the requirements for new construction for flood design according to Section 1612 of the *International Building Code*.

