

**Agenda
Item
IV.A.
Late
submission**

State of Oregon

Board memo

Building Codes Division

August 6, 2008

To: Building Codes Structures Board

From: Kristy Nielsen
Policy Analyst

Subject: Introduction of the 2006 International Existing Building Code as a proposed alternate method to the provisions contained in Chapter 34 of the Oregon Structural Specialty Code (Alternate Method No. OSSC 08-05)

Action requested:

Review and discuss proposed Alternate Method OSSC 08-05: 2006 International Existing Building Code. No formal action is required at this time.

Background:

Chapter 34 of the 2007 Oregon Structural Specialty Code (OSSC) regulates alterations, repairs, additions, and changes of occupancy to existing structures. The International Existing Building Code (IEBC) is a comprehensive code drafted by the International Code Council that expands upon the provisions of OSSC Chapter 34. The IEBC is aimed at encouraging the use and reuse of existing buildings while requiring reasonable upgrades and improvements that protect public health and safety.

Chapter 34 of the OSSC currently provides for two paths for compliance: a “*prescriptive compliance method*” and a “*performance compliance method*.” The IEBC adds a third method of compliance, referred to as the “*work area compliance method*,” which is based upon the level of work performed. In selecting a method of compliance, designers may not combine elements from the various methods, but must follow the chosen method in its entirety. The IEBC is intended to provide flexibility by permitting alternative approaches to achieve compliance with minimum standards that safeguard the health and safety of the public.

The division’s goal is to have this alternate method in place by October 1. A work group has been formed to review and discuss the IEBC with this goal in mind. The division is now presenting this information to the Building Codes Structures Board to receive additional input. This alternate method will be brought before the board again at a later date for approval of the scientific and technical facts.

Recommendation:

Review and discuss Alternate Method OSSC 08-05: 2006 International Existing Building Code. Also review and discuss the scope of the proposed ruling and the amendments recommended by the division.

State of Oregon
Building Codes Division

Contact: Richard S. Rogers, Structural Program Chief
(503) 378-4472 or richard.rogers@state.or.us

Statewide Alternate Method No. OSSC 08-05

(Ref.: ORS 455.060)

Issued August 6, 2008

2006 International Existing Building Code

Oregon Structural Specialty Code, Chapter 34

Statewide alternate methods are approved by the division administrator in consultation with the appropriate advisory board. The advisory board's review is limited to the technical and scientific facts of the proposal. In addition:

- *Building officials shall approve the use of any material, design or method of construction addressed in a statewide alternate method,*
- *The decision to use a statewide alternate method is at the discretion of the designer,*
- *Statewide alternate methods do not limit the authority of the building official to consider other proposed alternate methods encompassing the same subject matter*

Requested by: Oregon Building Codes Division (BCD)

Purpose:

To allow the use of the 2006 International Existing Building Code (IEBC) as an alternate method to the provisions contained in Chapter 34 of the 2007 Oregon Structural Specialty Code (OSSC).

Background:

Chapter 34 of the OSSC (based on the 2006 International Building Code) regulates the repair, alteration, change of occupancy, and additions to existing buildings. It principally provides two paths for compliance; a "*prescriptive compliance method*" and a "*performance compliance method*."

The IEBC, as promulgated by the International Codes Council, expands the provisions of OSSC Chapter 34 and adds a third approach known as the "*work area compliance method*" which is based on the level of work performed. The intent of the IEBC is to provide increased flexibility in the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare. Designers may not mix and match compliance paths.

Seismic Rehabilitation:

The IEBC provides 2 options for the seismic retrofit of existing buildings; 1) Appendix A and 2) ASCE 31 (*Seismic Evaluation of Existing Buildings*) in conjunction with ASCE 41 (*Seismic Rehabilitation of Existing Structures*). These standards are adopted insofar as they relate to the repair, alteration, change of occupancy, and addition to existing buildings.

Local adoption of a Seismic Rehabilitation Plan (ORS 455.020(4)):

This statute states in part: “Pursuant to the regulation of dangerous buildings, a municipality may adopt seismic rehabilitation plans that provide for phased completion of repairs that are designed to provide improved life safety but that may be less than the standards for new buildings.” (emphasis added). When a local municipality adopts a seismic rehabilitation plan as noted in statute, it is a separate requirement from those seismic rehabilitation upgrades that are required as part of an alteration, repair, change of occupancy or addition. In brief, municipalities may adopt **additional triggers** requiring compliance with the local seismic rehabilitation plan. Examples would include:

1. re-roofing,
2. cost threshold of remodel,
3. change of occupancy to a different relative hazard classification, essential facilities

In addition, the locally adopted seismic rehabilitation plan may specify a specific seismic rehabilitation standard (i.e., ASCE 41, Appendix A of the IEBC, etc.)

The IEBC also contains “Resource A” entitled: “**Guidelines on Fire Ratings of Archaic Materials and Assemblies.**” Resource A is only a guideline and is not intended to be a document for adoption. Accordingly, it is not part of this alternate method.

Applicable code citation:

2007 Oregon Structural Specialty Code, Chapter 34

Facts:

As approved by the Building Codes Structures Board, the following scientific and technical facts apply to the use of the 2006 International Existing Building Code (IEBC) as an alternate method to the provisions contained in Chapter 34 of the 2007 Oregon Structural Specialty Code (OSSC):

- The IEBC is promulgated by the International Codes Council and expands the provisions of OSSC chapter 34 and adds a third approach known as the “*work area compliance method*” which is based on the level of work performed.
- A designer must choose to follow either one of the two compliance methods provided for in Chapter 34 or the IEBC as adopted in this alternate method, but may not utilize provisions of both on the same project.
- Alternate method OSSC 08-05 provides additional flexibility while safeguarding public health, safety, and welfare.

- Subject matter contained within the provisions of the IEBC **not adopted** by the State of Oregon must comply with applicable sections of the Oregon Structural Specialty Code, the Oregon Mechanical Specialty Code, the Oregon Electrical Specialty Code, the Oregon Boiler and Pressure Vessel Safety Code, and the Oregon Plumbing Specialty Code.

Scope of ruling:

This alternate method is applicable to the occupancy categories covered in the Oregon Structural Specialty Code and administered through chapter 1 of the same.*

Alterations, repairs, additions and changes of occupancy to existing structures shall be permitted to comply with the 2006 International Existing Building Code as amended herein. All 2006 International Existing Building Code references to other codes are as defined in Chapter 2 of the Oregon Structural Specialty Code.

The following portions of the International Existing Building Code **are not adopted** by the State of Oregon. Subject matter contained therein shall comply with applicable sections of the Oregon Structural Specialty Code, the Oregon Mechanical Specialty Code, the Oregon Electrical Specialty Code, the Oregon Boiler and Pressure Vessel Safety Code and the Oregon Plumbing Specialty Code:

1. *All portions of Chapter 1, Administration, except Section 101.2, 101.4, 101.5 and 101.7
2. Section 115 - Unsafe structures and equipment. (*May be adopted by local ordinance*)
3. Section 116 - Emergency Measures (*May be adopted by local ordinance*)
4. Section 117 - Demolition (*May be adopted by local ordinance*)
5. All references to R-3 Occupancies
6. All references to The International Property Maintenance Code (*May be adopted by local ordinance*)
7. All references to accessibility. See OSSC section 1113
8. All References to Type A and B dwellings.
9. All references to historic buildings. See OSSC section 3407
10. All references to relocated buildings. See OSSC section 3408.1
11. All references to Flood Hazard Areas. Section OSSC section 3403.1.1
12. Sections 507, 708, 908 - Electrical Provisions.
13. Section 508, 709 and 909 - Mechanical.
14. Section 509, 710 and 910 - Plumbing
15. Sections 302.5, 305.5, 607, 711 and 808 - Energy. See OSSC section 1301.1
16. Section 802.2.1 - Boiler controls
17. Section 704.4 - Fire alarm and detection. See Oregon Fire Code section 907.3.
18. Chapter 14 - Construction Safeguards
19. Chapter 15 - Reference Standards. See OSSC chapter 35.
20. Elevator standards for existing buildings
21. Platform lifts for existing buildings
22. Appendix B

23. Resource A

The following sections of the IEBC are amended as follows:

1. All references to FEMA 356 shall mean ASCE 41
2. Section 1301.2 Applicability. Structures existing prior to **April 1, 2007**, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S **and U**. These provisions shall not apply to buildings with occupancies in Group H or I.

Conclusion:

After considering the technical and scientific approval by the Building Codes Structures Board, the division rules that the use of the 2006 International Existing Building Code is acceptable (IEBC) as an alternate method to the provisions contained in Chapter 34 of the 2007 Oregon Structural Specialty Code (OSSC) and Alternate Method OSSC 08-05 is approved.

Mark Long, Administrator
Building Codes Division

August 6, 2008
Date