

CHAPTER 8

ALTERATIONS—LEVEL 2

SECTION 801 GENERAL

801.1 Scope. Level 2 *alterations* as described in Section 504 shall comply with the requirements of this chapter.

Exception: Buildings in which the reconfiguration is exclusively the result of compliance with the accessibility requirements of Section ~~(705.2)~~ 307.7 shall be permitted to comply with Chapter 7.

801.2 Alteration Level 1 compliance. In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.

801.3 Compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the *International Building Code*.

Exceptions:

1. Windows may be added without requiring compliance with the light and ventilation requirements of the *International Building Code*.

~~((2. Newly installed electrical equipment shall comply with the requirements of Section 808.))~~

- ~~2. ((3-))~~ The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 805.6.

- ~~3. ((4-))~~ The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet (2134 mm).

4. Automatic sprinkler systems are required when new dwelling units are added to buildings according to Items 4.1 through 4.6 below. This exception is permitted to be used to add one unit after October 29, 1990.

4.1 One unit is permitted to be added to a residential or commercial building without an automatic sprinkler system unless sprinklers are otherwise required by this section. If more than one unit is added, the new units shall be equipped with a sprinkler system.

4.2 In buildings that do not comply with the provisions of this code for number of stories, allowable area, height or type of construction before the unit is added, an automatic sprinkler system shall be provided in the new unit. The addition of the new unit shall not be allowed if it increases the nonconformity.

4.3 In buildings undergoing *substantial alteration*, an automatic sprinkler system shall be installed where required by this code for new construction.

4.4 One unit is permitted to be added to an existing duplex without an automatic sprinkler system where both of the following conditions are met:

4.4.1 The project is considered a *substantial alteration* only because of the change in occupancy; and

4.4.2 The building complies with the requirements for building height and number of stories for a Group R-2 occupancy.

4.5 Where one unit is added to an existing duplex, sprinklers are required in the new unit and not in the existing units where all of the following conditions are met:

4.5.1 The existing duplex does not comply with the requirements for building height and story count for a Group R-2 occupancy;

4.5.2 The project is considered a *substantial alteration* only because of the change in occupancy;

4.5.3 The new unit is constructed as an addition to the duplex;

4.5.4 The new unit is separated from the existing duplex by a fire wall; and

4.5.5 The addition by itself complies with the requirements for a Group R-2 occupancy.

4.6 A sprinkler system is not required when a Group U occupancy that is accessory to a Group R-3 occupancy is converted to a dwelling unit.

5. Ceilings in basements are permitted to project to within 6 feet 8 inches (2032 mm) of the finished floor, and beams, girders, ducts or other obstructions are permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.

6. Ceiling height in buildings in existence prior to October 17, 1979, shall be permitted to comply with rules promulgated by the *code official*.

SECTION 802 SPECIAL USE AND OCCUPANCY

802.1 General. *Alteration* of buildings classified as special use and occupancy as described in the *International Building Code* shall comply with the requirements of Section 801.1 and the scoping provisions of Chapter 1 where applicable.

**SECTION 803
BUILDING ELEMENTS AND MATERIALS**

803.1 Scope. The requirements of this section are limited to work areas in which Level 2 alterations are being performed and shall apply beyond the work area where specified.

803.2 Vertical openings. Existing vertical openings shall comply with the provisions of Sections 803.2.1, 803.2.2 and 803.2.3.

803.2.1 Existing vertical openings. All existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.

Exceptions:

1. Where vertical opening enclosure is not required by the *International Building Code* or the *International Fire Code*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the *work area* by installation of not less than 2 inches (51 mm) of solid wood or equivalent construction.
3. The enclosure shall not be required where:
 - 3.1. Connecting the main floor and mezzanines; or
 - 3.2. All of the following conditions are met:
 - 3.2.1. The communicating area has a low hazard occupancy or has a moderate hazard occupancy that is protected throughout by an *automatic sprinkler system*.
 - 3.2.2. The lowest or next to the lowest level is a street floor.
 - 3.2.3. The entire area is open and unobstructed in a manner such that it may be assumed that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants.
 - 3.2.4. Exit capacity is sufficient to provide egress simultaneously for all occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity.
 - 3.2.5. Each floor level, considered separately, has at least one-half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another

communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.

4. In Group A occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.
5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 803.2.1, shall not be required in the following locations:
 - 5.1. Buildings not exceeding 3,000 square feet (279 m²) per floor.
 - 5.2. Buildings protected throughout by an approved automatic fire sprinkler system.
6. In Group E occupancies, the enclosure shall not be required for vertical openings not exceeding three stories when the building is protected throughout by an approved automatic fire sprinkler system.
7. In Group F occupancies, the enclosure shall not be required in the following locations:
 - 7.1. Vertical openings not exceeding three stories.
 - 7.2. Special purpose occupancies where necessary for manufacturing operations and direct access is provided to at least one protected stairway.
 - 7.3. Buildings protected throughout by an approved automatic sprinkler system.
8. In Group H occupancies, the enclosure shall not be required for vertical openings not exceeding three stories where necessary for manufacturing operations and every floor level has direct access to at least two remote enclosed stairways or other approved exits.
9. In Group M occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 803.2.1, shall not be required in the following locations:
 - 9.1. Openings connecting only two floor levels.
 - 9.2. Occupancies protected throughout by an approved automatic sprinkler system.
10. In Group R-1 occupancies, the enclosure shall not be required for vertical openings not exceeding three stories in ~~the following locations:~~

- ~~10.1. Buildings)) buildings protected throughout by an approved automatic sprinkler system.~~
- ~~((10.2. Buildings with less than 25 dwelling units or sleeping units where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and where:~~
- ~~10.2.1. Any exit access corridor exceeding 8 feet (2438 mm) in length that serves two means of egress, one of which is an unprotected vertical opening, shall have at least one of the means of egress separated from the vertical opening by a 1-hour fire barrier; and~~
- ~~10.2.2. The building is protected throughout by an automatic fire alarm system, installed and supervised in accordance with the International Building Code.))~~
11. In Group R-2 occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 803.2.1, shall not be required in the following locations:
- 11.1. Vertical openings not exceeding two stories with not more than four dwelling units per floor.
- 11.2. Buildings protected throughout by an approved automatic sprinkler system.
- ~~((11.3. Buildings with not more than four dwelling units per floor where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and the building is protected throughout by an automatic fire alarm system complying with Section 804.4.))~~
12. One- and two-family dwellings.
13. Group S occupancies where connecting not more than two floor levels or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
14. Group S occupancies where vertical opening protection is not required for open parking garages and ramps.
- 803.2.2 Supplemental shaft and floor opening enclosure requirements.** Where the *work area* on any floor exceeds 50 percent of that floor area, the enclosure requirements of Section 803.2 shall apply to vertical openings other than stairways throughout the floor.
- Exception:** Vertical openings located in tenant spaces that are entirely outside the *work area*.
- 803.2.3 Supplemental stairway enclosure requirements.** Where the *work area* on any floor exceeds 50 percent of that floor area, stairways that are part of the means of egress serving the *work area* shall, at a minimum, be enclosed with smoke-tight construction on the highest *work area* floor and all floors below.
- Exception:** Where stairway enclosure is not required by the *International Building Code* or the *International Fire Code*.
- 803.3 Smoke compartments.** In Group I-2 occupancies where the work area is on a story used for sleeping rooms for more than 30 patients, the story shall be divided into not less than two compartments by smoke barrier walls in accordance with Section 407.5 of the *International Building Code* as required for new construction.
- 803.4 Interior finish.** The interior finish of walls and ceilings in exits and corridors in any *work area* shall comply with the requirements of the *International Building Code*.
- Exception:** Existing interior finish materials that do not comply with the interior finish requirements of the *International Building Code* shall be permitted to be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating.
- 803.4.1 Supplemental interior finish requirements.** Where the *work area* on any floor exceeds 50 percent of the floor area, Section 803.4 shall also apply to the interior finish in exits and corridors serving the *work area* throughout the floor.
- Exception:** Interior finish within tenant spaces that are entirely outside the *work area*.
- 803.5 Guards.** The requirements of Sections 803.5.1 and 803.5.2 shall apply in all *work areas*.
- 803.5.1 Minimum requirement.** Every portion of a floor, such as a balcony or a loading dock, that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.
- 803.5.2 Design.** Where there are no guards or where existing guards must be replaced, the guards shall be designed and installed in accordance with the *International Building Code*.
- 803.6 Fire-resistance ratings.** Where approved by the code official, buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of

the *International Building Code* has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the *International Building Code*.

Plans, investigation and evaluation reports, and other data shall be submitted indicating which building elements and materials the applicant is requesting the code official to review and approve for determination of applying the current building code fire-resistance ratings. Any special construction features, including fire-resistance-rated assemblies and smoke-resistive assemblies, conditions of occupancy, means-of-egress conditions, fire code deficiencies, approved modifications or approved alternative materials, design and methods of construction, and equipment applying to the building that impact required fire-resistance ratings shall be identified in the evaluation reports submitted.

SECTION 804 FIRE PROTECTION

804.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the *work areas* are located or otherwise beyond the *work area*.

Exception: The fire code official may modify or waive the fire protection requirements for Level 2 alteration projects in which the fire protection requirements constitute an excessive burden.

804.1.1 Corridor ratings. Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor located on the story shall be permitted to be reduced in accordance with the *International Building Code*. In order to be considered for a corridor rating reduction, such system shall provide coverage for the stairway landings serving the floor and the intermediate landings immediately below.

804.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 804.2.1 through 804.2.5. Installation requirements shall be in accordance with the *International Building Code*.

804.2.1 High-rise buildings. In high-rise buildings, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection in the entire *work area* where the *work area* is located on a floor that has a sufficient sprinkler water supply system from an existing standpipe or a sprinkler riser serving that floor.

804.2.1.1 Supplemental automatic sprinkler system requirements. Where the *work area* on any floor exceeds 50 percent of that floor area, Section 804.2.1 shall apply to the entire floor on which the *work area* is located.

Exception: Occupied tenant spaces that are entirely outside the work area.

804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, ((R-4;)) S-1 and S-2. In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, ((R-4;)) S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with the *International Building Code* as applicable to new construction; and
2. The *work area* exceeds 50 percent of the floor area.

Exception: If the building does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the *International Building Code*.

804.2.2.1 Mixed uses. In work areas containing mixed uses, one or more of which requires automatic sprinkler protection in accordance with Section 804.2.2, such protection shall not be required throughout the *work area* provided that the uses requiring such protection are separated from those not requiring protection by fire-resistance-rated construction having a minimum 2-hour rating for Group H and a minimum 1-hour rating for all other occupancy groups.

804.2.3 Windowless stories. Work located in a windowless story, as determined in accordance with the *International Building Code*, shall be sprinklered where the work area is required to be sprinklered under the provisions of the *International Building Code* for newly constructed buildings and the building has a sufficient municipal water supply without installation of a new fire pump.

804.2.4 Other required automatic sprinkler systems. In buildings and areas listed in Table 903.2.11.6 of the *International Building Code*, *work areas* that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with an automatic sprinkler system under the following conditions:

1. The *work area* is required to be provided with an automatic sprinkler system in accordance with the *International Building Code* applicable to new construction; and
2. The building has sufficient municipal water supply for design of an automatic sprinkler system available to the floor without installation of a new fire pump.

804.2.5 Supervision. Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;
2. Approved proprietary system in accordance with NFPA 72;
3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or
4. When approved by the *code official*, approved local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

Exception: Supervision is not required for the following:

1. Underground gate valve with roadway boxes.
2. Halogenated extinguishing systems.
3. Carbon dioxide extinguishing systems.
4. Dry- and wet-chemical extinguishing systems.
5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.

804.3 Standpipes. Where the *work area* includes exits or corridors shared by more than one tenant and is located more than 50 feet (15 240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the *International Building Code*.

Exceptions:

1. No pump shall be required provided that the standpipes are capable of accepting delivery by fire department apparatus of a minimum of 250 gallons per minute (gpm) at 65 pounds per square inch (psi) (946 L/m at 448KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or a minimum of 500 gpm at 65 psi (1892 L/m at 448KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.
2. The interconnection of multiple standpipe risers shall not be required.

804.4 Fire alarm and detection. An approved fire alarm system shall be installed in accordance with Sections 804.4.1 through 804.4.3. Where automatic sprinkler protection is provided in accordance with Section 804.2 and is connected to the building fire alarm system, automatic heat detection shall not be required.

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances, and equipment shall be approved. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, where products of combustion are present during normal operation in sufficient quantity to actuate a smoke detector.

804.4.1 Occupancy requirements. A fire alarm system shall be installed in accordance with Sections 804.4.1.1 through ~~((804.4.1.7))~~ 804.4.1.6. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the *work area* shall be provided and automatically activated.

Exceptions:

1. Occupancies with an existing, previously approved fire alarm system.
2. Where selective notification is permitted, alarm-notification appliances shall be automatically activated in the areas selected.

804.4.1.1 Group E. A fire alarm system shall be installed in *work areas* of Group E occupancies as required by the *International Fire Code* for existing Group E occupancies.

804.4.1.2 Group I-1. A fire alarm system shall be installed in *work areas* of Group I-1 residential care/assisted living facilities as required by the *International Fire Code* for existing Group I-1 occupancies.

804.4.1.3 Group I-2. A fire alarm system shall be installed throughout Group I-2 occupancies as required by the *International Fire Code*.

804.4.1.4 Group I-3. A fire alarm system shall be installed in *work areas* of Group I-3 occupancies as required by the *International Fire Code*.

804.4.1.5 Group R-1. A fire alarm system shall be installed in Group R-1 occupancies as required by the *International Fire Code* for existing Group R-1 occupancies.

804.4.1.6 Group R-2. A fire alarm system shall be installed in *work areas* of Group R-2 apartment buildings as required by the *International Fire Code* for existing Group R-2 occupancies.

~~((804.4.1.7 Group R-4. A fire alarm system shall be installed in *work areas* of Group R-4 residential care/assisted living facilities as required by the *International Fire Code* for existing Group R-4 occupancies.))~~

804.4.2 Supplemental fire alarm system requirements. Where the *work area* on any floor exceeds 50 percent of that floor area, Section 804.4.1 shall apply throughout the floor.

Exception: Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the *work area*.

804.4.3 Smoke alarms. Individual sleeping units and individual dwelling units in any *work area* in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with the *International Fire Code*.

Exception: Interconnection of smoke alarms outside of the *work area* shall not be required.

**SECTION 805
MEANS OF EGRESS**

805.1 Scope. The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the *work area* in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the *work areas* are located or otherwise beyond the *work area*.

805.2 General. The means of egress shall comply with the requirements of this section.

Exceptions:

1. Where the *work area* and the means of egress serving it complies with NFPA 101.
2. Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the *code official*, they do not constitute a distinct hazard to life.

805.3 Number of exits. The number of exits shall be in accordance with Sections 805.3.1 through 805.3.3.

805.3.1 Minimum number. Every story utilized for human occupancy on which there is a *work area* that includes exits or corridors shared by more than one tenant within the *work area* shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the *International Building Code*. In addition, the exits shall comply with Sections 805.3.1.1 and 805.3.1.2.

805.3.1.1 Single-exit buildings. Only one exit is required from buildings and spaces of the following occupancies:

1. In Group A, B, E, F, M, U and S occupancies, a single exit is permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet (22 860 mm).
2. Group B, F-2, and S-2 occupancies not more than two stories in height that are not greater than 3,500 square feet per floor (326 m²), when the exit access travel distance does not exceed 75 feet (22 860 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1 hour.
3. Open parking structures where vehicles are mechanically parked.

~~((4. In Group R-4 occupancies, the maximum occupant load excluding staff is 16-))~~

4. ~~((5-))~~ Groups R-1 and R-2 not more than two stories in height, when there are not more than four dwelling units per floor and the exit access travel distance does not exceed 50 feet (15 240 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1 hour.

Exception: The exit access travel distance shall not be more than 125 feet (38 100 mm) in buildings protected throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 of the *International Building Code*.

5. ~~((6-))~~ In multilevel dwelling units in buildings of occupancy Group R-1 or R-2, an exit shall not be required from every level of the dwelling unit provided that one of the following conditions is met:

5.1. ~~((6.1-))~~ The travel distance within the dwelling unit does not exceed 75 feet (22 860 mm); or

5.2. ~~((6.2-))~~ The building is not more than three stories in height and all third-floor space is part of one or more dwelling units located in part on the second floor; and no habitable room within any such dwelling unit shall have a travel distance that exceeds 50 feet (15 240 mm) from the outside of the habitable room entrance door to the inside of the entrance door to the dwelling unit.

6. ~~((7-))~~ In Group R-2, H-4, H-5 and I occupancies and in rooming houses and child care centers, a single exit is permitted in a one-story building with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22 860 mm).

7. ~~((8-))~~ In buildings of Group R-2 occupancy that are equipped throughout with an automatic fire sprinkler system, a single exit shall be permitted from a basement or story below grade if every dwelling unit on that floor is equipped with an approved window providing a clear opening of at least 5 square feet (0.47 m²) in area, a minimum net clear opening of 24 inches (610 mm) in height and 20 inches (508 mm) in width, and a sill height of not more than 44 inches (1118 mm) above the finished floor.

8. ~~((9-))~~ In buildings of Group R-2 occupancy of any height with not more than four dwelling units per floor; with a smokeproof enclosure or outside stairway as an exit; and with such exit located within 20 feet (6096 mm) of travel to the entrance doors to all dwelling units served thereby.

9. ~~((40:))~~ In buildings of Group R-3 occupancy equipped throughout with an automatic fire sprinkler system, only one exit shall be required from basements or stories below grade.

10. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 of the *International Building Code*.

805.3.1.2 Fire escapes (~~(required)~~). Fire escapes that are altered shall comply with this section. Existing fire escapes shall continue to be accepted as a component in the means of egress in *existing buildings only*. (~~For other than Group I-2, where more than one exit is required, an existing or newly constructed fire escape complying with Section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.~~)

805.3.1.2.1 Location. Where located on the front of the building and where projecting beyond the building line, the lowest landing shall be not less than 8 feet (2438 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counter-balanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall be not less than 12 feet (3658 mm). (~~Fire escape access and details.~~) Fire escapes shall comply with all of the following requirements:

1. ~~Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.~~
2. ~~Access to a new fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1, R-2 and I-1 occupancies or to provide access from spaces having a maximum occupant load of 10 in other occupancy classifications.~~

2.1. ~~The window shall have a minimum net clear opening of 5.7 square feet (0.53 m²) or 5 square feet (0.46 m²) where located at grade.~~

2.2. ~~The minimum net clear opening height shall be 24 inches (610 mm) and net clear opening width shall be 20 inches (508 mm).~~

2.3. ~~The bottom of the clear opening shall not be greater than 44 inches (1118 mm) above the floor.~~

2.4. ~~The operation of the window shall comply with the operational constraints of the *International Building Code*.~~

3. ~~Newly constructed fire escapes shall be permitted only where exterior stairways cannot~~

~~be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.~~

4. ~~Openings within 10 feet (3048 mm) of fire escape stairways shall be protected by fire assemblies having minimum 3/4-hour fire-resistance ratings.~~

Exception: ~~Opening protection shall not be required in buildings equipped throughout with an approved automatic sprinkler system.~~

5. ~~In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.~~

805.3.1.2.2 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 Types III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.~~)

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

805.3.1.2.4 Opening protectives. Doors and windows along the fire escape shall be protected with *3/4-hour opening protectives*.

805.3.2 Mezzanines. Mezzanines in the *work area* and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have access to at least two independent means of egress.

Exception: Two independent means of egress are not required where the travel distance to an exit does not exceed 100 feet (30 480 mm) and the building is protected throughout with an automatic sprinkler system.

805.3.3 Main entrance—Group A. All buildings of Group A with an occupant load of 300 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of at least one-half of the total occupant load. The remaining exits shall be capable of providing one-half of the total required exit capacity.

Exception: Where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the

building provided that the total width of egress is not less than 100 percent of the required width.

805.4 Egress doorways. Egress doorways in any *work area* shall comply with Sections 805.4.1 through 805.4.5.

805.4.1 Two egress doorways required. Work areas shall be provided with two egress doorways in accordance with the requirements of Sections 805.4.1.1 and 805.4.1.2.

805.4.1.1 Occupant load and travel distance. In any *work area*, all rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have a minimum of two egress doorways.

Exceptions:

1. Storage rooms having a maximum occupant load of 10.
2. Where the *work area* is served by a single exit in accordance with Section 805.3.1.1.

805.4.1.2 Group I-2. In buildings of Group I-2 occupancy, any patient sleeping room or suite of patient rooms greater than 1,000 square feet (93 m²) within the *work area* shall have a minimum of two egress doorways.

805.4.2 Door swing. In the *work area* and in the egress path from any *work area* to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.

805.4.2.1 Supplemental requirements for door swing. Where the *work area* exceeds 50 percent of the floor area, door swing shall comply with Section 805.4.2 throughout the floor.

Exception: Means of egress within or serving only a tenant space that is entirely outside the *work area*.

805.4.3 Door closing. In any *work area*, all doors opening onto an exit passageway at grade or an exit stairway shall be self-closing or automatic-closing by listed closing devices.

Exceptions:

1. Where exit enclosure is not required by the *International Building Code*.
2. Means of egress within or serving only a tenant space that is entirely outside the *work area*.

805.4.3.1 Supplemental requirements for door closing. Where the *work area* exceeds 50 percent of the floor area, doors shall comply with Section 805.4.3 throughout the exit stairway from the *work area* to, and including, the level of exit discharge.

805.4.4 Panic hardware. In any *work area*, and in the egress path from any *work area* to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

805.4.4.1 Supplemental requirements for panic hardware. Where the *work area* exceeds 50 percent of

the floor area, panic hardware shall comply with Section 805.4.4 throughout the floor.

Exception: Means of egress within a tenant space that is entirely outside the *work area*.

805.4.5 Emergency power source in Group I-3. Power-operated sliding doors or power-operated locks for swinging doors shall be operable by a manual release mechanism at the door. Emergency power shall be provided for the doors and locks in accordance with Section 2702 of the *International Building Code*.

Exceptions:

1. Emergency power is not required in facilities with 10 or fewer locks complying with the exception to Section 408.4.1 of the *International Building Code*.
2. Emergency power is not required where remote mechanical operating releases are provided.

805.5 Openings in corridor walls. Openings in corridor walls in any *work area* shall comply with Sections 805.5.1 through 805.5.4.

Exception: Openings in corridors where such corridors are not required to be rated in accordance with the *International Building Code*.

805.5.1 Corridor doors. Corridor doors in the *work area* shall not be constructed of hollow core wood and shall not contain louvers. All dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1, R-2, and I-1 shall be at least 1³/₈-inch (35 mm) solid core wood or approved equivalent and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. All dwelling unit or sleeping unit corridor doors in buildings of Groups R-1, R-2, and I-1 shall be equipped with approved door closers. All replacement doors shall be 1³/₄-inch (44 mm) solid bonded wood core or approved equivalent, unless the existing frame will accommodate only a 1³/₈-inch (35 mm) door.

Exceptions:

1. Corridor doors within a dwelling unit or sleeping unit.
2. Existing doors meeting the requirements of *Guidelines on Fire Ratings of Archaic Materials and Assemblies* (IEBC Resource A) for a rating of 15 minutes or more shall be accepted as meeting the provisions of this requirement.
3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting, and shall not contain louvers.
4. In group homes with a maximum of 15 occupants and that are protected with an approved automatic detection system, closing devices may be omitted.
5. Door assemblies having a fire protection rating of at least 20 minutes.

805.5.2 Transoms. In all buildings of Group I-1, I-2, R-1 and R-2 occupancies, all transoms in corridor walls in work areas shall be either glazed with $\frac{1}{4}$ -inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

805.5.3 Other corridor openings. In any *work area*, any other sash, grille, or opening in a corridor and any window in a corridor not opening to the outside air shall be sealed with materials consistent with the corridor construction.

805.5.3.1 Supplemental requirements for other corridor opening. Where the *work area* exceeds 50 percent of the floor area, Section 805.5.3 shall be applicable to all corridor windows, grills, sashes, and other openings on the floor.

Exception: Means of egress within or serving only a tenant space that is entirely outside the *work area*.

805.5.4 Supplemental requirements for corridor openings. Where the *work area* on any floor exceeds 50 percent of the floor area, the requirements of Sections 805.5.1 through 805.5.3 shall apply throughout the floor.

805.6 Dead-end corridors. Dead-end corridors in any *work area* shall not exceed 35 feet (10 670 mm).

Exceptions:

1. Where dead-end corridors of greater length are permitted by the *International Building Code*.
2. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15 240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the *International Building Code*.
3. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21 356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the *International Building Code*.
4. In other than Group A and H occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15 240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the *International Building Code*.

805.7 Means-of-egress lighting. Means-of-egress lighting shall be in accordance with this section, as applicable.

805.7.1 Artificial lighting required. Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the *International Building Code*.

805.7.2 Supplemental requirements for means-of-egress lighting. Where the *work area* on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 805.7.1.

Exception: Means of egress within or serving only a tenant space that is entirely outside the *work area*.

805.8 Exit signs. Exit signs shall be in accordance with this section, as applicable.

805.8.1 Work areas. Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the *International Building Code*.

805.8.2 Supplemental requirements for exit signs. Where the *work area* on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 805.8.1.

Exception: Means of egress within a tenant space that is entirely outside the *work area*.

805.9 Handrails. The requirements of Sections 805.9.1 and 805.9.2 shall apply to handrails from the *work area* floor to, and including, the level of exit discharge.

805.9.1 Minimum requirement. Every required exit stairway that is part of the means of egress for any *work area* and that has three or more risers and is not provided with at least one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the stairway on at least one side. All exit stairways with a required egress width of more than 66 inches (1676 mm) shall have handrails on both sides.

805.9.2 Design. Handrails required in accordance with Section 805.9.1 shall be designed and installed in accordance with the provisions of the *International Building Code*.

805.10 Refuge areas. Where alterations affect the configuration of an area utilized as a refuge area, the capacity of the refuge area shall not be reduced below that required in Sections 805.10.1 and 805.10.2.

805.10.1 Capacity. The required capacity of refuge areas shall be in accordance with Sections 805.10.1.1 through 805.10.1.3.

805.10.1.1 Group I-2. In Group I-2 occupancies, the required capacity of the refuge areas for smoke compartments in accordance with Section 407.5.1 of the *International Building Code* shall be maintained.

805.10.1.2 Group I-3. In Group I-3 occupancies, the required capacity of the refuge areas for smoke compartments in accordance with Section 408.6.2 of the *International Building Code* shall be maintained.

805.10.1.3 Ambulatory care. In ambulatory care facilities required to be separated by Section 422.2 of the *International Building Code*, the required capacity of the refuge areas for smoke compartments in accordance with Section 422.4 of the *International Building Code* shall be maintained.

805.10.2 Horizontal exits. The required capacity of the refuge area for horizontal exits in accordance with Section 1026.4 of the *International Building Code* shall be maintained.

805.11 Guards. The requirements of Sections 805.11.1 and 805.11.2 shall apply to guards from the *work area* floor to, and including, the level of exit discharge but shall be confined to the egress path of any *work area*.

805.11.1 Minimum requirement. Every open portion of a stairway, landing, or balcony that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those portions in which existing guards are judged to be in danger of collapsing, shall be provided with guards.

805.11.2 Design. Guards required in accordance with Section 805.11.1 shall be designed and installed in accordance with the *International Building Code*.

SECTION 806 ACCESSIBILITY

806.1 General. A building, *facility*, or element that is altered shall comply with ~~((this section and))~~ Section ~~((705))~~ 307.

~~((806.2 Stairways and escalators in existing buildings. In alterations where an escalator or stairway is added where none existed previously, an accessible route shall be provided in accordance with Sections 1104.4 and 1104.5 of the *International Building Code*.)~~

SECTION 807 STRUCTURAL

[BS] 807.1 General. Structural elements and systems within buildings undergoing Level 2 *alterations* shall comply with ~~((this section))~~ Section 305.

~~(([BS] 807.2 New structural elements. New structural elements in alterations, including connections and anchorage, shall comply with the *International Building Code*.)~~

[BS] 807.3 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.

[BS] 807.4 Existing structural elements carrying gravity loads. *Alterations* shall not reduce the capacity of existing gravity load-carrying structural elements unless it is demonstrated that the elements have the capacity to carry the applicable design gravity loads required by the *International Building Code*. Existing structural elements supporting any additional gravity loads as a result of the *alterations*, including the effects of snow drift, shall comply with the *International Building Code*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. 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* or the provisions of the *International Residential Code*.

~~**[BS] 807.5 Existing structural elements resisting lateral loads.** Except as permitted by Section 807.6, where the alteration increases design lateral loads, or where the alteration results in 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 wind and seismic provisions of the *International Building Code*. Reduced *International Building Code* level seismic forces in accordance with Section 301.1.4.2 shall be permitted.~~

Exception: Any existing lateral load-carrying structural element whose demand-capacity ratio with the alteration considered is not 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 *International Building Code* Sections 1609 and 1613. Reduced *International Building Code* level seismic forces in accordance with Section 301.1.4.2 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] 807.6 Voluntary lateral force resisting system alterations.** *Alterations* of existing structural elements and additions of new structural elements that are initiated for the purpose of increasing the lateral force resisting strength or stiffness of an existing structure and that are not required by other sections of this code shall not be required to be designed for forces conforming to the *International Building Code*, provided that an engineering analysis is submitted to show that:~~

1. The capacity of existing structural elements required to resist forces is not reduced;
2. The lateral loading to existing structural elements is not increased either beyond its capacity or more than 10 percent;
3. New structural elements are detailed and connected to the existing structural elements as required by the *International Building Code*;
4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the *International Building Code*; and
5. A *dangerous* condition as defined in this code is not created. Voluntary *alterations* to lateral force resisting systems conducted in accordance with Appendix A and the referenced standards of this code shall be permitted.)

((SECTION 808 ELECTRICAL

808.1 New installations. All newly installed electrical equipment and wiring relating to work done in any work area shall

comply with all applicable requirements of NFPA 70 except as provided for in Section 808.3.

808.2 Existing installations. Existing wiring in all work areas in Group A-1, A-2, A-5, H and I occupancies shall be upgraded to meet the materials and methods requirements of Chapter 7.

808.3 Residential occupancies. In Group R-2, R-3 and R-4 occupancies and buildings regulated by the *International Residential Code*, the requirements of Sections 808.3.1 through 808.3.7 shall be applicable only to work areas located within a dwelling unit.

808.3.1 Enclosed areas. All enclosed areas, other than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas and bathrooms shall have a minimum of two duplex receptacle outlets or one duplex receptacle outlet and one ceiling or wall-type lighting outlet.

808.3.2 Kitchens. Kitchen areas shall have a minimum of two duplex receptacle outlets.

808.3.3 Laundry areas. Laundry areas shall have a minimum of one duplex receptacle outlet located near the laundry equipment and installed on an independent circuit.

808.3.4 Ground fault circuit interruption. Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by NFPA 70.

808.3.5 Minimum lighting outlets. At least one lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage, and detached garage with electric power, and to illuminate outdoor entrances and exits.

808.3.6 Utility rooms and basements. At least one lighting outlet shall be provided in utility rooms and basements where such spaces are used for storage or contain equipment requiring service.

808.3.7 Clearance for equipment. Clearance for electrical service equipment shall be provided in accordance with the NFPA 70.)

SECTION 809 MECHANICAL

~~(809.1)~~ **808.1 Mechanical Systems.** Mechanical systems shall comply with the *International Mechanical Code*. ~~((Reconfigured or converted spaces.~~ All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any *work area* shall be provided with natural or mechanical ventilation in accordance with the *International Mechanical Code*.

Exception: Existing mechanical ventilation systems shall comply with the requirements of Section 809.2.

809.2 Altered existing systems. In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m³/s) per person of outdoor air and not less than 15 cfm (0.0071 m³/s) of ventilation air per person; or not less than the amount of ventilation air

determined by the Indoor Air Quality Procedure of ASHRAE 62.

809.3 Local exhaust. All newly introduced devices, equipment, or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic and allergenic organisms, and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.))

SECTION 810 PLUMBING

810.1 Minimum fixtures. Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *International ((Plumbing)) Building Code* based on the increased occupant load.

((SECTION 814 ENERGY CONSERVATION

811.1 Minimum requirements. Level 2 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the *International Energy Conservation Code* or *International Residential Code*. The alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only.))

