



Recommended Amendments to the 2015 International Existing Building Code

Part 5 – BUILDING REGULATIONS AND CODES

International Existing Building Code®, 2015 Edition (IEBC®, 2015)

Part 5, Chapter 10 “International Existing Building Code”

NOTICES:

Through its rulemaking process, the City of Choctaw has adopted the first printing of the 2015 edition of the International Existing Building Code® (IEBC®, 2015). Errata found and corrected by the ICC®, if any, in a printing of the code other than the specific printing listed previously in this notice, has not been reviewed or approved by the City of Choctaw, adopted by the City of Choctaw itself, or promulgated as a permanent rule by the City of Choctaw.

The following sections, paragraphs, and sentences of the *2015 International Existing Building Code* are hereby amended as follows: Standard type is text from the IEBC. Underlined type is text inserted. ~~Lined through type is deleted text from IEBC.~~

The sections, paragraphs, and sentences are based off the adopting of the State of Oklahoma by the OUBCC (Oklahoma Uniform Building Code Council). **Any text highlighted in YELLOW is a local (City of Choctaw) adoption and reasoning.**

Section 101.1 Title; modification have been made to read as follows:

[A] 101.1 Title. These regulations shall be known as the *Existing Building Code* of City of Choctaw, hereinafter referred to as “this code”.

(Reason: Identify the City of Choctaw as the name of the jurisdiction.

Section 406.2 Replacement window opening control devices; change to read as follows:

Section 406.2 Replacement window opening control devices. In Group R-2 or R-3 buildings containing dwelling units, window opening control devices complying with ASTM F 2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window:

{following listings that apply to the replacement window are unchanged}

The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section ~~1029.2~~ 1030.2 of the International Building Code.

(Reason: Referenced Section was incorrect)

Section 408.3 Flood hazard areas; The entire section is to be replace as read below:

408.3 Flood hazard areas. The building official shall reference Part 18, Chapter 2 of the City of Choctaw Code of Ordinances for flood hazard areas as established by Federal Emergency Management Agency.

(Reason: Flood hazard ordinances is administered by the Stormwater Manager within the city.)

Section 410.4.2 Complete change of occupancy; Add Number 7 to the list of requirements as follows:

Section 410.4.2 Complete change of occupancy. {Verbiage is unchanged}

7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

(Reason: Accessible toilet rooms should be available for disabled occupants.)

Section 702.6 Materials and methods; add a code reference to read as follows:

702.6 Materials and methods. All new work shall comply with the materials and methods requirements in the *International Building Code, International Energy Conservation Code, International Mechanical Code, National Electrical Code, and International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

(Reason: To provide a more complete list of adopted codes.)

Section 804.1 Scope; add sentence to read as follows:

Section 804.1 Scope. {Verbiage is unchanged}

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the work area shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject work area, and if the work area includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation

of NFPA 13 and would not allow the sprinkler to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

Section 804.3 Standpipes; change section to read as follows:

Section 804.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

{Delete rest of Section 804.3.}

(Reason: The Fire Code already requires standpipes in these buildings (greater than 50 ft.) retroactively in Section 1103.6. This new section would negate/lessen those retroactive provisions already contained in the Fire Code.)

Section 805.3.1.1 Single-Exit Buildings; delete #4

Section 805.3.1.1 Single-Exit Buildings. {Verbiage is unchanged}

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

(Reason: Consistency with IBC limit of 10 occupants in R-4 occupancies)

Section 805.3.1.2 Fire Escapes required; add change to read as follows:

805.3.1.2 Fire Escapes required. 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.

(Reason: Higher level of safety by not allowing new fire escapes.)

Section 805.3.1.2.1 Fire Escapes access and details; add change to read as follows:

805.3.1.2.1 Fire Escape access and details. {Verbiage is unchanged}

1. {Verbiage is unchanged}
2. Access to a ~~new~~ fire escape shall be through a door...
3. {Verbiage is unchanged}
4. {Verbiage is unchanged}
5. In all building of Group E occupancy up to and including the 12th grade, building of Group I occupancy, ~~rooming~~ boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.
6. {Verbiage is unchanged}
7. {Verbiage is unchanged}
8. {Verbiage is unchanged}
9. {Verbiage is unchanged}
10. {Verbiage is unchanged}

(Reason: Higher level of safety by not allowing new fire escapes. Consistency with language and defined term in IBC.)

Section 904.1 Automatic sprinkler systems; add a second paragraph to read as follows:

Section 904.1 Automatic sprinkler system._{Verbiage is unchanged}

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

(Reason: The intent is to avoid work area protection that would result in partial sprinkler or fire alarm protection. Partial sprinkler protection not delineated by walls would be a clear violation of NFPA 13 and the Fire Code and would not allow the sprinkler system to perform or function as intended. Also, partial fire alarm coverage is a clear violation of the Fire Code, NFPA 72, and ADA.)

Section 1401.2; change to read as follows:

1401.2 Applicability. Structures existing prior to January 1, 2018 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 5 through 13. The provisions of Sections 1401.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be in Groups A, B, E, F, I-2, M, R, S. These provision shall not apply to buildings with occupancies in Group H or I-1, I-3, I-4.

(Reason: To establish date for applying code.)