

International Existing Building Code, Editorial

Subject:

Narrative explanation for adopting the IEBC 2018 edition.

Recommended Action:

That Council conducts a public hearing, and, unless information to the contrary is presented, adopt ordinance No. xx-xxxx whereas adopting the International Existing Building Code, 2018 edition in addition along with ICC model codes (International building code, international residential code, international mechanical code, and International energy conservation code).

Back Ground:

The International Existing Building Code is a model code in the International Code family of Codes intended to provide alternative approaches to repair, alteration and additions to existing buildings. The International Code Council membership of 2015 voted to remove Chapter 34, Existing Structures, from the IBC and in its place with a separate code book reference the IEBC. The provisions that were found in Chapter 34 of the 2012 IBC now appear in the IEBC as chapter 4 and chapter 14. With the adoption of the 2018 IBC without the adoption of the 2018 IEBC, there are no code references or sections dedicated to addressing the repair or alterations to existing structures and could be required to be constructed under the same regulations of new construction.

A large number of existing structures within the city of Alamosa are cost prohibitive to comply with building code requirements drafted for new construction. Although many of these buildings are potentially good sound buildings, rehabilitation is often cost-prohibitive because compliance with requirements of new construction that could require extensive changes that go well beyond the value of the original scope of the alteration. At the same time, it is necessary to regulate construction in existing buildings that undergo alterations, additions, extensive repair or change in occupancy. To accomplish this objective, and to make the alteration process easier, the IEBC allows for options of controlled departure from full compliance with ICC codes dealing with new construction, while maintaining basic levels of safety for fire prevention, structural and life safety features of the rehabilitated building.

The IEBC provides three main options for a designer in dealing with alterations of existing buildings.

Option 1: work shall be done in accordance with a prescriptive compliance method.

Option 2: work shall be performed with a work area compliance method. By classification of the work of the alteration levels can be established and allow for specified levels of requirements.

Option 3: work shall be done in a performance compliance method.

In addition there is provision, with limited circumstances, that allows for alteration to comply with the laws under which the original building was built under, as long as there has been no substantial structural damage and there will be limited structural alteration.

Alternatives levels of construction for work area:

- 1) Includes the removal and replacement or the covering of existing materials elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.
- 2) Reconfiguration of space, the elements of any doors and windows, and reconfiguration of any system or equipment.
- 3) If the alterations that of level 2 exceed more than 50 percent of the building area.
- 4) Change in Use
- 5) Historical Buildings
- 6) Relocated Buildings.

Fiscal Impact:

There is no fiscal impact with the adoption of the 2018 International Existing Building Code.

Staff Recommendation:

It is the staff recommendation that the International Existing Building Code, 2018 edition be adopted into Uniformed Development Code section 4-21 (a)(5) so as to be included with the current adopted Code references (IBC,IRC,IMC, IECC). By providing these code references into the list of adopted code references, it provides distinct clarification to what could already be considered as part of the City's adopted code referenced. The current adopted International Building Code provides reference 101.4.7 that makes provision for the use of the IEBC. However, with scribed distinction the IEBC code model can become unquestioned code reference to be upheld by the Building Department. It was the intended purpose of the ICC that the IEBC be used co-current with the IBC.

Legal Opinion:

To be provided by City Attorney.

Conclusion:

This action will have little impact to the already standard practices that are used for repairs and alteration for existing buildings. It will provide written conformity for regulation and city department application.