

(2015 NC Existing Building Code)  
(2012 IEBC with NC Amendments)

**NORTH CAROLINA STATE BUILDING CODE COUNCIL  
JANUARY 1, 2014**

**www.ncbuildingcodes.com**

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Dan Tingen – 17  
(Home Builder)  
Tingen Construction Co.  
8411 Garvey Drive, #101  
Raleigh, NC 27616  
919-875-2161

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Smith Sinnett Architecture  
4600 Lake Boone Trail  
Raleigh, NC 27607  
919-781-8582

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6425 Chapman Court  
Raleigh, NC 27612  
919-782-4689

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Steve L. Knight, PE  
1507 Mt. Vernon Avenue  
Statesville, NC 28677-3539  
704-878-2996

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State Construction  
301 N. Wilmington St.  
Raleigh NC 27601  
919-807-4127

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Mecklenburg County  
700 North Tryon Street  
Charlotte, NC 28202  
704-336-4302

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905 Saltwood Lane  
Wilmington, NC 28411  
910-681-0394

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PSNC Energy  
PO Box 1398  
Gastonia, NC 28053  
704-810-3331

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Albemarle Home Builders  
200 Bayshore Drive  
Elizabeth City, NC 27909  
252-330-2423

Scott Stevens – 16  
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City Manager  
PO Drawer A  
Goldsboro, NC 27533  
919-580-4330

Leah Faile, AIA - 16  
(Architect)  
O'Brien/Atkins Assoc.  
PO Box 12037  
RTP, NC 27709  
919-941-9000

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(Public Representative)  
Morningstar Law Group  
630 Davis Drive, Ste. 300  
Morrisville, NC 27560  
919-590-0377

Paula Strickland – 19  
(Mechanical Contractor)  
Williams PH & AC  
1051 Grecale Street  
Greensboro, NC 27408  
336-275-1328

Tim Fowler – 19  
(Electrical Contractor)  
Phase 3 Electric  
1169 Page Road  
Raleigh, NC 27603  
919- 422-5570

Alan W. Perdue – 15  
(Fire Services)  
Guilford County  
1002 Meadowood Street  
Greensboro, NC 27409  
336-641 7565

Wade White, PE – 19  
(Electrical Engineer)  
Brite Engineering  
2001 Old Westfield Road  
Pilot Mountain, NC 27041  
336-351-3781

**NORTH CAROLINA  
DEPARTMENT OF INSURANCE**

www.ncdoi.com/osfm  
919-661-5880

By Statute, the Commissioner of Insurance has general supervision of the administration and enforcement of the North Carolina State Building Code, and the Engineering Division serves as the Staff for the Building Code Council. Officials of the Department of Insurance are:

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Commissioner

RICK McINTYRE  
Senior Deputy Commissioner

CHRIS NOLES, PE  
Deputy Commissioner

BARRY GUPTON, PE  
Chief Code Consultant

MELANIE BUTLER, PE  
Existing Building Code Consultant

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JANUARY 1, 2014**

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**ACKNOWLEDGEMENTS**  
**North Carolina Building Code Council**  
**International Existing Building Code Ad-Hoc Committee**

**CHAIR**

Leon Skinner  
City of Raleigh Inspections  
P.O. Box 590  
Raleigh, NC 27602-0590  
919-996-4200

Steve Knight, PE  
1507 Mount Vernon Ave.  
Statesville, NC 28677  
704-878-2996

Dennis Bordeaux  
New Hanover County Code Enforcement  
230 Government Center, Suite 110  
Wilmington, NC 28403  
910-798-7165

Jonathan Leonard  
Charlotte Fire Department  
228 East 9<sup>th</sup> Street  
Charlotte, NC 28202  
704-336-8374

Melanie Butler, PE  
North Carolina Department of Insurance  
322 Chapanoke Road, Suite 200  
Raleigh, NC 27603  
919-661-5880

Carl Martin, RA  
North Carolina Department of Insurance  
322 Chapanoke Road, Suite 200  
Raleigh, NC 27603  
919-661-5880

Marc Christopher, RA  
Phillips Architecture  
1110 Navaho Drive, Suite 600  
Raleigh, NC 27609  
919-878-1660

Allan McGuire, RA  
Allan McGuire Architect  
248 Market Street  
Locust, NC 28097  
704-781-5398

Bucky Frye  
City of Winston Salem Inspections  
100 E. First Street, Suite 328  
Winston Salem, NC 27101-2511  
336-747-7418

Julius Register  
Greensboro Inspections Department  
300 West Washington Street  
Greensboro, NC 27401  
336-373-2155

Renee Hutcheson, AIA, LEED AP  
North Carolina Energy Office  
1340 Mail Service Center  
Raleigh, NC 27699-1340  
919-715-1158

Vikki Stokes  
Mecklenburg County Code Enforcement  
700 North Tryon Street  
Charlotte, NC 28020-2236  
704-432-1128

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 5)  
- Preface

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

***NOTE WELL: This request when viewed on computer extends several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*In the amendment to the first paragraph change "Exiting" to "Existing."*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

# PREFACE

## Marginal and Text Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2009 edition. Deletion indicators in the form of an arrow ( ➡ ) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted. Underlining within the body of the code indicates a technical change to the 2012 NC Existing Building Code from the requirements of the 2012 edition of the International Existing Building Code.

A single asterisk [\*] placed in the margin indicates that text or a table has been relocated within the code. A double asterisk [\*\*] placed in the margin indicates that the text or table immediately following it has been relocated there from elsewhere in the code. The following table indicates such relocations in the 2012 *International Existing Building Code*.

2012 LOCATION	2009 LOCATION
301.1	101.5
301.1.1	101.5.1
301.1.2	101.5.2
301.1.3	101.5.3
301.1.4	101.5.4
301.1.4.1	101.5.4.1
Table 301.1.4.1	Table 101.5.4.1
301.1.4.2	101.5.4.2
Table 301.1.4.2	Table 101.5.4.2
907.4.4	606.2.1 (706.2.1 in 2012 numbering)

Note that portions of Chapter 1 in the 2009 code, were moved to Chapter 3 in 2012, creating a new chapter. Therefore, all subsequent chapters were renumbered. There are single asterisks [\*] and double asterisks [\*\*] shown for this reorganization. The chapters affected are:

2012 LOCATION	2009 LOCATION
Chapter 4	Chapter 3
Chapter 5	Chapter 4
Chapter 6	Chapter 5
Chapter 7	Chapter 6
Chapter 8	Chapter 7
Chapter 9	Chapter 8
Chapter 10	Chapter 9
Chapter 11	Chapter 10
Chapter 12	Chapter 11
Chapter 13	Chapter 12
Chapter 14	Chapter 13
Chapter 15	Chapter 14
Chapter 16	Chapter 15

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 6)  
- Effective Use of the IEBC -- Arrangement and Format

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*In the eighth line of the Chapter 7 description, the second line of Chapter 8, and the third line of Chapter 9 delete or define "detailed."*

*In the sixth line of the Chapter 9 material change "cover 50" to "exceed 50" to make it consistent with the material in the other chapter descriptions.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

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Joseph J. DeLuca, Jr.  
Commission Counsel

# Effective Use of the International Existing Building Code

## Arrangement and Format of the 2012 IEBC

**Chapter 7 Alterations—Level 1 (Former Rehab Code designation - Renovation).** This chapter provides the technical requirements for those existing buildings that undergo Level 1 alterations as described in Section 403, which includes replacement or covering of existing materials, elements, equipment or fixtures using new materials for the same purpose. This chapter, similar to other chapters of this code, covers all building-related subjects, such as structural, mechanical, plumbing, electrical and accessibility as well as the fire and life safety issues when the alterations are classified as Level 1. The purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system. This chapter is distinguished from Chapters 8 and 9 by only involving replacement of building components with new components. In contrast, Level 2 alterations involve more space reconfiguration and Level 3 alterations involve more extensive space reconfiguration, exceeding 50 percent of the building area.

**Chapter 8 Alterations—Level 2 (Former Rehab Code designation - Alteration).** Like Chapter 7, the purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system when a building is being altered. This chapter is distinguished from Chapters 7 and 9 by involving space reconfiguration that could be up to and including 50 percent of the area of the building. In contrast, Level 1 alterations (Chapter 7) do not involve space reconfiguration and Level 3 alterations (Chapter 9) involve extensive space reconfiguration that exceeds 50 percent of the building area. Depending on the nature of alteration work, its location within the building and whether it encompasses one or more tenants, improvements and upgrades could be required for the open floor penetrations, sprinkler system or the installation of additional means of egress such as stairs or fire escapes.

**Chapter 9 Alterations—Level 3 (Former Rehab Code designation - Reconstruction).** This chapter provides the technical requirements for those existing buildings that undergo Level 3 alterations. The purpose of this chapter is to provide detailed requirements and provisions to identify the required improvements in the existing building elements, building spaces and building structural system. This chapter is distinguished from Chapters 7 and 8 by involving alterations that cover 50 percent of the aggregate area of the building. In contrast, Level 1 alterations do not involve space reconfiguration and Level 2 alterations involve extensive space reconfiguration that does not exceed 50 percent of the building area. Depending on the nature of alteration work, its location within the building and whether it encompasses one or more tenants, improvements and upgrades could be required for the open floor penetrations, sprinkler system or the installation of additional means of egress such as stairs or fire escapes. At times and under certain situations, this chapter also intends to improve the safety of certain building features beyond the work area and in other parts of the building where no alteration work might be taking place.



**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE

- 101.1, Title
- 101.2, Scope (NC EBC p. 7) and
- 101.4, Applicability (IEBC p. 1)

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*101.1 – It seems to me that "International Code" should be "International Codes."*

*More importantly the rule states that "references to the International Code" shall mean the North Carolina Codes." However, in at least one NC amendment, Section 1011.1, ((NC EBC p 57) reference is made to both the International Building Code and to the North Carolina code and allows compliance with either one. Either this definition / note or the use of the terms or both need to be reviewed and adjusted accordingly.*

*101.2 and 101.4 – These two subsections are essentially the same with the latter containing a couple of extra provisions. It seems to me that the former could be deleted without any change in the meaning or application of the code. If the former is kept it should refer to the "North Carolina" rather than the "International" Existing Building Code.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

### **RRC STAFF OPINION**

PLEASE NOTE: THIS COMMUNICATION IS EITHER 1) ONLY THE RECOMMENDATION OF AN RRC STAFF ATTORNEY AS TO ACTION THAT THE ATTORNEY BELIEVES THE COMMISSION SHOULD TAKE ON THE CITED RULE AT ITS NEXT MEETING, OR 2) AN OPINION OF THAT ATTORNEY AS TO SOME MATTER CONCERNING THAT RULE. THE AGENCY AND MEMBERS OF THE PUBLIC ARE INVITED TO SUBMIT THEIR OWN COMMENTS AND RECOMMENDATIONS (ACCORDING TO RRC RULES) TO THE COMMISSION.

AGENCY: NC BUILDING CODE COUNCIL

RULE CITATION: N.C. EXISTING BUILDING CODE  
101.2 Scope, Exceptions

#### **RECOMMENDED ACTION:**

Return the rule to the agency for failure to comply with the Administrative Procedure Act

Approve, but note staff's comment

X - Object, based on:

X Lack of statutory authority

X Unclear or ambiguous

Unnecessary

Failure to adopt the rule in accordance with the APA

Extend the period of review

#### **COMMENT:**

*It does not seem to me that the Council has the authority to restrict the exemption found in G.S. 143-138(b4) by requiring that exempt farm buildings "not [be] used for sleeping purposes."*

*That statute exempts certain farm buildings from the application of building codes to their construction or use. It explicitly states:*

(b4) Exclusion for Certain Farm Buildings. - Building rules do not apply to (i) farm buildings that are located outside the building-rules jurisdiction of any municipality, (ii) farm buildings that are located inside the building-rules jurisdiction of any municipality if the farm buildings are greenhouses, (iii) a primitive camp, or (iv) a primitive farm building.

*There is nothing in the exemption that requires that a farm building "described by G.S. 143-138(b4)" not be used for sleeping purposes. Likewise there is nothing in the statute that prohibits any farm building from being used for sleeping purposes.*

*And just to be certain, the statute does go on to define farm buildings and other agricultural use terms:*

*"For the purposes of this subsection:*

(1) A "farm building" shall include any structure used or associated with equine activities, including, but not limited to, the care, management, boarding, or training of horses and the instruction and training of riders. Structures that are associated with equine activities include, but are not limited to, free standing or attached sheds, barns, or other structures that are utilized to store any equipment, tools, commodities, or other items that are maintained or used in conjunction with equine activities. The specific types of equine activities, structures, and uses set forth in this subdivision are for illustrative purposes, and should not be construed to limit, in any manner, the types of activities, structures, or uses that may be considered under this subsection as exempted from building rules. A farm building that might otherwise qualify for exemption from building rules shall remain subject only to an annual safety inspection by the applicable city or county building inspection department of any grandstand, bleachers, or other spectator-seating structures in the farm building. An annual safety inspection shall include an evaluation of the overall safety of spectator-seating structures as well as ensuring the spectator-seating structure's compliance with any building codes related to the construction of spectator-seating structures in effect at the time of the construction of the spectator-seating.

*..."*

*Finally, to make the point clear that the legislature did not seem concerned whether or not a building structure might be used for sleeping purposes, we should note that there is a permitted inspection of farm buildings, but that inspection has limits:*

*"For the purposes of this subsection:*

(1) .... A farm building that might otherwise qualify for exemption from building rules shall remain subject only to an annual safety inspection by the applicable city or county building inspection department of any grandstand, bleachers, or other spectator-seating structures in the farm building. An annual safety inspection shall include an evaluation of the overall safety of spectator-seating structures as well as ensuring the spectator-seating structure's compliance with any building codes related to the construction of spectator-seating structures in effect at the time of the construction of the spectator-seating.

*..."*

*For the same reasons that the Council has no authority to restrict the application of the exemption, it has no authority to declare that farm buildings are subject to the codes concerning "electrical, plumbing for human use, and mechanical systems for these buildings." The statute states that "[b]uilding rules do not apply to" the various farm structures. What those stated systems are not supposed to be exempt from – according to the NC EBC (Existing Building Code) – are "building rules" and presumably what this EBC covering those systems is, is a "building rule" that is not supposed to apply according to the statute.*

*This same objection applies to exceptions 2 and 3 as well.*

*In a separate problem I do not understand how the Exception #6 is intended to apply or make a building or structure "exempt from the provisions of this code" as stated at the beginning of the exceptions.*

## **§ 143-138. North Carolina State Building Code.**

(a) **Preparation and Adoption.** - The Building Code Council may prepare and adopt, in accordance with the provisions of this Article, a North Carolina State Building Code. Before the adoption of the Code, or any part of the Code, the Council shall hold at least one public hearing. A notice of the public hearing shall be published in the North Carolina Register at least 15 days before the date of the hearing. Notwithstanding G.S. 150B-2(8a)h., the North Carolina State Building Code as adopted by the Building Code Council is a rule within the meaning of G.S. 150B-2(8a) and shall be adopted in accordance with the procedural requirements of Article 2A of Chapter 150B of the General Statutes.

The Council shall request the Office of State Budget and Management to prepare a fiscal note for a proposed Code change that has a substantial economic impact, as defined in G.S. 150B-21.4(b1), or that increases the cost of residential housing by eighty dollars (\$80.00) or more per housing unit. The change can become effective only in accordance with G.S. 143-138(d). Neither the Department of Insurance nor the Council shall be required to expend any monies to pay for the preparation of any fiscal note under this section by any person outside of the Department or Council unless the Department or Council contracts with a third-party vendor to prepare the fiscal note.

(b) **Contents of the Code.** - The North Carolina State Building Code, as adopted by the Building Code Council, may include reasonable and suitable classifications of buildings and structures, both as to use and occupancy; general building restrictions as to location, height, and floor areas; rules for the lighting and ventilation of buildings and structures; requirements concerning means of egress from buildings and structures; requirements concerning means of ingress in buildings and structures; rules governing construction and precautions to be taken during construction; rules as to permissible materials, loads, and stresses; rules governing chimneys, heating appliances, elevators, and other facilities connected with the buildings and structures; rules governing plumbing, heating, air conditioning for the purpose of comfort cooling by the lowering of temperature, and electrical systems; and such other reasonable rules pertaining to the construction of buildings and structures and the installation of particular facilities therein as may be found reasonably necessary for the protection of the occupants of the building or structure, its neighbors, and members of the public at large.

(b1) **Fire Protection; Smoke Detectors.** - The Code may regulate activities and conditions in buildings, structures, and premises that pose dangers of fire, explosion, or related hazards. Such fire prevention code provisions shall be considered the minimum standards necessary to preserve and protect public health and safety, subject to approval by the Council of more stringent provisions proposed by a municipality or county as provided in G.S. 143-138(e). These provisions may include regulations requiring the installation of either battery-operated or electrical smoke detectors in every dwelling unit used as rental property, regardless of the date of construction of the rental property. For dwelling units used as rental property constructed prior to 1975, smoke detectors shall have an Underwriters' Laboratories, Inc., listing or other equivalent national testing laboratory approval, and shall be installed in accordance with either the standard of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions, which the property owner shall retain or provide as proof of compliance.

(b2) **Carbon Monoxide Detectors.** - The Code (i) may contain provisions requiring the installation of either battery-operated or electrical carbon monoxide detectors in every dwelling unit having a fossil-fuel burning heater, appliance, or fireplace, and in any dwelling unit having an attached garage and (ii) shall contain provisions requiring the installation of electrical carbon monoxide detectors at a lodging establishment. Violations of this subsection and rules adopted pursuant to this subsection shall be punishable in accordance with subsection (h) of this section and G.S. 143-139. In particular, the rules shall provide:

- (1) For dwelling units, carbon monoxide detectors shall be those listed by a nationally recognized testing laboratory that is OSHA-approved to test and certify to American National Standards Institute/Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075 and shall be installed in accordance with either the standard of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions, which the property owner shall retain or provide as proof of compliance. A carbon monoxide detector may be combined with smoke detectors if the combined detector does both of the following: (i) complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide alarms and ANSI/UL217 for smoke detectors; and (ii) emits an alarm in a manner that clearly differentiates between detecting the presence of carbon monoxide and the presence of smoke.

(2) For lodging establishments, carbon monoxide detectors shall be installed in every enclosed space having a fossil fuel burning heater, appliance, or fireplace and in any enclosed space, including a sleeping room, that shares a common wall, floor, or ceiling with an enclosed space having a fossil fuel burning heater, appliance, or fireplace. Carbon monoxide detectors shall be (i) listed by a nationally recognized testing laboratory that is OSHA-approved to test and certify to American National Standards Institute/Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075, (ii) installed in accordance with either the standard of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions, which the lodging establishment shall retain or provide as proof of compliance, (iii) receive primary power from the building's wiring, where such wiring is served from a commercial source, and (iv) receive power from a battery when primary power is interrupted. A carbon monoxide detector may be combined with smoke detectors if the combined detector complies with the requirements of this subdivision for carbon monoxide alarms and ANSI/UL217 for smoke detectors. For purposes of this subsection, "lodging establishment" means any hotel, motel, tourist home, or other establishment permitted under authority of G.S. 130A-248 to provide lodging accommodations for pay to the public.

(b3) Applicability of the Code. - Except as provided by subsections (b4) and (c1) of this section, the Code may contain provisions regulating every type of building or structure, wherever it might be situated in the State.

(b4) Exclusion for Certain Farm Buildings. - Building rules do not apply to (i) farm buildings that are located outside the building-rules jurisdiction of any municipality, (ii) farm buildings that are located inside the building-rules jurisdiction of any municipality if the farm buildings are greenhouses, (iii) a primitive camp, or (iv) a primitive farm building. For the purposes of this subsection:

(1) A "farm building" shall include any structure used or associated with equine activities, including, but not limited to, the care, management, boarding, or training of horses and the instruction and training of riders. Structures that are associated with equine activities include, but are not limited to, free standing or attached sheds, barns, or other structures that are utilized to store any equipment, tools, commodities, or other items that are maintained or used in conjunction with equine activities. The specific types of equine activities, structures, and uses set forth in this subdivision are for illustrative purposes, and should not be construed to limit, in any manner, the types of activities, structures, or uses that may be considered under this subsection as exempted from building rules. A farm building that might otherwise qualify for exemption from building rules shall remain subject only to an annual safety inspection by the applicable city or county building inspection department of any grandstand, bleachers, or other spectator-seating structures in the farm building. An annual safety inspection shall include an evaluation of the overall safety of spectator-seating structures as well as ensuring the spectator-seating structure's compliance with any building codes related to the construction of spectator-seating structures in effect at the time of the construction of the spectator-seating.

(2) A "greenhouse" is a structure that has a glass or plastic roof, has one or more glass or plastic walls, has an area over ninety-five percent (95%) of which is used to grow or cultivate plants, is built in accordance with the National Greenhouse Manufacturers Association Structural Design manual, and is not used for retail sales. Additional provisions addressing distinct life safety hazards shall be approved by the local building-rules jurisdiction.

(3) A "farm building" shall include any structure used for the display and sale of produce, no more than 1,000 square feet in size, open to the public for no more than 180 days per year, and certified by the Department of Agriculture and Consumer Services as a Certified Roadside Farm Market.

(4) A "primitive camp" shall include any structure primarily used or associated with outdoor camping activities, including structures used for educational, instructional, or recreational purposes for campers and for management training, that are (i) not greater than 4,000 square feet in size and (ii) are not intended to be occupied for more than 24 hours consecutively. "Structures primarily used or associated with outdoor camping activities" include, but are not limited to, shelters, tree stands, outhouses, sheds, rustic cabins, campfire shelters, picnic shelters, tents, teepees or other indigenous huts, support buildings used only for administrative functions and not for activities involving campers or program participants, and any other structures that are utilized to

store any equipment, tools, commodities, or other items that are maintained or used in conjunction with outdoor camping activities such as hiking, fishing, hunting, or nature appreciation, regardless of material used for construction. The specific types of primitive camping activities, structures, and uses set forth in this subdivision are for illustrative purposes and should not be construed to limit, in any manner, the types of activities, structures, or uses that are exempted from building rules.

(5) A "primitive farm building" shall include any structure used for activities, instruction, training, or reenactment of traditional or heritage farming practices. "Primitive farm buildings" include, but are not limited to, sheds, barns, outhouses, doghouses, or other structures that are utilized to store any equipment, tools, commodities, livestock, or other items supporting farm management. These specific types of farming activities, structures, and uses set forth by this subdivision are for illustrative purposes and should not be construed to limit in any manner the types of activities, structures, or uses that are exempted from building rules.

(6) A "farm building" shall not lose its status as a farm building because it is used for public or private events, including, but not limited to, weddings, receptions, meetings, demonstrations of farm activities, meals, and other events that are taking place on the farm because of its farm or rural setting.

(b5) Exclusion for Certain Minor Activities in Residential and Farm Structures. - No building permit shall be required under the Code or any local variance thereof approved under subsection (e) for any construction, installation, repair, replacement, or alteration costing five thousand dollars (\$5,000) or less in any single family residence or farm building unless the work involves: the addition, repair, or replacement of load bearing structures; the addition (excluding replacement of same capacity) or change in the design of plumbing; the addition, replacement or change in the design of heating, air conditioning, or electrical wiring, devices, fixtures (excluding repair or replacement of electrical lighting devices and fixtures of the same type), appliances (excluding replacement of water heaters, provided that the energy use rate or thermal input is not greater than that of the water heater which is being replaced, and there is no change in fuel, energy source, location, capacity, or routing or sizing of venting and piping), or equipment, the use of materials not permitted by the North Carolina Uniform Residential Building Code; or the addition (excluding replacement of like grade of fire resistance) of roofing. The exclusions from building permit requirements set forth in this paragraph for electrical lighting devices and fixtures and water heaters shall apply only to work performed on a one- or two-family dwelling. In addition, exclusions for electrical lighting devices and fixtures and electric water heaters shall apply only to work performed by a person licensed under G.S. 87-43 and exclusions for water heaters, generally, to work performed by a person licensed under G.S. 87-21.

(b6) No State Agency Permit. - No building permit shall be required under such Code from any State agency for the construction of any building or structure, the total cost of which is less than twenty thousand dollars (\$20,000), except public or institutional buildings.

(b7) Appendices. - For the information of users thereof, the Code shall include as appendices the following:

- (1) Any rules governing boilers adopted by the Board of Boiler and Pressure Vessels Rules,
- (2) Any rules relating to the safe operation of elevators adopted by the Commissioner of Labor, and
- (3) Any rules relating to sanitation adopted by the Commission for Public Health which the Building Code Council believes pertinent.

The Code may include references to such other rules of special types, such as those of the Medical Care Commission and the Department of Public Instruction as may be useful to persons using the Code. No rule issued by any agency other than the Building Code Council shall be construed as a part of the Code, nor supersede that Code, it being intended that they be presented with the Code for information only.

(b8) Exclusion for Certain Utilities. - Nothing in this Article shall extend to or be construed as being applicable to the regulation of the design, construction, location, installation, or operation of (1) equipment for storing, handling, transporting, and utilizing liquefied petroleum gases for fuel purposes or anhydrous ammonia or other liquid fertilizers, except for liquefied petroleum gas from the outlet of the first stage pressure regulator to and including each liquefied petroleum gas utilization device within a building or structure covered by the Code, or (2) equipment or facilities, other than buildings, of a public utility, as defined in G.S. 62-3, a cable television company, or an electric or telephone membership corporation,

including without limitation poles, towers, and other structures supporting electric, cable television, or communication lines.

(b9) Exclusion for Industrial Machinery. - Nothing in this Article shall extend to or be construed as being applicable to the regulation of the design, construction, location, installation, or operation of industrial machinery. However, if during the building code inspection process, an electrical inspector has any concerns about the electrical safety of a piece of industrial machinery, the electrical inspector may refer that concern to the Occupational Safety and Health Division in the North Carolina Department of Labor but shall not withhold the certificate of occupancy nor mandate third-party testing of the industrial machinery based solely on this concern. For the purposes of this paragraph, "industrial machinery" means equipment and machinery used in a system of operations for the explicit purpose of producing a product or acquired by a State-supported center providing testing, research, and development services to manufacturing clients. The term does not include equipment that is permanently attached to or a component part of a building and related to general building services such as ventilation, heating and cooling, plumbing, fire suppression or prevention, and general electrical transmission.

(b10) Replacement Water Heaters. - The Code may contain rules concerning minimum efficiency requirements for replacement water heaters, which shall consider reasonable availability from manufacturers to meet installation space requirements and may contain rules concerning energy efficiency that require all hot water plumbing pipes that are larger than one-fourth of an inch to be insulated.

(b11) School Seclusion Rooms. - No State, county, or local building code or regulation shall prohibit the use of special locking mechanisms for seclusion rooms in the public schools approved under G.S. 115C-391.1(e)(1)e., provided that the special locking mechanism shall be constructed so that it will engage only when a key, knob, handle, button, or other similar device is being held in position by a person, and provided further that, if the mechanism is electrically or electronically controlled, it automatically disengages when the building's fire alarm is activated. Upon release of the locking mechanism by a supervising adult, the door must be able to be opened readily.

(b12) Cisterns. - The Code may include rules pertaining to the construction or renovation of residential or commercial buildings and structures that permit the use of cisterns to provide water for flushing toilets and for outdoor irrigation. No State, county, or local building code or regulation shall prohibit the use of cisterns to provide water for flushing toilets and for outdoor irrigation. As used in this subsection, "cistern" means a storage tank that is watertight; has smooth interior surfaces and enclosed lids; is fabricated from nonreactive materials such as reinforced concrete, galvanized steel, or plastic; is designed to collect rainfall from a catchment area; may be installed indoors or outdoors; and is located underground, at ground level, or on elevated stands.

(b13) Migrant Housing. - The Council shall provide for an exemption from any requirements in the fire prevention code for installation of an automatic sprinkler system applicable to buildings meeting all of the following:

- (1) Has one floor.
- (2) Meets all requirements of 29 C.F.R. § 1910.142, as amended.
- (3) Meets all requirements of Article 19 of Chapter 95 of the General Statutes and rules implementing that Article.

For purposes of this subsection, "migrant housing" and "migrant" shall be defined as in G.S. 95-223.

(b14) [Exclusion for Routine Maintenance. -] No building permit shall be required under the Code for routine maintenance on fuel dispensing pumps and other dispensing devices. For purposes of this subsection, "routine maintenance" includes repair or replacement of hoses, O-rings, nozzles, or emergency breakaways.

(c) Standards to Be Followed in Adopting the Code. - All regulations contained in the North Carolina State Building Code shall have a reasonable and substantial connection with the public health, safety, morals, or general welfare, and their provisions shall be construed reasonably to those ends. Requirements of the Code shall conform to good engineering practice. The Council may use as guidance, but is not required to adopt, the requirements of the International Building Code of the International Code Council, the Standard Building Code of the Southern Building Code Congress International, Inc., the Uniform Building Code of the International Conference of Building Officials, the National Building Code of the Building Officials and Code Administrators, Inc., the National Electric Code, the Life Safety Code, the National Fuel Gas Code, the Fire Prevention Code of the National Fire Protection Association, the Safety Code for Elevators and Escalators, and the Boiler and Pressure Vessel Code of the American Society of Mechanical Engineers, and standards promulgated by the American National Standards Institute, Standards



Underwriters' Laboratories, Inc., and similar national or international agencies engaged in research concerning strength of materials, safe design, and other factors bearing upon health and safety.

(c1) Exemptions for Private Clubs and Religious Organizations. - The North Carolina State Building Code and the standards for the installation and maintenance of limited-use or limited-access hydraulic elevators under this Article shall not apply to private clubs or establishments exempted from coverage under Title II of the Civil Rights Act of 1964, 42 U.S.C. § 2000a, et seq., or to religious organizations or entities controlled by religious organizations, including places of worship. A nonreligious organization or entity that leases space from a religious organization or entity is not exempt under this subsection.

(d) Amendments of the Code. - The Building Code Council may periodically revise and amend the North Carolina State Building Code, either on its own motion or upon application from any citizen, State agency, or political subdivision of the State. In addition to the periodic revisions or amendments made by the Council, the Council shall revise the North Carolina State Building Code: Residential Code for One- and Two-Family Dwellings, including provisions applicable to One- and Two-Family Dwellings from the NC Energy Code, NC Electrical Code, NC Fuel Gas Code, NC Plumbing Code, and NC Mechanical Code only every six years, to become effective the first day of January of the following year, with at least six months between adoption and effective date. The first six-year revision under this subsection shall be adopted to become effective January 1, 2019, and every six years thereafter. In adopting any amendment, the Council shall comply with the same procedural requirements and the same standards set forth above for adoption of the Code. The Council, through the Department of Insurance, shall publish in the North Carolina Register and shall post on the Council's Web site all appeal decisions made by the Council and all formal opinions at least semiannually. The Council, through the Department of Insurance, shall also publish at least semiannually in the North Carolina Register a statement providing the accurate Web site address and information on how to find additional commentary and interpretation of the Code.

(e) Effect upon Local Codes. - Except as otherwise provided in this section, the North Carolina State Building Code shall apply throughout the State, from the time of its adoption. Approved rules shall become effective in accordance with G.S. 150B-21.3. However, any political subdivision of the State may adopt a fire prevention code and floodplain management regulations within its jurisdiction. The territorial jurisdiction of any municipality or county for this purpose, unless otherwise specified by the General Assembly, shall be as follows: Municipal jurisdiction shall include all areas within the corporate limits of the municipality and extraterritorial jurisdiction areas established as provided in G.S. 160A-360 or a local act; county jurisdiction shall include all other areas of the county. No such code or regulations, other than floodplain management regulations and those permitted by G.S. 160A-436, shall be effective until they have been officially approved by the Building Code Council as providing adequate minimum standards to preserve and protect health and safety, in accordance with the provisions of subsection (c) above. Local floodplain regulations may regulate all types and uses of buildings or structures located in flood hazard areas identified by local, State, and federal agencies, and include provisions governing substantial improvements, substantial damage, cumulative substantial improvements, lowest floor elevation, protection of mechanical and electrical systems, foundation construction, anchorage, acceptable flood resistant materials, and other measures the political subdivision deems necessary considering the characteristics of its flood hazards and vulnerability. In the absence of approval by the Building Code Council, or in the event that approval is withdrawn, local fire prevention codes and regulations shall have no force and effect. Provided any local regulations approved by the local governing body which are found by the Council to be more stringent than the adopted statewide fire prevention code and which are found to regulate only activities and conditions in buildings, structures, and premises that pose dangers of fire, explosion or related hazards, and are not matters in conflict with the State Building Code, shall be approved. Local governments may enforce the fire prevention code of the State Building Code using civil remedies authorized under G.S. 143-139, 153A-123, and 160A-175. If the Commissioner of Insurance or other State official with responsibility for enforcement of the Code institutes a civil action pursuant to G.S. 143-139, a local government may not institute a civil action under G.S. 143-139, 153A-123, or 160A-175 based upon the same violation. Appeals from the assessment or imposition of such civil remedies shall be as provided in G.S. 160A-434.

A local government may not adopt any ordinance in conflict with the exemption provided by subsection (c1) of this section. No local ordinance or regulation shall be construed to limit the exemption provided by subsection (c1) of this section.

(f) Repealed by Session Laws 1989, c. 681, s. 3.

# CHAPTER 1

## SCOPE AND ADMINISTRATION

### PART 1—SCOPE AND APPLICATION

#### SECTION 101 GENERAL

##### [A] 101.1 Title.

These regulations shall be known as the North Carolina Existing Building Code as adopted by the North Carolina Building Code Council on December 10, 2013 to be effective March 1, 2015. References to the International Code shall mean the North Carolina Codes. The North Carolina amendments to the International Code are underlined.

##### [A] 101.2 Scope.

The provisions of the *International Existing Building Code* shall apply to the *repair, alteration, change of occupancy, addition and relocation of existing buildings.*

**Exceptions:** If any of the following apply the building or structure is exempt from the provisions of this code:

1. Farm Buildings as described by G.S. 143-138(b4) that are not used for sleeping purposes and located outside the buildings rules jurisdiction of any municipality. Electrical, plumbing for human use, and mechanical systems for these buildings and structures are not exempt.
2. Greenhouses as described by G.S. 143-138(b4) for farm building use located outside or inside the building rules jurisdiction of a municipality or a county. Electrical, plumbing for human use, and mechanical systems for these buildings are not exempt.
3. Farm buildings for equine activities as described by G.S. 143-138(b4) and located outside the building rules jurisdiction of a municipality. Electrical, plumbing for human use, and mechanical systems for these buildings and structures are not exempt.
4. The design, construction, location, installation or operation of equipment for storing, handling and transporting liquefied petroleum gases for fuel purposes up to the outlet of the first stage pressure regulator, and anhydrous ammonia or other liquid fertilizers.
5. The design, construction, location, installation or operation of equipment or facilities of a public utility, as defined in G.S. 62-3, or an electric or telephone membership corporation, including without limitation poles, towers and other structures supporting electric or communication lines from the distribution network up to the meter location.

**Note:** All buildings owned and operated by a public utility or an electric or telephone membership corporation shall meet the provisions of the code.

6. The Storage and Handling of Hazardous Chemicals Right to Know Act, Article 18 of Chapter 95 of the North Carolina General Statutes.

##### [A] 101.4.2 Buildings previously occupied.

The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the

# CHAPTER 1

## SCOPE AND ADMINISTRATION

### PART 1—SCOPE AND APPLICATION

#### SECTION 101 GENERAL

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

[A] **101.2 Scope.** The provisions of the *International Existing Building Code* shall apply to the *repair, alteration, change of occupancy, addition* and relocation of *existing buildings*.

[A] **101.3 Intent.** The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the *repair, alteration, change of occupancy, addition* and relocation of *existing buildings*.

[A] **101.4 Applicability.** This code shall apply to the *repair, alteration, change of occupancy, addition* and relocation of all *existing buildings*, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.

[A] **101.4.1 Buildings not previously occupied.** A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the *International Building Code* or *International Residential Code*, as applicable, for new construction or with any current permit for such occupancy.

[A] **101.4.2 Buildings previously occupied.** The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

\*

[A] **101.5 Safeguards during construction.** All construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 15.

[A] **101.6 Appendices.** The *code official* is authorized to require rehabilitation and retrofit of buildings, structures or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted.

[A] **101.7 Correction of violations of other codes.** *Repairs* or *alterations* mandated by any property, housing, or fire safety maintenance code or mandated by any licensing rule or ordinance adopted pursuant to law shall conform only to the requirements of that code, rule, or ordinance and shall not be

required to conform to this code unless the code requiring such *repair* or *alteration* so provides.

#### SECTION 102 APPLICABILITY

[A] **102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where in any specific case different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

[A] **102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

[A] **102.3 Application of references.** References to chapter or section numbers or to provisions not specifically identified by number shall be construed to refer to such chapter, section, or provision of this code.

[A] **102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall govern.

[A] **102.4.1 Conflicts.** Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] **102.4.2 Conflicting provisions.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] **102.5 Partial invalidity.** In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

### PART 2—ADMINISTRATION AND ENFORCEMENT

#### SECTION 103 DEPARTMENT OF BUILDING SAFETY

[A] **103.1 Creation of enforcement agency.** The Department of Building Safety is hereby created, and the official in charge thereof shall be known as the *code official*.

[A] **103.2 Appointment.** The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 8)  
- 101.8 Requirements of other State agencies, occupational licensing ...

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*Should the owner of the building be included in the list of who has responsibility "to determine whether any additional requirements exist?"*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

*International Fire Code, or the International Property Maintenance Code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.*

**[A] 101.6 Appendices.**

~~The code official is authorized to require rehabilitation and retrofit of buildings, structures or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted.~~

Provisions in the appendices shall not apply unless specifically adopted or referenced in this code.

**101.8 Requirements of other State agencies, occupational licensing boards or commissions.**

The North Carolina State Existing Building Codes do not include all additional requirements for building and structures that may be imposed by other State agencies, occupational licensing boards and commissions. It shall be the responsibility of a permit holder, registered design professional, contractor or occupational license holder to determine whether any additional requirements exist.

**101.9 Mixed Use Buildings.**

Each portion of a building shall be separately classified as to use. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that portion, except that the most restrictive requirements of this code for fire suppression shall apply to the entire building.

**Exception:** An automatic fire suppression system shall not be required for uses that would not otherwise require suppression provided that there is a 1-hour separation between the uses requiring suppression and the other uses in the same building. A 2-hour fire separation shall be required to apply this exception to Group H.

**101.10 High-rise buildings**

High-rise buildings constructed prior to 1978 shall at a minimum comply with North Carolina General Statute 143-138, Section (i). The statute may be viewed at the following web address: [http://www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/BySection/Chapter\\_143/GS\\_143-138.html](http://www.ncga.state.nc.us/EnactedLegislation/Statutes/HTML/BySection/Chapter_143/GS_143-138.html)

**SECTION 103  
DEPARTMENT OF BUILDING SAFETY**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 104  
DUTIES AND POWERS OF CODE OFFICIAL**

104.1 through 104.9 deleted. See the North Carolina Administrative Code and Policies.

## **REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (IEBC p. 3)

- 104.10, Modifications
- 104.11.1, Research reports
- 104.11.2, Tests

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*104.10 – In the International Code the last line of this subsection reads, “The details of action granting modifications shall be recorded and entered in the files of the Department of Building Safety.” Is there a more common name for this (local?) – if this is meant to be filed with the state I am not aware of any such state “department” – department? It would seem there would likely be a name more well recognized in North Carolina.*

*104.11.1 – In the last line “valid research reports” must come from “approved sources.” Please define “approved” or “approved sources” with this context in mind. Your definition in Chapter 2 leaves it up to the code official. If it is the local official, then your definitions are of no help to that person, but are acceptable. If it is a state official, then you need standards for his or her approval. If it is the agency issuing a set of “approved sources” you need to either specify the sources or the approval standards. In this case it is not even clear who does the approving.*

*The appropriate place for this definition would be Chapter 2.*

*104.11.2 – The same term, “approved” occurs in this rule in “approved agency.” Thus the need for a definition. It is acceptable for the code official to have absolute discretion in his authority to “approve” a testing procedure. It is not clear who may approve the testing agency.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

ing modifications shall be recorded and entered in the files of the Department of Building Safety.

**[A] 104.10.1 Flood hazard areas.** For *existing buildings* located in *flood hazard areas* for which *repairs, alterations and additions* constitute *substantial improvement*, the *code official* shall not grant modifications to provisions related to flood resistance unless a determination is made that:

1. The applicant has presented good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render compliance with the flood-resistant construction provisions inappropriate.
2. Failure to grant the modification would result in exceptional hardship.
3. The granting of the modification will not result in increased flood heights, additional threats to public safety, extraordinary public expense nor create nuisances, cause fraud on or victimization of the public or conflict with existing laws or ordinances.
4. The modification is the minimum necessary to afford relief, considering the flood hazard.
5. A written notice will be provided to the applicant specifying, if applicable, the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation and that construction below the design flood elevation increases risks to life and property.

**[A] 104.11 Alternative materials, design and methods of construction, and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design, or method of construction shall be approved where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety.

**[A] 104.11.1 Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

**[A] 104.11.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *code official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall approve

the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the *code official* for the period required for retention.

## SECTION 105 PERMITS

**[A] 105.1 Required.** Any owner or authorized agent who intends to *repair*, add to, alter, relocate, demolish, or change the occupancy of a building or to *repair*, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *code official* and obtain the required permit.

**[A] 105.1.1 Annual permit.** In lieu of an individual permit for each *alteration* to an already approved electrical, gas, mechanical, or plumbing installation, the *code official* is authorized to issue an annual permit upon application therefor to any person, firm, or corporation regularly employing one or more qualified trade persons in the building, structure, or on the premises owned or operated by the applicant for the permit.

**[A] 105.1.2 Annual permit records.** The person to whom an annual permit is issued shall keep a detailed record of *alterations* made under such annual permit. The *code official* shall have access to such records at all times, or such records shall be filed with the *code official* as designated.

**[A] 105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

### Building:

1. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.
2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
3. Temporary motion picture, television, and theater stage sets and scenery.
4. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.
5. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.
6. Movable cases, counters, and partitions not over 69 inches (1753 mm) in height.

### Electrical:

**Repairs and maintenance:** Minor *repair* work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**[A] 104.10.1 Flood hazard areas.**

For existing buildings located in flood hazard areas for which repairs, alterations and additions constitute substantial improvement, the code official shall not grant modifications to provisions related to flood resistance unless a determination is made that:

1. The applicant has presented good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render compliance with the flood-resistant construction provisions inappropriate.
2. Failure to grant the modification would result in exceptional hardship.
3. The granting of the modification will not result in increased flood heights, additional threats to public safety, extraordinary public expense nor create nuisances, cause fraud on or victimization of the public or conflict with existing laws or ordinances.
4. The modification is the minimum necessary to afford relief, considering the flood hazard.
5. A written notice will be provided to the applicant specifying, if applicable, the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation and that construction below the design flood elevation increases risks to life and property.

Local ordinances more restrictive than the requirements of this section supersede these requirements.

**SECTION 105  
PERMITS**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 106  
CONSTRUCTION DOCUMENTS**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 107  
TEMPORARY STRUCTURES AND USES**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 108  
FEES**

Deleted. See the North Carolina Administrative Code and Policies.



**SECTION 109  
INSPECTIONS**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 110  
CERTIFICATE OF OCCUPANCY**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 111  
SERVICE UTILITIES**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 112  
BOARD OF APPEALS**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 113  
VIOLATIONS**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 114  
STOP WORK ORDER**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 115  
UNSAFE BUILDINGS AND EQUIPMENT**

Deleted. See the North Carolina Administrative Code and Policies.

**SECTION 116  
EMERGENCY MEASURES**

Deleted. See the North Carolina Administrative Code and Policies.

## **SECTION 117 DEMOLITION**

Deleted. See the North Carolina Administrative Code and Policies.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 12)  
- 202 General Definitions

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

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*The following all apply to the N.C. amendments or additions:*

*202 – Approved: In the context of many of your rules it is not clear who has the approving authority.*

*202 – Existing Building: You only need to italicize "legally occupied" once in this context. Doing it again makes it confusing and leaves me wondering whether there is supposed to be another definition for "legally occupied immediately prior to." Also it is unclear what "immediately" means; please delete, define, or explain.*

*202 – High-Rise Building: I am not sure I understand this. What is a "fire department vehicle access?" Does every tall building have one? And if it doesn't, does that mean it's not a high-rise building?*

*202 – Occupancy Classification: Occupancy group "M" is omitted from the occupancy classifications. Is this intentional?*

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If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

### **RRC STAFF OPINION**

PLEASE NOTE: THIS COMMUNICATION IS EITHER 1) ONLY THE RECOMMENDATION OF AN RRC STAFF ATTORNEY AS TO ACTION THAT THE ATTORNEY BELIEVES THE COMMISSION SHOULD TAKE ON THE CITED RULE AT ITS NEXT MEETING, OR 2) AN OPINION OF THAT ATTORNEY AS TO SOME MATTER CONCERNING THAT RULE. THE AGENCY AND MEMBERS OF THE PUBLIC ARE INVITED TO SUBMIT THEIR OWN COMMENTS AND RECOMMENDATIONS (ACCORDING TO RRC RULES) TO THE COMMISSION.

AGENCY: NC BUILDING CODE COUNCIL

RULE CITATION: N.C. EXISTING BUILDING CODE  
202 – Definitions

RECOMMENDED ACTION:

Return the rule to the agency for failure to comply with the Administrative Procedure Act

- ☐ Approve, but note staff's comment
- X ☐ Object, based on:
  - ☐ Lack of statutory authority
  - X ☐ Unclear or ambiguous
  - ☐ Unnecessary
  - ☐ Failure to adopt the rule in accordance with the APA

Extend the period of review

COMMENT:

*The definition of "nightclub" sparked quite a bit of debate a few years ago when new sprinkler rules were being introduced. There was considerable debate about what constituted a "nightclub" and even more debate about whether that would or should apply to a place that might be a "restaurant" during the day but a club at night.*

*I will raise a few issues with this iteration:*

*In item 1 of the definition it is unclear what the square footage is "net" of. Net implies that there is more footage that has been subtracted out. It is not clear how to arrive at the net figure.*

*It item 2, I am not sure if it is clear what would constitute "live" or "recorded entertainment." For instance if an Italian restaurant that met the seating capacity in this rule and served wine, had Vic Damone, or Tony Bennett – or Muzak – playing in the background, would that be a nightclub? Would a restaurant that had singing wait staff be a nightclub as well?*

## CHAPTER 2 DEFINITIONS

### SECTION 202 GENERAL DEFINITIONS

**ALTERATION.** Any construction or renovation to an existing structure other than a *repair* or *addition*. Alterations are classified as Level 1 (Renovation - former NC Rehab designation), Level 2 (Alteration - former NC Rehab designation), and Level 3 (Reconstruction - former NC Rehab designation).

**APPROVED.** Acceptable to the code official or authority having jurisdiction for compliance with the provisions of the applicable code or reference.

**BOARDING HOUSE.** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

**[B] EXISTING BUILDING.** A building *legally occupied* or *legally occupied* immediately prior to a current vacant status, erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

**HIGH-RISE BUILDING.** A building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access.

**LEGALLY OCCUPIED.** A building that has a current certificate of occupancy or equivalent documentation provided by the permit holder acceptable to the local code enforcement official.

**LISTED.** Equipment, materials, products or services included in a list published by an organization acceptable to the code official and concerned with evaluation of products or services that maintain periodic inspections of production of listed equipment or materials or periodic evaluation of services and whose listing states either that the equipment, material, product or service meets identified standards or has been tested and found suitable for a specified purpose.

**NIGHTCLUB.** An establishment meeting all of the following:

1. Has a posted capacity or occupant load that exceeds one occupant per 15 square feet net;
2. Provides live or recorded entertainment by performing artists; and
3. Serves alcoholic beverages

**OCCUPANCY CLASSIFICATION.** A subset of the occupancy group as listed in Chapter 3 of the North Carolina Building Code (i.e. A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, R-1, R-2, R-3, R-4, S-1, S-2, and U).

**OCCUPANCY GROUP.** Occupant type as listed in Chapter 3 of the North Carolina Building Code (i.e. A, B, E, F, H, I, M, R, S, U).

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (IEBC p. 12)  
- 202 Definitions

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*Please verify that "substantial damage" and "substantial improvement" apply only to flood provisions of the code. The definition of "substantial structural damage" does not appear to have this restriction.*

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If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

## DEFINITIONS

**REHABILITATION.** Any work, as described by the categories of work defined herein, undertaken in an *existing building*.

**REHABILITATION, SEISMIC.** Work conducted to improve the seismic lateral force resistance of an *existing building*.

**REPAIR.** The restoration to good or sound condition of any part of an *existing building* for the purpose of its maintenance.

**SEISMIC LOADING.** The forces prescribed herein, related to the response of the structure to earthquake motions, to be used in the analysis and design of the structure and its components.

**[B] SUBSTANTIAL DAMAGE.** For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**[B] SUBSTANTIAL IMPROVEMENT.** For the purpose of determining compliance with the flood provisions of this code, any *repair, alteration, addition*, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered *substantial improvement* regardless of the actual *repair* work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the *code official* and that is the minimum necessary to ensure safe living conditions; or
2. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

**[B] SUBSTANTIAL STRUCTURAL DAMAGE.** A condition where:

1. In any story, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its predamage condition; or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

**[B] TECHNICALLY INFEASIBLE.** An *alteration* of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame, or because other existing physical

or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

**UNSAFE.** Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise *dangerous* to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

**WORK AREA.** That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

**OCCUPANCY USE.** The function of the space and not necessarily the *occupancy classification*.

**OPERATIONAL ACCESS.** Building access which allows use of a building during and after an emergency event.

**[B] REGISTERED DESIGN PROFESSIONAL.** An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the state or jurisdiction in which the project is to be constructed. A design by a registered design professional is not required where exempt under the registration or license laws.

**SYSTEM.** Primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building including any equipment, fixtures, connections, conduits, wires, pipes, ducts, as well as any associated sensors, controls, distribution or safety elements.

**UNSAFE.** See the North Carolina Administrative Code and Policies.



## **REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 14)

- 301.1 Exception:
- 301.1.4 Evaluation
- 301.2 Additional Codes

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*It seems to me that in all these subsections the proper reference should be to the appropriate "North Carolina" code and not to an "International" Code.*

*Note that I will make this request wherever I see it in the North Carolina changes or any place where I have an otherwise unrelated request related to the International Code. I am not going to request any other changes in the "International" Code where reference is made to other "International" Codes.*

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Joseph J. DeLuca, Jr.  
Commission Counsel

## CHAPTER 3 COMPLIANCE METHODS

### SECTION 301 COMPLIANCE METHODS

#### 301.1 General.

The *repair, alteration, change of occupancy, addition or relocation* of all *existing buildings* shall comply with one of the methods listed in Sections 301.1.1 through 301.1.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the *code official*. 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~~, Structural alterations complying 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 a substantial structural alteration as defined in Section 907.4.3 907.4.2. 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. Buildings constructed prior to the existence of an applicable North Carolina State building code and in structurally sound condition shall be considered "complying with the laws in existence at the time the building or the affected portion of the building was built".

#### [B] 301.1.4 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 301.1.4.2.

**Exception:** Seismic requirements shall not apply to Detached One- and Two Family Dwellings.

#### 301.2 Additional codes.

*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 Plumbing Code*, ~~*International Property Maintenance Code*~~, ~~*International Private Sewage Disposal Code*~~, ~~*International Residential Code*~~ and *NFPA 70*. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 15)

- 401.2.1 Existing materials
- 402.5 Smoke alarms in existing portions

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*401.2.1 – It seems to me you should be able to be a bit more specific about which portion of the Building Code – Administrative Codes and Policies you are referring to.*

*402.5 – in the first line it seems to me that the groups should be listed in alphabetical order, "I-1 or R."*

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Joseph J. DeLuca, Jr.  
Commission Counsel

## CHAPTER 4 PRESCRIPTIVE COMPLIANCE METHOD

### SECTION 401 GENERAL

#### **[B] 401.2.1 Existing materials.**

Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the building official to be unsafe per Section 115 the NC Administrative Code and Policies.

### SECTION 402 ADDITIONS

#### **[B] 402.5 Smoke alarms in existing portions of a building.**

Where an *addition* is made to a building or structure of a Group R or I-1 occupancy, the *existing building* shall be provided with smoke alarms in accordance with Section 403.8 907.2.11 of the International Fire Code. Smoke alarms for Group R occupancy may be radio frequency type appliances as allowed and installed by NFPA 72.

### SECTION 403 ALTERATIONS

#### **[B] 403.4 Existing structural elements carrying lateral load.**

Except as permitted by Section 403.5, ~~with-when~~ 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 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*.

**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*. 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.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 16)

- 403.6 Smoke Alarms
- 404.1 General

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*403.6 – in the first line it seems to me that the groups should be listed in alphabetical order, "I-1 or R."*

*404.1 – It would be helpful if you could give a more specific reference to where in the N.C.G.S. the exemption is found.*

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Joseph J. DeLuca, Jr.  
Commission Counsel

**[B] 403.6 Smoke alarms.**

Individual sleeping units and individual dwelling units in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with Section 403.8 907.2.11 of the *International Fire Code*. Smoke alarms for Group R occupancy may be radio frequency type appliances as allowed and installed by NFPA 72.

**SECTION 404  
REPAIRS**

**[B] 404.1 General.**

Buildings and structures, and parts thereof, shall be repaired in compliance with Section 401.2 and Section 404. Work on nondamaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* and shall not be subject to the requirements for *alterations* in this chapter. Routine maintenance required by Section 401.2, ordinary repairs exempt from permit ~~in accordance with Section 105.2 by North Carolina statute,~~ and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

**[B] 404.2 Substantial structural damage to vertical elements of the lateral force-resisting system.**

A building that has sustained *substantial structural damage* to the vertical elements of its lateral force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 404.2.1 through 404.2.3.

**Exceptions:**

1. Buildings assigned to Seismic Design Category A, B or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. Other than townhouses, structures normally regulated by the North Carolina Residential Code One and two family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

**[B] 404.3.1 Lateral force-resisting elements.**

Regardless of the level of damage to vertical elements of the lateral force-resisting system, if *substantial structural damage* to gravity load-carrying components was caused primarily by wind or earthquake effects, then the building shall be evaluated in accordance with Section 404.2.1 and, if noncompliant, rehabilitated in accordance with Section 404.2.3.

**Exceptions:**

1. Other than townhouses, structures normally regulated by the North Carolina Residential Code One and two family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. Buildings assigned to Seismic Design Category A, B or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 17)  
- 407.1 Conformance (p. 17)

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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Commission Counsel

## SECTION 405 FIRE ESCAPES

### **[B] 405.1 Where permitted.**

Fire escapes shall be permitted only as provided for in Sections 405.1.1 through ~~405.1.4~~  
405.1.3.

#### ~~**[B] 405.1.1 New buildings.**~~

~~Fire escapes shall not constitute any part of the required means of egress in new buildings.~~

#### **[B] 405.1.2 ~~405.1.1~~ Existing fire escapes.**

Existing fire escapes shall continue to be accepted as a component in the means of egress in *existing buildings* only.

#### ~~**[B] 405.1.3**~~ **405.1.2 New fire escapes.**

New fire escapes for *existing buildings* shall be permitted only where exterior stairs cannot be utilized due to lot lines limiting stair size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

#### **[B] 405.1.4 ~~405.1.3~~ Limitations.**

Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required exit capacity.

### **[B] 405.5 Opening protectives.**

Doors and windows along the fire escape shall be protected with ~~3/4-hour~~ 45-minute opening protectives.

## SECTION 406 GLASS REPLACEMENT

### **[B] 406.1 Conformance.**

The installation or replacement of glass shall be as required for new installations.

**Exception:** Replacement of a glazing pane shall not require compliance with the North Carolina Energy Conservation Code, but shall have an insulation value equal to or greater than the existing glazing.

## SECTION 407 CHANGE OF OCCUPANCY

### **[B] 407.1 Conformance.**

No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the *International Building Code* for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of *existing buildings* shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this



**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 18)

- 407.3 Stairway (p. 18)
- 407.3 Structural, Exceptions 1 and 2.

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Commission Counsel

code for those groups, provided the new or proposed use is of equal or less lesser hazardous-hazard, based on life and fire risk Table 407.1, than the existing use.

**Table 407.1**  
**Relative Occupancy Hazard**

Life and Fire Risk Hazard	Occupancy Category
1 (highest)	H-1, H-2, H-3
2	A-1, A-2 (w/ nightclub), H-4, F-1, I-3, M, S-1
3	A-2 (w/o nightclub), A-3, A-5, B, F-2, I-2, R-1, S-2
4	A-4, E, I-1, R-2 greater than two stories in height or greater than 4 dwelling units
5 (lowest)	R-2 two stories or less in height and four dwelling units or less, R-3, R-4, U, One- and Two Family Dwellings.

**[B] 407.3 Stairway.**

An existing stairway shall not be required to comply with the requirements of Section 1009 of the *International International Building Code* where the existing space and construction does not allow a reduction in pitch or slope.

**[B] 407.4 Structural.**

When a *change of occupancy* results in a structure being reclassified to a higher risk category from Table 1604.5 of the *North Carolina Building Code*, the structure shall conform to the seismic requirements for a new structure of the higher risk category.

**Exceptions:**

1. 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.
2. When a change of use results in a structure being reclassified from Risk Category I or II to Risk Category III and the structure is located where the seismic coefficient,  $S_{DS}$ , is less than 0.33, compliance with the seismic requirements of Section 1613 of the *International Building Code* is not required.

**407.5 Energy conservation.**

Spaces undergoing a change of occupancy shall comply with Sections 101.4.4 and 101.4.5 of the North Carolina Energy Conservation Code.

## SECTION 410 ACCESSIBILITY FOR EXISTING BUILDINGS

**[B] 410.8.3.1 Inclined stairway chairlifts.** Inclined stairway chairlifts that do not reduce the required means of egress and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route in alterations of existing occupancies in:

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p.19)

- 410.8.5 Ramps (p. 19)
- 410.8.8 Type A dwelling or sleeping

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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Commission Counsel

1. Religious organizations or entities controlled by religious organizations, including places of worship; or
2. Private clubs or establishments exempted under Title II of the Civil Rights Act of 1964.

Such inclined stairway chairlifts shall be approved for commercial use by the manufacturer and installed by approved factory trained installers.

**[B] 410.8.5 Ramps.**

Where slopes steeper than allowed by Section 4040.3 1010.2 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 410.8.5.

**[B] TABLE 410.8.5  
RAMPS**

SLOPE	MAXIMUM RISE
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

**[B] 410.8.8 Type A dwelling or sleeping units.**

Where ~~more than 20~~ 11 or more 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 apply only to the quantity of the spaces being altered or added.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (IEBC p. 21)  
- 410.9 Historic buildings

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*It is not clear what portions of the code is referred to by "these provisions" in the first line. Please be specific.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

the same floor and in the same area as the existing toilet or bathing rooms.

**[B] 410.8.12 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.

**[B] 410.8.13 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.

**[B] 410.8.14 Thresholds.** The maximum height of thresholds at doorways shall be  $\frac{3}{4}$  inch (19.1 mm). Such thresholds shall have beveled edges on each side.

**[B] 410.9 Historic buildings.** These provisions shall apply to facilities designated as historic 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 applicable governing authority, the alternative requirements of Sections 410.9.1 through 410.9.4 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 historical buildings.

**[B] 410.9.1 Site arrival points.** At least one accessible route from a site arrival point to an accessible entrance shall be provided.

**[B] 410.9.2 Multilevel buildings and facilities.** An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

**[B] 410.9.3 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 1110 of the *International Building Code* shall be provided at the primary entrance and the accessible entrance.

**[B] 410.9.4 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.

## **CHAPTER 5 CLASSIFICATION OF WORK**

### **SECTION 503 ALTERATION—LEVEL 1 (Renovation)**

#### **503.1 Scope.**

Level 1 alterations include 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.

#### **503.2 Application.**

Level 1 *alterations* shall comply with the provisions of Chapter 7.

### **SECTION 504 ALTERATION—LEVEL 2 (Alteration)**

#### **504.1 Scope.**

Level 2 *alterations* include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

#### **504.2 Application.**

Level 2 *alterations* shall comply with the provisions of Chapter 7 for Level 1 *alterations* as well as the provisions of Chapter 8.

### **SECTION 505 ALTERATION—LEVEL 3 (Reconstruction)**

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (IEBC p. 23)  
- 508.2 Application

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*It seems to me that "Section 408 and in" or similar language should be added before "Chapter 12, historic buildings" in the second line.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

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Commission Counsel



## CHAPTER 5

# CLASSIFICATION OF WORK

### SECTION 501 GENERAL

**501.1 Scope.** The provisions of this chapter shall be used in conjunction with Chapters 6 through 13 and shall apply to the *alteration, repair, addition and change of occupancy* of existing structures, including historic and moved structures, as referenced in Section 301.1.2. The work performed on an *existing building* shall be classified in accordance with this chapter.

**501.1.1 Compliance with other alternatives.** *Alterations, repairs, additions and changes of occupancy* to existing structures shall comply with the provisions of Chapters 6 through 13 or with one of the alternatives provided in Section 301.1.

**501.2 Work area.** The *work area*, as defined in Chapter 2, shall be identified on the construction documents.

**501.3 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*.

### SECTION 502 REPAIRS

**502.1 Scope.** *Repairs*, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, *equipment or fixtures* for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

**502.2 Application.** *Repairs* shall comply with the provisions of Chapter 6.

**502.3 Related work.** Work on nondamaged components that is necessary for the required *repair* of damaged components shall be considered part of the *repair* and shall not be subject to the provisions of Chapter 7, 8, 9, 10 or 11.

### SECTION 503 ALTERATION—LEVEL 1

**503.1 Scope.** Level 1 alterations include 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.

**503.2 Application.** Level 1 *alterations* shall comply with the provisions of Chapter 7.

### SECTION 504 ALTERATION—LEVEL 2

**504.1 Scope.** Level 2 *alterations* include the reconfiguration of space, the addition or elimination of any door or window,

the reconfiguration or extension of any system, or the installation of any additional equipment.

**504.2 Application.** Level 2 *alterations* shall comply with the provisions of Chapter 7 for Level 1 *alterations* as well as the provisions of Chapter 8.

### SECTION 505 ALTERATION—LEVEL 3

**505.1 Scope.** Level 3 *alterations* apply where the *work area* exceeds 50 percent of the aggregate area of the building.

**505.2 Application.** Level 3 *alterations* shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 *alterations*, respectively, as well as the provisions of Chapter 9.

### SECTION 506 CHANGE OF OCCUPANCY

**506.1 Scope.** *Change of occupancy* provisions apply where the activity is classified as a *change of occupancy* as defined in Chapter 2.

**506.2 Application.** *Changes of occupancy* shall comply with the provisions of Chapter 10.

### SECTION 507 ADDITIONS

**507.1 Scope.** Provisions for *additions* shall apply where work is classified as an *addition* as defined in Chapter 2.

**507.2 Application.** *Additions to existing buildings* shall comply with the provisions of Chapter 11.

### SECTION 508 HISTORIC BUILDINGS

**508.1 Scope.** *Historic building* provisions shall apply to buildings classified as historic as defined in Chapter 2.

**508.2 Application.** Except as specifically provided for in Chapter 12, *historic buildings* shall comply with applicable provisions of this code for the type of work being performed.

### SECTION 509 RELOCATED BUILDINGS

**509.1 Scope.** Relocated building provisions shall apply to relocated or moved buildings.

**509.2 Application.** Relocated buildings shall comply with the provisions of Chapter 13.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (IEBC p. 25)  
- 601.1 Scope

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*In the third line change "only comply with" to "comply only with."*

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## CHAPTER 6

# REPAIRS

### SECTION 601 GENERAL

**601.1 Scope.** Repairs as described in Section 502 shall comply with the requirements of this chapter. Repairs to *historic buildings* need only comply with Chapter 12.

**601.2 Conformance.** The work shall not make the building less conforming than it was before the *repair* was undertaken.

**[B] 601.3 Flood hazard areas.** In flood hazard areas, repairs that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *International Building Code*.

### SECTION 602 BUILDING ELEMENTS AND MATERIALS

**602.1 Existing building materials.** Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the *code official* to render the building or structure unsafe or *dangerous* as defined in Chapter 2.

**602.2 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 *dangerous* or *unsafe* condition, as defined in Chapter 2, is created. Hazardous materials, such as asbestos and lead-based paint, shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

**602.3 Glazing in hazardous locations.** Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the *International Building Code* or *International Residential Code* as applicable.

**Exception:** Glass block walls, louvered windows, and jalousies repaired with like materials.

### SECTION 603 FIRE PROTECTION

**603.1 General.** Repairs shall be done in a manner that maintains the level of fire protection provided.

### SECTION 604 MEANS OF EGRESS

**604.1 General.** Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

### SECTION 605 ACCESSIBILITY

**605.1 General.** Repairs shall be done in a manner that maintains the level of accessibility provided.

### SECTION 606 STRUCTURAL

**[B] 606.1 General.** Structural repairs shall be in compliance with this section and Section 601.2. Regardless of the extent of structural or nonstructural damage, *dangerous* conditions shall be eliminated. Regardless of the scope of *repair*, new structural members and connections used for *repair* or *rehabilitation* shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

**[B] 606.2 Repairs to damaged buildings.** Repairs to damaged buildings shall comply with this section.

**[B] 606.2.1 Repairs for less than substantial structural damage.** For damage less than *substantial structural damage*, the damaged elements shall be permitted to be restored to their predamage condition.

**[B] 606.2.2 Substantial structural damage to vertical elements of the lateral force-resisting system.** A building that has sustained *substantial structural damage* to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 606.2.2.1, and either repaired in accordance with Section 606.2.2.2 or repaired and rehabilitated in accordance with Section 606.2.2.3, depending on the results of the evaluation.

#### Exceptions:

1. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.
2. One- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.

**[B] 606.2.2.1 Evaluation.** The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the *code official*. The evaluation shall establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the *International Building Code* for load combinations that include wind or earthquake effects, except that the seismic forces shall be the reduced IBC-level seismic forces.

## CHAPTER 6 REPAIRS

### SECTION 602 BUILDING ELEMENTS AND MATERIALS

#### **602.2 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 *dangerous* or *unsafe* condition, as defined in Chapter 2, is created. Hazardous materials, such as asbestos and lead-based paint, shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

#### **602.4 Wind-borne debris protection.**

Replacement of window units shall require compliance with Section 1609.1.2 of the North Carolina Building Code or Section R612.9 of the North Carolina Residential Code.  
Replacement of individual glass panes or sashes shall not require compliance with Sections 1609.1.2 and R612.9.

### SECTION 603 FIRE PROTECTION

#### **603.1 General.**

Repairs shall be done in a manner that maintains the level of fire protection provided that is existing.

### SECTION 604 MEANS OF EGRESS

#### **604.1 General.**

Repairs shall be done in a manner that maintains the level of protection provided that is existing for the means of egress.

### SECTION 605 ACCESSIBILITY

#### **605.1 General.**

Repairs shall be done in a manner that maintains the level of accessibility provided that is existing.

## SECTION 606 STRUCTURAL

### **[B] 606.1 General.**

Structural elements shall be repaired to the predamaged condition.

~~Structural repairs shall be in compliance with this section and Section 601.2. Regardless of the extent of structural or nonstructural damage, dangerous conditions shall be eliminated. Regardless of the scope of repair, new structural members and connections used for repair or rehabilitation shall comply with the detailing provisions of the International Building Code for new buildings of similar structure, purpose and location.~~

### **[B] 606.2 Repairs to damaged buildings.**

~~Repairs to damaged buildings shall comply with this section.~~

#### **[B] 606.2.1 Repairs for less than substantial structural damage.**

~~For damage less than substantial structural damage, the damaged elements shall be permitted to be restored to their predamage condition.~~

#### **[B] 606.2.2 Substantial structural damage to vertical elements of the lateral force-resisting system.**

~~A building that has sustained substantial structural damage to the vertical elements of its lateral force-resisting system shall be evaluated in accordance with Section 606.2.2.1, and either repaired in accordance with Section 606.2.2.2 or repaired and rehabilitated in accordance with Section 606.2.2.3, depending on the results of the evaluation.~~

#### **Exceptions:**

- ~~1. Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.~~
- ~~2. Detached one- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.~~

#### **[B] 606.2.2.1 Evaluation.**

~~The damaged structural elements at a minimum building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the code official. The evaluation shall establish whether the damaged structural elements building, if repaired to its predamage state, would comply with the provisions of the International Building Code for load combinations that include wind or earthquake effects, except that the seismic forces shall be the reduced IBC level seismic forces.~~

#### **[B] 606.2.2.2 Extent of repair for compliant buildings.**

~~If the evaluation establishes that the structural element building in its predamage condition complies with the provisions of Section 606.2.2.1, then the damaged element elements shall be permitted to be restored to its their predamage condition.~~

#### **[B] 606.2.2.3 Extent of repair for noncompliant buildings.**

~~If the evaluation does not establish that the structural elements building in its predamage condition complies with the provisions of Section 606.2.2.1, then the structural elements~~

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RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 23)  
- 609.2 Materials

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*It seems to me that your reference should actually be to the "N.C. Plumbing Code" and not the "International Plumbing Code."*

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building shall be rehabilitated to comply with the provisions of this section. The wind loads for the ~~repair and rehabilitation~~ shall be those required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the wind loads shall be in accordance with the *International Building Code*. The seismic loads for this ~~rehabilitation~~ design shall be those required by the building code in effect at the time of original construction, but not less than the reduced IBC level seismic forces.

**[B] 606.2.3 Substantial structural damage to gravity load-carrying components.**

Gravity load-carrying components that have sustained ~~substantial structural damage due to dead or live loading~~ shall be rehabilitated to comply with the applicable provisions for dead and live loads in the *International Building Code*. Snow loads shall be considered if the ~~substantial structural damage~~ was caused by or related to snow load effects. Undamaged gravity load-carrying components that receive dead, live or snow loads from rehabilitated components shall also be rehabilitated if required to comply with the design loads of the ~~rehabilitation~~ design.

**[B] 606.2.3.1 Lateral force-resisting elements.**

Regardless of the level of damage to gravity elements of the lateral force-resisting system, if substantial structural damage to gravity load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 606.2.2.1 and, if noncompliant, rehabilitated in accordance with Section 606.2.2.3.

**Exceptions:**

1. ~~Buildings assigned to Seismic Design Category A, B, or C whose substantial structural damage was not caused by earthquake need not be evaluated or rehabilitated for load combinations that include earthquake effects.~~
2. ~~Detached one- and two-family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.~~

**[B] 606.2.4 606.2 Flood hazard areas.**

In flood hazard areas, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *International Building Code*.

## SECTION 609 PLUMBING

**609.1 General.**

Existing plumbing systems undergoing *repair* shall not make the building less conforming than it was before the *repair* was undertaken.

**609.4 609.2 Materials.**

Plumbing materials and supplies shall not be used for repairs that are prohibited in the *International Plumbing Code*.

**609.2 609.3 Water closet replacement.**

The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.6 gallons (6 L) per flushing cycle.

**Exception:** Blowout-design water closets [3.5 gallons (13 L) per flushing cycle].

**SECTION 610**  
**ENERGY CONSERVATION**

**610.1 General.**

Repair of building insulation systems shall not make the building less conforming than it was before the repair was undertaken.

**610.2 Materials.**

Portions of walls that are part of the building thermal envelope shall be insulated in accordance with the North Carolina Energy Conservation Code when the repair requires the removal of either the interior or exterior wall membrane such that the wall cavity is exposed during the repair.

**Exception:** Wall cavities containing existing insulation material.

**610.3 Glazing.**

Repair requiring the replacement of window units shall comply with the requirements of the North Carolina Energy Conservation Code. Repair requiring the replacement of individual glass panes or sashes shall not require compliance with the U-value requirements of the North Carolina Energy Conservation Code.

**Exception:** Historic structures where compliance with the North Carolina Energy Code would conflict with the historic nature of the structure are not required to comply with the North Carolina Energy Code but shall have an U-value equal to or greater than the existing glazing.



## CHAPTER 7 ALTERATIONS—LEVEL 1

(Former Rehab Code designation - Renovation)

### SECTION 703 FIRE PROTECTION

#### 703.1 General.

Alterations shall be done in a manner that maintains the level of fire protection provided that is existing.

### SECTION 704 MEANS OF EGRESS

#### 704.1 General.

Alterations shall be done in a manner that maintains the level of protection provided that is existing for the means of egress.

### SECTION 705 ACCESSIBILITY (Deleted)

#### 705.1 General.

~~A facility that is altered shall comply with the applicable provisions in Sections 705.1.1 through 705.1.14, and Chapter 11 of the International Building Code unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.~~

~~A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.~~

#### Exceptions:

- ~~1. The altered element or space is not required to be on an accessible route unless required by Section 705.2.~~
- ~~2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.~~
- ~~3. Type B dwelling or sleeping units required by Section 1107 of the International Building Code are not required to be provided in existing facilities undergoing less than a Level 3 alteration.~~

4. ~~The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units.~~

#### **705.1.1 Entrances.**

~~Where an alteration includes alterations to an entrance, and the facility has an accessible entrance on an accessible route, the altered entrance is not required to be accessible unless required by Section 705.2. Signs complying with Section 1110 of the International Building Code shall be provided.~~

#### **705.1.2 Elevators.**

~~Altered elements of existing elevators shall comply with ASME A17.1/CSA B44 and IGC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.~~

#### **705.1.3 Platform lifts.**

~~Platform (wheelchair) lifts complying with IGC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.~~

#### **705.1.4 Ramps.**

~~Where steeper slopes than allowed by Section 1010.3 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 705.1.4.~~

**TABLE 705.1.4  
RAMPS**

<b>SLOPE</b>	<b>MAXIMUM- RISE</b>
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

#### **705.1.5 Dining areas.**

~~An accessible route to raised or sunken dining areas or to outdoor seating areas is not required 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.~~

#### **705.1.6 Performance areas.**

~~Where it is technically infeasible to alter performance areas to be on an accessible route, at least one of each type of performance area shall be made accessible.~~

#### **705.1.7 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 ramp or lift access poses a hazard by restricting or projecting into a required means of egress.~~

#### **705.1.8 Accessible dwelling or sleeping units.**

Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for accessible units and Chapter 9 of the *International Building Code* for visible alarms apply only to the quantity of the spaces being altered.

#### **705.1.9 Type A dwelling or sleeping units.**

Where more than 20 Group R-2 dwelling or sleeping units are being altered, 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.

#### **705.1.10 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.

#### **705.1.11 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.

#### **705.1.12 Fuel dispensers.**

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

#### **705.1.13 Thresholds.**

The maximum height of thresholds at doorways shall be  $\frac{3}{4}$  inch (19.1 mm). Such thresholds shall have beveled edges on each side.

#### **705.1.14 Extent of application.**

An alteration of an existing element, space, or area of a ~~facility~~ shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a ~~facility~~ or portion of a ~~facility~~.

#### **705.2 Alterations affecting an area containing a primary function.**

Where an alteration affects the accessibility to a, 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 or 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*.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 28)  
- 707.1 Minimum requirements

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*Reference to "International" rather than "North Carolina" codes.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

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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.~~

## SECTION 706 STRUCTURAL

### **[B] 706.3.2 Roof diaphragms resisting wind loads in high-wind regions. ~~(deleted)~~**

~~Where roofing materials are removed from more than 50 percent of the roof diaphragm or section of a building located where the basic wind speed is greater than 90 mph or in a special wind region, as defined in Section 1609 of the *International Building Code*, roof diaphragms, connections of the roof diaphragm to roof framing members, and roof-to-wall connections shall be evaluated for the wind loads specified in the *International Building Code*, including wind uplift. If the diaphragms and connections in their current condition are not capable of resisting at least 75 percent of those wind loads, they shall be replaced or strengthened in accordance with the loads specified in the *International Building Code*.~~

## SECTION 707 ENERGY CONSERVATION

**707.1 Minimum requirements.** Level 1 *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.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 29)  
- 802.6 Group I-1 and I-3

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*802.6 -- The title of the section refers to groups "I-1 and I-3." However the body of the rule refers to groups "I-2 and I-3." Please either correct or explain.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

## CHAPTER 8 ALTERATIONS—LEVEL 2

(Former Rehab Code designation - Alteration)

### SECTION 801 GENERAL

#### 801.1 Scope.

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

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

### SECTION 802 SPECIAL USE AND OCCUPANCY

#### 802.2 Paint shops.

Paint shops, not classified as Group H, located in occupancies other than Group F shall be 1-hour separated from the remainder of the building with fire barriers or provided with an automatic fire-extinguishing system.

#### 802.3 Waste and soiled linen collection rooms.

Waste and soiled linen collection rooms over 100 square feet shall be 1-hour separated from the remainder of the building with fire barriers or provided with an automatic fire-extinguishing system.

#### 802.4 Chute termination rooms.

Chute termination rooms shall be 1-hour separated from the remainder of the building with fire barriers or provided with an automatic fire-extinguishing system.

#### 802.5 Incinerator rooms.

Incinerator rooms shall be 2-hour separated from the remainder of the building with fire barriers and provided with an automatic sprinkler system.

#### 802.6 Group I-1 and I-3.

In Group I-2 and I-3, physical plant maintenance shops, laundries over 100 square feet, and padded cells shall be 1-hour separated from the remainder of the building with fire barriers or provided with an automatic sprinkler system.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 30)  
- 803.2.1 Existing vertical openings, Exceptions

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*803.2.1 Existing vertical openings, Exceptions – In exception 1 change "and/or" to "and" or "or," probably the latter.*

*-- In exception 2 change the reference to the international codes.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

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Joseph J. DeLuca, Jr.  
Commission Counsel



## SECTION 803 BUILDING ELEMENTS AND MATERIALS

### 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. Vertical opening enclosure is not required where the vertical opening enclosure meets the code requirements under which the building was constructed and/or previously altered.
- ~~4~~2. Where vertical opening enclosure is not required by the *International Building Code* or the *International Fire Code*.
- ~~2~~3. 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~~4. The enclosure shall not be required where:
  - ~~3.1.~~ 4.1. Connecting the main floor and mezzanines; or
  - ~~3.2.~~ 4.2. All of the following conditions are met:
    - ~~3.2.1.~~ 4.2.1. 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.~~ 4.2.2. The lowest or next to the lowest level is a street floor.
    - ~~3.2.3.~~ 4.2.3. 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.~~ 4.2.4. 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.~~ 4.2.5. 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.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (IEBC p. 33)  
- 801.3 Compliance (Exceptions)

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*In Exception 3 change "shall only be required to comply with" to "shall be required only with."*

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Joseph J. DeLuca, Jr.  
Commission Counsel

## CHAPTER 8

# ALTERATIONS—LEVEL 2

### SECTION 801 GENERAL

**801.1 Scope.** Level 2 alterations as described in Section 404 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 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.
3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 805.6.
4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet (2134 mm).

### 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-resis-

tance 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

- ~~4.~~ 5. In Group A occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.
- ~~5.~~ 6. 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.~~ 6.1. Buildings not exceeding 3,000 square feet (279 m<sup>2</sup>) per floor.

~~5.2.~~ 6.2. Buildings protected throughout by an approved automatic fire sprinkler system.

- ~~6.~~ 7. 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.~~ 8. In Group F occupancies, the enclosure shall not be required in the following locations:

~~7.1.~~ 8.1. Vertical openings not exceeding three stories.

~~7.2.~~ 8.2. Special purpose occupancies where necessary for manufacturing operations and direct access is provided to at least one protected stairway.

~~7.3.~~ 8.3. Buildings protected throughout by an approved automatic sprinkler system.

- ~~8.~~ 9. 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.

10. In Group I-3 occupancies the vertical opening protection may be omitted if either of the following conditions is met:

10.1 The building is in compliance with NFPA 101, Chapter 15; or

10.2 The building is equipped throughout with an automatic fire suppression system.

- ~~9.~~ 11. 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.~~ 11.1. Openings connecting only two floor levels.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE – (NC EBC p. 32)  
- 803.2.1 Existing vertical openings (Exceptions)

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*Exception 12.2.2 – change the reference to the International Building Code.*

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Joseph J. DeLuca, Jr.  
Commission Counsel

~~9.2.~~ 11.2. Occupancies protected throughout by an approved automatic sprinkler system.

~~40.~~ 12. In Group R-1 occupancies, the enclosure shall not be required for vertical openings not exceeding three stories in the following locations:

~~40.1.~~ 12.1. Buildings protected throughout by an approved automatic sprinkler system.

~~40.2.~~ 12.2. 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:

~~40.2.1.~~ 12.2.1. 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

~~40.2.2.~~ 12.2.2. The building is protected throughout by an automatic fire alarm system, installed and supervised in accordance with the *International Building Code*.

~~41.~~ 13. 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:

~~41.1.~~ 13.1. Vertical openings not exceeding two stories with not more than four dwelling units per floor.

~~41.2.~~ 13.2. Buildings protected throughout by an approved automatic sprinkler system.

~~41.3.~~ 13.3. 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.

~~42.~~ 14. One- and two-family dwellings.

~~43.~~ 15. 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.

## **REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 33)

- 803.7 Group R mixed use separation
- 804.2 Automatic sprinkler systems
- 804.2.2 Low-rise buildings

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*803.7 – In the second sentence change "only required to be rated from" to "required to be rated only from."*

*804.2 -- Reference to the International Building Code.*

*804.2.2 -- Reference to the International Building Code.*

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Commission Counsel

- 14-16. Group S occupancies where vertical opening protection is not required for open parking garages and ramps.

#### **803.6 Fireblocking and Draftstopping.**

When the work being performed exposes the framing of any wall, floor, ceiling or roof, the exposed framing shall comply with Section 717 of the North Carolina Building Code.

**Exception:** One- and two-family dwellings shall comply with Sections R302.11 and R302.12 of the North Carolina Residential Code.

#### **803.7 Group R mixed use separation.**

Any nonresidential occupancy that is located directly below Group R shall be 1-hour separated from the Group R occupancy. The 1-hour assembly is only required to be rated from the nonresidential side.

**Exception:** If the work area of the nonresidential occupancy is less than 50% of the gross floor area of the nonresidential occupancy Section 803.7 shall not apply.

## **SECTION 804 FIRE PROTECTION**

### **804.2 Automatic sprinkler systems.**

Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 804.2.1 through 804.2.3-804.2.5. Installation requirements shall be in accordance with the *International Building Code*.

#### **804.2.1 High-rise buildings.**

See Section 101.10.

~~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:** Tenant spaces that are entirely outside the work area.

#### **804.2.2 Low-rise buildings.**

Work areas that increase the fire area or calculated occupant load above the limits listed in Sections 903.2.1 through 903.2.10 of the *International Building Code* shall meet the requirements of those sections.

#### **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:~~



**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p. 34)

- 804.2.3 Windowless stories
- 804.2.3 Exceptions

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*804.2.3 – in the last sentence of the paragraph reference is made to the International code.*

*804.2.3 – in exception 1.2 it is not clear that if the walls are greater than the minimum specifications, whether there must be more than one opening. Please clarify*

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Commission Counsel

- ~~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.~~

In all buildings, any windowless story located below the seventh story above grade which is created by the work being performed or any existing windowless story located below the seventh story in which the work area exceeds 50 percent of the gross enclosed floor area of the windowless story, shall be equipped throughout with an automatic fire suppression system installed in accordance with Section 903.2.11.1 of the *International Fire Prevention Code*.

#### **Exceptions:**

1. Stories or basement shall not be considered windowless where fire fighter access through openings meeting all of the following is provided:
  - 1.1. Openings such as a doors, windows, or access panels are located on at least one side of the story or basement;
  - 1.2. The openings on each story or basement shall be a minimum of 32 inches by 48 inches in size and located horizontally a maximum of 100 feet apart or 22 inches by 42 inches in size and located horizontally a maximum of 30 feet apart;
  - 1.3. Openings shall be unobstructed to allow firefighting and rescue operations from the exterior;
  - 1.4. Openings in stories above grade shall have a sill height of not more than 36 inches measured from the finished floor level. Openings in basements shall have no sill height restrictions;
  - 1.5. Openings shall be readily identifiable and openable from the outside; and

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE – (NC EBC p 35)  
- 804.2.3 Windowless stories (Exceptions)  
- 804.2.4 Supervision  
- 804.2.5 Group H

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*In exception 1.6 change "only provided" to "provided only."*

*In exception 3.2 reference to the "International" code.*

*804.2.4 – same reference to "international."*

*804.2.5 – same reference*

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Commission Counsel

- 1.6. Where openings are only provided on one wall of a story or basement the maximum distance to the opposite wall is 75 feet.
2. Windowless basements 3,000 gross square feet or less in area shall not require automatic fire suppression when a supervised automatic fire alarm is provided in accordance with Section 907 of the North Carolina Fire Prevention Code.
3. Windowless basements greater than 3,000 but less than 10,000 gross square feet shall be permitted to connect to the domestic water supply when all of the following conditions are met:
  - 3.1. The automatic fire suppression system shall be provided with a fire department connection, which shall be marked with a sign reading "Basement Area Sprinkler Water Supply" and
  - 3.2. A supervised automatic fire alarm system shall be installed in accordance with Section 907 of the International Fire Prevention Code.

#### **804.2.4 Supervision.**

All newly installed complete or partial sprinkler systems shall comply with Section 903.4 of the International Building Code.

**Exception:** Supervision is not required for the following:

1. Underground gate valve with roadway boxes.
2. 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.

#### **804.2.5 Group H.**

An automatic sprinkler system shall be installed in all Group H occupancies complying with Section 903.2.5 of the International Building Code.

#### **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;~~

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 36)  
- 804.4 Fire alarm and detection

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*804.4 – there is no mention of whether the reference is to the International Code or the North Carolina code.*

*It also seems this should become 804.3 with the deletion of "804.3 Standpipes." Also, if that is changed, then any other numbers in 804.4 should be changed as well.*

*If this number is changed you also need to verify all the internal references to the correct section numbers.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

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Commission Counsel

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. Deleted.**

~~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.**

Work areas shall meet the requirements of Sections 907.2.1 through 907.2.23 of the *Fire Prevention Code* and Section 804.4.3. For one- and two-family dwellings and townhouses an approved fire alarm system shall be installed in accordance with Sections 804.4.1 through 804.4.2. ~~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.~~

#### **Exception:**

Buildings other than one- and two-family dwellings that do not have an existing fire alarm and detection system are not required to install a fire alarm and detection system.

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. 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 in work areas of Group I-2 occupancies as required by the *International Fire Code* for existing Group I-2 occupancies.

**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* for existing Group I-3 occupancies.

**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*.

#### **804.4.3 804.4.1 Smoke alarms for detached one- and two-family dwellings and townhouses.**

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.

Detached one- and two-family dwellings and townhouses shall be provided with smoke alarms in accordance with Sections 804.4.1.1 through 804.4.1.4.

#### **Exceptions:**

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirement
2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

#### **804.4.1.1. Smoke detection and notification.**

All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

#### **804.4.1.2. Smoke detection systems.**

Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

**Exception:** Where smoke alarms are provided meeting the requirements of Section 804.4.1.4.



#### **804.4.1.3. Location.**

Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

#### **804.4.1.4. Power source.**

Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

#### **Exceptions:**

1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure. Smoke alarm locations are required per Section R314.2 of the NC Residential Code, but may be battery powered and shall be designed to emit a recurring signal when batteries are low and need to be replaced.

#### **804.4.2 Carbon monoxide alarms for detached one- and two-family dwellings and townhouses.**

Detached one- and two family dwelling and townhouses requiring a permit for interior work or the replacement or addition of a fuel-fired appliance shall be provided with an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s).

#### **804.4.2.1 Alarm requirements.**

The required carbon monoxide alarms shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

#### **804.4.3 Smoke Detection Group R mixed use.**

Any nonresidential occupancy work area located directly below Group R shall be provided with single or multi station smoke detectors complying with NFPA 72 and shall provide an audible alarm in each dwelling unit located on floors above the nonresidential work area. The detectors shall be AC powered with battery backup.

**Exceptions:**

1. Hardwired, interconnected smoke detectors installed throughout the building shall be accepted as complying with Section 804.4.3.
2. If the work area of the nonresidential occupancy is less than 50% of the gross floor area of the nonresidential occupancy Section 804.4.3 shall not apply.

## **SECTION 805 MEANS OF EGRESS**

**805.2.1 Means of egress capacity.** The capacity of the means of egress in each work area shall be sufficient for the maximum permitted occupant load of the work area and any adjacent spaces served by that means of egress as calculated on a per floor basis. Means of egress shall be measured in units of exit width of 22 inches. The maximum permitted occupant load of a space shall be determined by the capacity of the means of egress serving the space as calculated in accordance with Table 805.2.1. The building owner shall have the option of establishing a reasonable restriction on the occupant load of the space based on the existing capacity of the means of egress or of providing additional egress capacity.

**TABLE 805.2.1<sup>a,b</sup>**  
**CAPACITY PER UNIT OF EGRESS WIDTH**

<b><u>Use Group</u></b>	<b><u>Number of Occupants</u></b>			
	<b><u>Without Fire Suppression</u></b>		<b><u>With Fire Suppression</u></b>	
	<b><u>Stairways</u></b>	<b><u>Doors, Ramps, and Corridors</u></b>	<b><u>Stairways</u></b>	<b><u>Doors, Ramps, and Corridors</u></b>
<b><u>A<sup>c</sup></u></b>	<b><u>75</u></b>	<b><u>100</u></b>	<b><u>113</u></b>	<b><u>150</u></b>
<b><u>B</u></b>	<b><u>60</u></b>	<b><u>100</u></b>	<b><u>90</u></b>	<b><u>150</u></b>
<b><u>E</u></b>	<b><u>75</u></b>	<b><u>100</u></b>	<b><u>113</u></b>	<b><u>150</u></b>
<b><u>F</u></b>	<b><u>60</u></b>	<b><u>100</u></b>	<b><u>90</u></b>	<b><u>150</u></b>
<b><u>H</u></b>	<b><u>NA</u></b>	<b><u>NA</u></b>	<b><u>60</u></b>	<b><u>100</u></b>
<b><u>I-1</u></b>	<b><u>60</u></b>	<b><u>100</u></b>	<b><u>90</u></b>	<b><u>100</u></b>
<b><u>I-2</u></b>	<b><u>22</u></b>	<b><u>30</u></b>	<b><u>35</u></b>	<b><u>45</u></b>
<b><u>I-3</u></b>	<b><u>60</u></b>	<b><u>100</u></b>	<b><u>90</u></b>	<b><u>150</u></b>
<b><u>M</u></b>	<b><u>60</u></b>	<b><u>100</u></b>	<b><u>90</u></b>	<b><u>150</u></b>
<b><u>R</u></b>	<b><u>75</u></b>	<b><u>100</u></b>	<b><u>113</u></b>	<b><u>150</u></b>
<b><u>S</u></b>	<b><u>60</u></b>	<b><u>100</u></b>	<b><u>90</u></b>	<b><u>150</u></b>

Unit of egress width = 22 inches

NA = Not Allowed

a. The occupant load may be equal to the total number of occupants for which exit capacity is provided as determined by Table 805.2.1 above.

b. Interpolation shall be allowed in determining capacity of egress width.

c. For Use Group A occupancies, the resulting total occupant load shall not exceed one occupant per five square feet of net floor area over the entire use.

#### **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 ~~49~~ and the exit access travel distance does not exceed 75 feet (22 860 mm).

Exception: Licensed Group E adult and child day care occupancies shall have a minimum of two exits. Rooms where occupants receive care are on the level of exit discharge and each of these rooms has an exit door directly to the exterior may have a single exit.

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 ( $326 \text{ m}^2$ ), 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 community residences for the developmentally disabled, the maximum occupant load excluding staff is 12.
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.
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:
  - 6.1. The travel distance within the dwelling unit does not exceed 75 feet (22 860 mm); or
  - 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.
7. In Group R-2, H-4, H-5 and I occupancies and in rooming boarding 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).

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 42)  
- 805.3.1.2.1

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*Within this part please verify the specifications in 2.1 and 2.2. My calculations indicate that 5 square feet in 2.1 equals 720 square inches. But if you multiply the minimum clearances in 2.2 of 20 x 24 inches, that equals 480 square inches or less than the minimum required in 2.1. Please clarify this for me.*

*In 2.4 reference to the "international" code.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

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 ( $0.47 \text{ m}^2$ ) 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.
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 stair 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.
10. 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.
11. Licensed Group R-4 adult and child day care rooms where occupants receive care and that meet all of the following shall have a minimum of one means of egress:

11.1 Located on the level of exit discharge, and

11.2 The egress door discharges directly to the exterior.

#### **805.3.1.2.1 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 ( $0.53 \text{ m}^2$ ) or 5 square feet ( $0.46 \text{ m}^2$ ) 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*.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (IEBC p 40)  
- 805.6 Dead-end corridors -- Exceptions

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*I do not understand exceptions 3 and 4 they both seem to apply to "existing dead-end corridors" in other than Group A and H occupancies. Both also seem to apply to buildings or floors equipped with automatic sprinkler systems. However exception 3 limits the existing corridor to 70 feet while exception 4 seems to make that same limit only 50 feet.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

material in metal frames. All dwelling unit or sleeping unit corridor doors in *work areas* in buildings of Groups R-1, R-2, and I-1 shall be equipped with approved door closers. All replacement doors shall be 1<sup>3</sup>/<sub>8</sub>-inch (45 mm) solid bonded wood core or approved equivalent, unless the existing frame will accommodate only a 1<sup>3</sup>/<sub>8</sub>-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, R-1 and R-2 occupancy, all transoms in corridor walls in work areas shall either be glazed with 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 run of steps 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*.

3. Newly constructed fire escapes shall be permitted only where exterior stairs cannot be utilized because of lot lines limiting the stair size or because of the sidewalks, alleys, or roads at grade level.
4. Openings within 10 feet (3048 mm) of fire escape stairs shall be protected by fire assemblies having minimum  $\frac{3}{4}$ -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 boarding houses and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

#### **805.3.2 Mezzanines.**

Mezzanines in the *work area* and with an occupant load of more than ~~50~~ 49 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.**

Where the main entrance is included in the alteration 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.

#### **805.4.1 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~~ through 805.4.1.3.

##### **805.4.1.1 Occupant load and travel distance.**

In any *work area*, all rooms and spaces having an occupant load greater than of 50 or more 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.



3. The occupant load of the space may be restricted to comply with North Carolina Building Code, Sections 1015, 1018, and 1021. Signage indicating the allowed quantity of occupants shall be permanently mounted in the building at a location approved by the local fire marshal.

**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 m<sup>2</sup>) within the *work area* shall have a minimum of two egress doorways.

**805.4.1.3 Group E Licensed Adult and Child Day Care.**

Group E and R-4 adult and child day care facilities shall have two means of egress. Rooms where occupants receive care and that meet all of the following shall have a minimum of one means of egress:

1. Located on the level of exit discharge.
2. The egress door discharges directly to the exterior.

**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 of 50 or more shall swing in the direction of exit travel.

**805.4.4.1 Supplemental requirements for panic hardware. (Deleted)**

~~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 Groups I-2 and I-3.**

*Work areas* in buildings of Groups I-2 and I-3 occupancies ~~Group I-3 occupancy~~ having remote power unlocking capability for more than 10 locks shall be provided with an emergency power source for such locks. Power shall be arranged to operate automatically upon failure of normal power within 10 seconds and for a duration of not less than 1 hour.

**805.4.6 Group I-2 Locks and Latches.**

Remote locking shall comply with Section 407.10 of the NC Building Code.

**805.11 Emergency Escape and Rescue Openings.**

When the work being performed creates a bedroom below the fourth floor in a Group R occupancy, at least one sleeping room window or exterior door shall comply with Section 805.11.1 through 805.11.3.

**Exception:** Emergency escape and rescue openings are not required to comply with this section where the sleeping room is provided with a door to a corridor having access to two remote exits or in a building equipped throughout with an automatic fire suppression system.

**805.11.1 Operation.**

Emergency escape and rescue openings shall be operational from the inside without the use of keys or tools.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 45)

- 806.1 General
- 806.1.1 Entrances

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

- 806.1 - Reference to the "international" code.
- In exceptions 2 and 3 references to the "international" code.
- 806.1.1 - reference to the "international" code.

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel

#### **805.11.2 Sill height.**

The opening shall have a sill height not greater than 44 inches measured from the floor.

#### **805.11.3 Minimum size.**

The minimum net clear opening shall be 5.7 square feet. The minimum net clear opening width shall be 20 inches. The minimum net clear opening height shall be 24 inches. The clear opening dimensions shall be the result of normal operation of the opening.

## **SECTION 806 ACCESSIBILITY**

### **806.1 General.**

A building, facility, or element that is altered shall comply with this section and Section 705. A facility that is altered shall comply with the applicable provisions in Sections 806.1.1 through 806.1.14, 806.2 through 806.6, and Chapter 11 of the *International Building Code* unless it is *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent that is technically feasible.

A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.

#### **Exceptions:**

1. The altered element or space is not required to be on an accessible route unless required by Section 806.2.
2. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be provided in existing facilities.
3. Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing facilities undergoing less than a Level 3 alteration.
4. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units.
5. Accessibility improvements outside the work area are not required unless required by Section 806.2.

#### **806.1.1 Entrances.**

Where an alteration includes alterations to an entrance, and the facility has an accessible entrance on an accessible route, the altered entrance is not required to be accessible unless required by Section 806.2. Signs complying with Section 1110 of the *International Building Code* shall be provided.

#### **806.1.2 Elevators.**

Altered elements of existing elevators shall comply with ASME A17.1/CSA B44 and ICC

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 46)

- 806.1.4 Ramps
- 806.1.8 Accessible dwelling or sleeping units
- 806.1.9 Type A dwelling or sleeping units

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*References to the "international" code in all three of these.*

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Commission Counsel

A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

**806.1.3 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.

**806.1.4 Ramps.**

Where steeper slopes than allowed by Section 1010.3 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 806.1.4.

**TABLE 806.1.4**  
**RAMPS**

<b><u>SLOPE</u></b>	<b><u>MAXIMUM RISE</u></b>
<u>Steeper than 1:10 but not steeper than 1:8</u>	<u>3 inches</u>
<u>Steeper than 1:12 but not steeper than 1:10</u>	<u>6 inches</u>

For SI: 1 inch = 25.4 mm.

**806.1.5 Dining areas.**

An accessible route to raised or sunken dining areas or to outdoor seating areas is not required 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.

**806.1.6 Performance areas.**

Where it is *technically infeasible* to alter performance areas to be on an accessible route, at least one of each type of performance area shall be made accessible.

**806.1.7 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 ramp or lift access poses a hazard by restricting or projecting into a required means of egress.

**806.1.8 Accessible dwelling or sleeping units.**

Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for accessible units and Chapter 9 of the *International Building Code* for visible alarms apply only to the quantity of the spaces being altered.

**806.1.9 Type A dwelling or sleeping units.**

Where more than 20 Group R-2 dwelling or sleeping units are being altered, 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.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 47)  
- 806.1.10 Toilet rooms

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*- reference to the "international" code*

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#### **806.1.10 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.

#### **806.1.11 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.

#### **806.1.12 Fuel dispensers.**

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

#### **806.1.13 Thresholds.**

The maximum height of thresholds at doorways shall be  $\frac{3}{4}$  inch (19.1 mm). Such thresholds shall have beveled edges on each side.

#### **806.1.14 Extent of application.**

An *alteration* of an existing element, space, or area of a *facility* shall not impose a requirement for greater accessibility than that which would be required for new construction. *Alterations* shall not reduce or have the effect of reducing accessibility of a *facility* or portion of a *facility*.

### **806.2 Alterations affecting an area containing a primary function.**

Where an *alteration* affects the accessibility to a, 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 or 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*.

## **REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 48)

- 806.3 Stairs and escalators in existing buildings
- 806.4 Accessible dwelling units and sleeping units
- 806.5 Type A dwelling or sleeping units
- 806.6 Type B dwelling or sleeping units

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5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

**806.2-806.3 Stairs and escalators in existing buildings.**

In *alterations* where an escalator or stair 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*.

**806.3-806.4 Accessible dwelling units and sleeping units.**

Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being added, the requirements of Section 1107 of the *International Building Code* for accessible units and Chapter 9 of the *International Building Code* for visible alarms apply only to the quantity of spaces being added.

**806.4-806.5 Type A dwelling or sleeping units.**

Where ~~more than 20~~ 11 or more Group R-2 dwelling or sleeping units are being 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 added.

**806.5-806.6 Type B dwelling or sleeping units.**

Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 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.

## SECTION 807 STRUCTURAL

**[B] 807.5 Existing structural elements resisting lateral loads.**

~~Alterations affecting the demands or capacities of existing elements of the lateral load-resisting system shall be evaluated using the wind provisions of the *International Building Code* and the reduced IBC-level seismic forces. Any existing lateral load-resisting structural elements whose demand-capacity ratio with the alteration considered is more than 10 percent greater than its demand-capacity ratio with the alteration ignored shall be brought into compliance with those wind and seismic provisions. In addition, the alteration shall not create a structural irregularity prohibited by ASCE 7 unless the entire structure complies with Section 301.1.4.2. For the purposes of this section, comparisons of demand-capacity ratios and calculation of design lateral loads, forces and capacity shall account for the cumulative effects of additions and alterations since the original construction.~~

The work shall not cause any diminution of existing structural strength below that which exists at the time of application for a permit or that which is required by the applicable codes of the North Carolina State Building Code, whichever is lower.

**807.5.1 Newly introduced fixed loads.**

Newly introduced fixed loads shall not exceed the uniformly distributed live loads or concentrated live load criteria of Table 1607.1 of the North Carolina Building Code

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 49)  
- 811.1 Minimum Requirements

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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and shall not create deflection that exceeds the standards set forth below. As used in this section, fixed loads shall mean uniform or concentrated loads and shall include equipment, files, library stacks, or similar loading conditions.

1. For wood frame construction, deflection shall not exceed  $L/180$  for roofs with a slope of 3 in 12 or less or  $L/120$  for roofs with a slope of greater than 3 in 12 and for floors.
2. For steel frame construction, deflection shall not exceed  $L/240$  for roofs with a slope of 3 in 12 or less or  $L/180$  for roofs with a slope of greater than 3 in 12 and for floors.
3. For concrete construction, deflection shall not exceed  $L/180$  for roofs or  $L/240$  for floors.

**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.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 50)  
- 902.1.3 Luminous egress path

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*Reference to the international code.*

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## CHAPTER 9 ALTERATIONS—LEVEL 3

(Former Rehab Code designation - Reconstruction)

### SECTION 902 SPECIAL USE AND OCCUPANCY

**901.2 Compliance.** In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 7 and 8. The requirements of Sections 803, 804 and 805 shall apply within all *work areas* whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

**Exception:** Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 705.2 ~~806.2~~ shall not be required to comply with this chapter.

#### 902.1 High-rise buildings.

Any building having occupied floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 902.1.1 and 902.1.2 through 902.1.3.

##### 902.1.3 Luminous egress path markings.

Luminous egress markings shall be installed as required by Section 1024 of the International Building Code.

#### 902.2 Boiler and furnace equipment rooms.

Boiler and furnace equipment rooms adjacent to or within the following facilities shall be enclosed by 1-hour fire-resistance-rated construction: ~~day nurseries, children's shelter facilities, residential childcare facilities, and similar facilities with children below the age of 2 <sup>4</sup>/<sub>2</sub> years or~~ that are classified as Group I-2 occupancies, ~~shelter facilities, residences for the developmentally disabled, group homes, teaching family homes, transitional living homes, rooming and boarding houses, hotels, and multiple dwellings.~~

##### Exceptions:

1. Furnace and boiler equipment of low-pressure type, operating at pressures of 15 pounds per square inch gauge (psig) (103.4 KPa) or less for steam equipment or 170 psig (1171 KPa) or less for hot water equipment, when installed in accordance with manufacturer recommendations.
2. Furnace and boiler equipment of residential R-3 type with 200,000 British thermal units (Btu) ( $2.11 \times 10^8$  J) per hour input rating or less is not required to be enclosed.
3. Furnace rooms protected with automatic sprinkler protection.
4. One- and two-family dwellings and townhouses as constructed under the North Carolina Residential Code.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 51)  
- .902.3 Group H  
- 904.1.1 Other required automatic sprinkler systems

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### **902.3 Group H.**

Where the work area includes a Group H occupancy, the building shall comply with all the requirements of the *International Building Code* for the Group H occupancy.

## **SECTION 903 BUILDING ELEMENTS AND MATERIALS**

### **903.2 Fire partitions, separation in Group R-3.**

Fire separation in Group R-3 occupancies shall be in accordance with Section 903.2.1.

#### **903.2.1 Separation required.**

Where the *work area* is in any attached dwelling unit in Group R-3 ~~or any multiple single-family dwelling (townhouse) or any two-family dwellings~~, walls separating the dwelling units that are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. All work shall be performed on the side of the dwelling unit wall that is part of the *work area*.

#### **Exception**

##### **Exceptions:**

1. Where *alterations* or *repairs* do not result in the removal of wall or ceiling finishes exposing the structure, walls are not required to be continuous through concealed floor spaces.
2. If not currently existing, separation is not required in the crawl space of two-family dwellings.

## **SECTION 904 FIRE PROTECTION**

### **904.1.1 High-rise buildings.**

~~In high-rise buildings, work areas shall be provided with automatic sprinkler protection where the building has a sufficient municipal water supply system to the site. Where the *work area* exceeds 50 percent of floor area, sprinklers shall be provided in the specified areas where sufficient municipal water supply for design and installation of a fire sprinkler system is available at the site.~~

### **904.1.2 Rubbish and linen chutes.**

~~Rubbish and linen chutes located in the *work area* shall be provided with automatic sprinkler system protection or an approved automatic fire-extinguishing system where protection of the rubbish and linen chute would be required under the provisions of the *International Building Code* for new construction.~~

### **904.1.1 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:

## **REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 52)

- 904.1.1 Other required automatic sprinkler (#s 1 and 3)
- 904.2 Standpipes
- 904.3 Fire alarm and detection systems
- 904.3.1 Manual fire alarm systems
- 904.3.2 Automatic fire detection

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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;
2. The building has sufficient municipal water supply for design of an automatic sprinkler system available to the floor without installation of a new water storage tank; and
3. The work area is separated from the remainder of the building with fire barriers complying with the *International Building Code*.

#### **904.2 Standpipes.**

Where the work area includes exits or corridors shared by more than one tenant and is located more than 30 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*. Standpipes systems shall be provided for high-rise buildings as required by North Carolina General Statute 143-138, Section (l).

**Exception:** The interconnection of multiple standpipe risers shall not be required.

#### **904.3 Fire alarm and detection systems.**

Fire alarm and detection systems complying with Sections 804.4.1, 804.4.2, and this section shall be provided in accordance with the *International Building Code* or the *International Residential Code*, whichever is applicable.

##### **904.3.1 Manual fire alarm systems.**

Where required by the *International Building Code*, a manual fire alarm system shall be provided throughout the work area. Alarm notification appliances shall be automatically activated as required by the *International Building Code*. Visual alarm notification appliances are not required, except where an existing alarm system is upgraded or replaced or where a new fire alarm system is installed.

##### **904.3.2 Automatic fire detection.**

Where required by the *International Building Code* or *International Residential Code* for new buildings, automatic fire detection systems shall be provided throughout the work area.

## **SECTION 906 ACCESSIBILITY**

### **906.1 General.**

A building, *facility* or element that is altered shall comply with this section and Sections 705 and 806.

## **SECTION 907 STRUCTURAL**

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 53)

- 907.4 Existing structural elements
- 908.1 Minimum requirements

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*907.4 – in the paragraph before the exception delete “but not limited to.”*

*In the exception to this item there is a reference to the international code.*

*908.1 - reference to the “international” code.*

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**[B] 907.4 Existing structural elements resisting lateral loads.**

~~All existing elements of the lateral force-resisting system shall comply with this section.~~

Existing structural elements resisting lateral loads shall comply with Section 807.5. Sections 907.4.1 through 907.4.5 shall apply when existing elements of the lateral force resisting system have been damaged due to a wind or seismic event. Repair work such as but not limited to termite or rot damage shall comply with Section 606.1.

**Exceptions:**

**Exception:** 1. —Buildings of Group R occupancy ~~used solely for residential purposes with no more than five dwelling or sleeping units used solely for residential purposes that are~~ altered based on the conventional light-frame construction methods of the *International Building Code* or in compliance with the provisions of the *International Residential Code*.

2. ~~Where such alterations involve only the lowest story of a building and the change of occupancy provisions of Chapter 10 do not apply, only the lateral force-resisting components in and below that story need comply with this section.~~

## **SECTION 908 ENERGY CONSERVATION**

**908.1 Minimum requirements.** Level 3 *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.

**908.1.1 Unconditioned to conditioned space.**

In addition to the requirement of Section 908.1, projects changing unconditioned space to conditioned space and costing more than \$10,000 shall require 10 percent of the project cost be used toward meeting the minimum requirements of Chapter 11 of the North Carolina Residential Code for one- and two-family dwellings and townhouses or the North Carolina Energy Conservation Code. Project cost for purposes of this section is the total project cost listed on all permits related to the work required to convert the unconditioned space to conditioned space and excludes the 10% added from this section. Under this section, existing building envelope elements that become a part of the building thermal envelope and are not changed are not required to be upgraded. The additional 10% of the project cost shall be appropriated for additional energy conservation features of choice that are addressed in Chapter 11 of the North Carolina Residential Code for one- and two-family dwellings and townhouses or the North Carolina Energy Conservation Code. In addition to the 10 percent project cost, any existing ceiling, wall, or floor cavities becoming a part of the building thermal envelope that are exposed during construction shall at a minimum be insulated to comply with Chapter 11 of the North Carolina Residential Code for one- two family dwellings and townhouses or the North Carolina Energy Conservation Code or be insulated to fill the cavity, whichever is less.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 54)  
- 1001.4 Certificate of occupancy required

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Commission Counsel

# CHAPTER 10 CHANGE OF OCCUPANCY

## SECTION 1001 GENERAL

### 1001.1 Scope.

The provisions of this chapter shall apply where a *change of occupancy* occurs, as defined in Section 202, including:

1. Where the occupancy classification use is not changed; or
2. Where there is a change in occupancy classification or the occupancy group designation changes.

Construction work related to the change of use shall conform to the other applicable chapters of this code.

### 1001.3 Change or partial change of occupancy classification.

Where the *occupancy classification* of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a *change of occupancy* classification within a group as well as a *change of occupancy* classification from one group to a different group.

### 1001.3.1 Partial change of occupancy classification. (Deleted)

~~Where a portion of an existing building is changed to a new occupancy classification, Section 1012 shall apply.~~

### 1001.4 Certificate of occupancy required.

A new certificate of occupancy shall be issued required where a *change of occupancy* occurs that results in a different *occupancy classification* as determined by Chapter 3 of the *International Building Code*.

## SECTION 1006 ACCESSIBILITY

### 1006.1 General.

Accessibility in portions of buildings undergoing a *change of occupancy* classification shall comply with Section ~~1012.8~~ 1012.9.

## SECTION 1007 STRUCTURAL

### 1007.1 Structural Requirements.

Structural requirements for occupancy changes shall comply with Sections 1007.2 through 1007.4.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 55)

- 1007.2 Gravity loads
- 1007.2 Gravity loads – exception #2

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*1007.2 - reference to the "international" code.*

*1007.2 exception #2 – change "licensed design" to "registered design" to conform to the defined term.*

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**Table 1007.1**  
**Structural Load Categories**

Load Category	Occupancy Classification
1 (highest)	F-1, F-2, S-1, S-2, stack areas in libraries, stages and platforms, areas subject to vehicular loads, queuing areas
2	All loading conditions not listed in category 1 or 3
3 (lowest)	B, E, I-1, I-2, I-3, R-1, R-2, R-3, R-4, U

**[B] 1007.1-1007.2 Gravity loads.**

Buildings or portions thereof subject to a *change of occupancy* where such change in the nature of occupancy results in higher uniform or concentrated loads based on Table 1607.1 of the *International Building Code* shall comply with the gravity load provisions of the *International Building Code*.

**Exception:**

1. Structural elements whose stress is not increased by more than 5 percent.
2. If the Building Code official determines that the number of occupants and the placement and weight of equipment can be controlled by the occupants, Group F areas designed for reduced live load shall be posted with the approved live load. Placards stating the allowable live loads shall be posted. Placards may state loads in forms usable by the occupants, in addition to posting the allowable load in pounds per square foot. Such information shall be developed by a licensed design professional and be approved by the code official.
  - 2.1 Analysis and test methods for evaluation of existing structural members shall use methods specified in the code in effect at the time the building was originally constructed.

**1007.2.1 Change to Higher Load Category.** When the use or character of use of a building is changed to a higher load category as shown in Table 1007.1, then the structure shall be capable of supporting the load requirement for the new use or character of use.

**Exception:** The corridor and lobby loading requirements of Table 1607.1 shall be met only if the corridor exceeds six feet in width or if the lobby or corridor area is used for queuing purposes.

**1007.2.2 Change to Equal or Lower Load Category.** Where the use or character of use within an existing building is changed to an equal or lower load category as shown in Table 1007.1, then the existing structure may be used without modification, provided that the building is structurally sound and in good structural repair. When a change of use results in a building being reclassified as a Seismic Use Group III, the building shall comply with the seismic design requirements of Section 1613 of the North Carolina Building Code.

## **REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 56)

- 1007.3 Snow and wind loads
- 1007.4.1 Compliance with the International
- 1007.4.1 Exceptions #1 and 2

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*- Reference to the "international" code in all these parts.*

Please retype or otherwise correct the rule(s) or submission form(s) as necessary and deliver it to our office at 1711 New Hope Church Rd, Raleigh, North Carolina 27609.

If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel



**[B] 4007.2 1007.3 Snow and wind loads.**

Buildings and structures subject to a *change of occupancy* where such change in the nature of occupancy results in higher wind or snow risk categories based on Table 1604.5 of the *International Building Code* shall be analyzed and shall comply with the applicable wind or snow load provisions of the *International Building Code*.

**Exception:** Where the new occupancy with a higher risk category is less than or equal to 10 percent of the total building floor area. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.

**[B] 4007.3 1007.4 Seismic loads.**

*Existing buildings* with a *change of occupancy* shall comply with the seismic provisions of Sections 4007.3.1 1007.4.1 and 4007.3.2 1007.4.2.

**[B] 4007.3.1 1007.4.1 Compliance with the International Building Code level seismic forces.**

Where a building or portion thereof is subject to a *change of occupancy* that results in the building being assigned to a higher risk category based on Table 1604.5 of the *International Building Code*; or where such *change of occupancy* results in a reclassification of a building to a higher hazard category as shown in Table 1012.4 1007.1; ~~or where a change of a Group M occupancy to a Group A, E, I-1, R-1, R-2 or R-4 occupancy with two-thirds or more of the floors involved in Level 3 alteration work,~~ the building shall comply with the requirements for *International Building Code* level seismic forces as specified in Section 301.1.4.1 for the new risk category.

**Exceptions:**

- ~~1. Group M occupancies being changed to Group A, E, I-1, R-1, R-2 or R-4 occupancies for buildings less than six stories in height and in Seismic Design Category A, B or C.~~
- ~~2.1.~~ Where approved by the *code official*, specific detailing provisions required for a new structure are not required to be met where it can be shown that an equivalent level of performance and seismic safety is obtained for the applicable risk category based on the provision for reduced *International Building Code* level seismic forces as specified in Section 301.1.4.2.
- ~~3.2.~~ Where the area of the new occupancy with a higher hazard category is less than or equal to 10 percent of the total building floor area and the new occupancy is not classified as Risk Category IV. For the purposes of this exception, buildings occupied by two or more occupancies not included in the same Risk category, shall be subject to the provisions of Section 1604.5.1 of the *International Building Code*. The cumulative effect of the area of occupancy changes shall be considered for the purposes of this exception.
- ~~4.3.~~ Unreinforced masonry bearing wall buildings in Risk Category III when assigned to Seismic Design Category A or B shall be allowed to be strengthened to meet the requirements of Appendix Chapter A1 of this code [Guidelines for the Seismic Retrofit of Existing Buildings (GSREB)].

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 57)

- 1011.1 Natural light and natural ventilation
- 1012.1 General

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

The Rules Review Commission staff has completed its opinion review of this rule or set of rules your agency filed with the RRC for review by the RRC at its next meeting. The Commission has not yet met and therefore there has not been a determination as to whether the rule will be approved. You may call this office to inquire concerning the staff recommendation.

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*1011.1 - See my technical change request on page 3 concerning references to the international code and the NC code.*

*1012.1 – in the amendment change “will” to “shall.”*

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Joseph J. DeLuca, Jr.  
Commission Counsel

**[B] 1007.3.2 1007.4.2 Access to Risk Category IV.**

Where a *change of occupancy* is such that compliance with Section 1007.3.4 1007.4.1 is required and the building is assigned to Risk Category IV, the *operational access* to the building shall not be through an adjacent structure, unless that structure conforms to the requirements for Risk Category IV structures. Where *operational access* is less than 10 feet (3048 mm) from either an interior lot line or from another structure, access protection from potential falling debris shall be provided by the owner of the Risk Category IV structure.

**SECTION 1008  
ELECTRICAL**

**1008.3 Service upgrade.**

Where the occupancy of an *existing building* or part of an *existing building* is changed such that the new load requires an increase in service, the electrical service shall be upgraded to meet the requirements of NFPA 70 for the new occupancy.

**SECTION 1011  
OTHER REQUIREMENTS**

**1011.1 Natural light ~~Light~~ and natural ventilation.**

Natural light ~~Light~~ and natural ventilation shall comply with the requirements of the *International Building Code* or *NC Residential Code* for the new occupancy.

**SECTION 1012  
CHANGE OF OCCUPANCY CLASSIFICATION**

**1012.1 General.**

The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group. Such buildings shall also comply with Sections 1002 through 1011. The application of requirements for the change of occupancy shall be as set forth in Sections 1012.1.1 through 1012.1.4. A *change of occupancy*, as defined in Section 202, without a corresponding change of occupancy classification shall comply with Section 1001.2. For purposes of this section Group R-3 will also include detached one- and two-family dwellings and townhouses.

**1012.1.1 Separation and Compliance with Chapter 9 of this code.**

Where alteration work is required by the change of occupancy classification the ~~The~~ requirements of Chapter 9 of this code shall be applicable applied throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 1012.1.1.1 and 1012.1.1.2 most restrictive occupancy classification.

**~~1012.1.1.1 Change of occupancy classification without separation.~~**

~~Where a portion of an existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9.~~

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 58)  
- 1012.1.1 Separation and compliance - Exception

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*Reference to the international code.*

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Joseph J. DeLuca, Jr.  
Commission Counsel

applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

**1012.1.1.2 Change of occupancy classification with separation.**

**Exception:** Where a portion of an *existing building* that is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, that portion shall comply with all of the requirements of Chapter 9 of this code for the most restrictive occupancy in the fire area ~~new occupancy~~ classification and with the requirements of this chapter.

**1012.1.4 Accessibility.**

All buildings undergoing a change of occupancy classification shall comply with Section 4042.8 1012.9.

**1012.2.1 Fire sprinkler system.**

~~Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs.~~

Hazard categories in regard to fire sprinkler requirements shall be in accordance with Table 1012.2.1.

**Table 1012.2.1**  
**Hazard Categories and Classifications**

Relative Hazard	Use Classification
1 (highest)	H, I, <i>Nightclub</i>
2	A-2, R-1, R-2
3	A-1, A-3
4	F-1, M, S-1
5	A-4, E
6 (lowest)	B, F-2, R-3, R-4, S-2, U

**1012.2.1.1 Change to higher hazard category.** When a change of use is made to a higher hazard category as shown in Table 1012.2.1, the building shall be provided with an automatic fire suppression system as required by Section 903 of the North Carolina Building Code.

**Exceptions:** When an area of a building is changed to a higher hazard category and the proposed use is separated from the existing use(s) by assemblies that meet the applicable fire rating in Table 508.4 of the North Carolina Building Code, an automatic fire suppression system as required above shall be installed only in the area changed.

**1012.2.1.2 Change to equal or lesser hazard category.** When a change of use is made to an equal or lesser hazard category as shown in Table 1012.2.1, there is no requirement to install an automatic fire suppression system.

**Exceptions:**

1. In areas where work being performed in connection with the change of use

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 59)  
- 1012.2.2 Fire alarm and detection system and Carbon Monoxide  
- 1012.4.1 Means of egress for change to higher hazard

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*Reference to the international code in both these sections.*

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Joseph J. DeLuca, Jr.  
Commission Counsel

triggers a requirement for suppression.

2. In windowless stories an automatic fire suppression system shall be installed as required by Section 903 of the North Carolina Building Code.

**1012.2.1.3 Change in NFPA 13 hazard level.** Notwithstanding the relative hazard as determined by Table 1012.2.1, when a change in the character of the use is made to a higher degree of hazard as defined by NFPA 13 (Light Hazard, Ordinary Hazard Group 1, Ordinary Hazard Group 2, Extra Hazard Group 1, Extra Hazard Group 2 and Special Occupancy Hazards), the sprinkler system shall be evaluated and, where required by NFPA 13, altered to conform to the required density and maximum sprinkler protection area per head for the proposed occupancy.

**1012.2.2 Fire alarm and detection system and Carbon Monoxide alarm system.**

Where a change in occupancy classification occurs that requires a fire alarm and detection system or a carbon monoxide alarm system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the *change of occupancy* occurs. 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 shall be provided throughout the area where the *change of occupancy* occurs and shall be automatically activated.

**TABLE 1012.4  
MEANS OF EGRESS HAZARD CATEGORIES**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, M, R-1, R-2, <u>R-4</u>
4	B, F-1, R-3 <sup>a</sup> , S-1
5 (Lowest Hazard)	F-2, S-2, U

a. Detached one- and two-family dwellings and townhouses are relative hazard 5.

**1012.4.1 Means of egress for change to higher hazard category.**

When a change of occupancy classification is made to a higher hazard category (lower number) as shown in Table 1012.4, the means of egress shall comply with the requirements of Chapter 10 of the *International Building Code*.

**Exceptions:**

1. Stairways shall be enclosed in compliance with the applicable provisions of Section 903.1.
2. Existing stairways including handrails and guards complying with the requirements of Chapter 9 shall be permitted for continued use subject to approval of the *code official*.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 60, 61)

- 1012.4.3 Egress capacity
- 1012.5.1.1 Fire wall alternative
- 1012.5.1.1 Fire wall altern. (conditions #1, 2, 3, and exception)
- 1012.7.1 Minimum requirements

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*Reference is made to the international code in all these portions.*

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Commission Counsel



3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or  $\frac{1}{2}$ -inch-thick (12.7 mm) gypsum wallboard shall be permitted where 1-hour rated separation is required. Such walls shall either terminate at the underside of a ceiling of equivalent construction or extend to the underside of the floor or roof next above.
5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in Sections 805.5.1, 805.5.2 and 805.5.3.
6. Existing dead-end corridors shall comply with the requirements in Section 805.6.
7. An existing operable window with clear opening area no less than 4 square feet ( $0.38 \text{ m}^2$ ) and minimum opening height and width of 22 inches (559 mm) and 20 inches (508 mm), respectively, shall be accepted as an emergency escape and rescue opening.

#### 1012.4.3 Egress capacity.

Egress capacity shall meet or exceed the occupant load as specified in the *International Building Code* for the new occupancy.

**Exception:** The occupant load of the space may be restricted to comply with North Carolina Building Code, Sections 1015, 1018, and 1021. Signage indicating the allowed quantity of occupants shall be permanently mounted in the building at a location approved by the local fire marshal.

**TABLE 1012.5  
HEIGHTS AND AREAS HAZARD CATEGORIES**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H <sup>a</sup>
2	A-1, A-2, A-3, A-4, I <sup>a</sup> , R-1, R-2, R-4
3	E, F-1, R-1, R-2, S-1, M, R-4
4 (Lowest Hazard)	B, F-2, S-2, A-5, R-3, U

a. H-1 and I-2 are not permitted in Type VB construction.

#### 1012.5.1.1 Fire wall alternative.

In other than Groups H, F-1 and S-1, fire barriers and horizontal assemblies constructed in accordance with Sections 707 and 714 712, respectively, of the *International Building Code* shall be permitted to be used in lieu of fire walls to subdivide the building into separate buildings for the purpose of complying with the area limitations required for the new occupancy where all of the following conditions are met:

1. The buildings are protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.

2. The maximum allowable area between fire barriers, horizontal assemblies, or any combination thereof shall not exceed the maximum allowable area determined in accordance with Chapter 5 of the *International Building Code* without an increase allowed for an automatic sprinkler system in accordance with Section 506 of the *International Building Code*.
3. The fire-resistance rating of the fire barriers and horizontal assemblies shall not be less than that specified for fire walls in Table 706.4 of the *International Building Code*.

**Exception:** Where horizontal assemblies are used to limit the maximum allowable area, the required fire-resistance rating of the horizontal assemblies shall be permitted to be reduced by 1 hour provided the height and number of stories increases allowed for an automatic sprinkler system by Section 504.2 of the *International Building Code* are not used for the buildings.

**TABLE 1012.6  
EXPOSURE OF EXTERIOR WALLS HAZARD CATEGORIES**

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	F-1, M <sup>a</sup> , S-1
3	A, B, E, I, R
4 (Lowest Hazard)	F-2, S-2, U

a. Group M occupancy of 12,000 square feet or less shall be relative hazard category 3.

#### **1012.7.1 Minimum requirements.**

Vertical shafts shall be designed to meet the *International Building Code* requirements for atriums or the requirements of this section.

**Exception:** Shafts for Group M occupancies in buildings that are less than 3,000 square feet or less per floor and three stories or less are not required to be enclosed.

#### **1012.7.4 Openings.**

All openings into existing fire-resistant-rated vertical shaft enclosures shall be protected by fire assemblies having a fire protection rating of not less than 1 hour and shall be maintained self-closing or shall be automatic-closing by actuation of a smoke detector. All other openings shall be fire protected in an approved manner. Existing fusible link-type automatic door-closing devices shall be permitted in all shafts except stairways if the fusible link rating does not exceed 135°F (57°C).

### **1012.8 Dwelling unit separation.**

#### **1012.8.1 Townhouses.**

Existing buildings that establish new townhouse dwelling units shall comply with separation requirements of Section R302.2 of the North Carolina Residential Code and related subsections.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 66)

- 1012.9 Accessibility – Exception
- 1012.9.2 Complete change of occupancy – feature #3

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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In reviewing these rules, the staff determined that one or more technical changes need to be made. Approval of any rule is contingent on making this technical change as set out in G.S. 150B-21.10.

*Reference to the international code.*

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Joseph J. DeLuca, Jr.  
Commission Counsel

**1012.8.2 Two-family dwellings.**

Existing buildings that establish new detached two-family dwelling units shall comply with separation requirements of Section R302.3 of the North Carolina Residential Code and related subsections.

**1012.8.3 Group I-1, R-1, R-2 or R3.**

Existing buildings that establish new Group I-1, R-1, R-2 or R-3 dwelling or sleeping units shall comply with separation requirements of Section 420 of the North Carolina Building Code.

**1012.8-1012.9 Accessibility.**

*Existing buildings that undergo a change of group or occupancy classification 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 less than a Level 3 alteration.

**1012.8.4 1012.9.1 Partial change in occupancy.**

Where a portion of the building is changed to a new occupancy classification, any alteration shall comply with Sections 705, 806 and 906, as applicable.

**1012.8.2 1012.9.2 Complete change of occupancy.**

Where an entire building undergoes a *change of occupancy*, it shall comply with Section 4042.8.4 1012.9.1 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 1110 of the *International Building Code*.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
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 group or 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.

## **REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 63 and 64)

- 1102.3 Fire protection systems
- 1103.5 Flood hazard areas – requirements 1, 2, 3, and 4
- 1104.1 Smoke alarms in existing portions of a building
- 1104.2 Carbon monoxide alarms in existing portions of a building

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*1102.3 – Reference to the international code.*

*1103.5 - Reference is made to both international codes and North Carolina codes; see page 3 of these requests.*

*In 1104.1 reference is made to the International Residential Code while in the next provision, 1104.2, dealing with a similar alarm reference is made to the NC Residential code*

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Joseph J. DeLuca, Jr.  
Commission Counsel

# CHAPTER 11

## ADDITIONS

### SECTION 1102

#### HEIGHTS AND AREAS

##### 1102.3 Fire protection systems.

Existing fire areas increased by the *addition* shall comply with Chapter 9 of the *International Building Code*.

**Exception:** This requirement shall not apply to increases to the allowable fire area of five percent or less.

### SECTION 1103

#### STRUCTURAL

##### [B] 1103.5 Flood hazard areas.

*Additions* and foundations in *flood hazard areas* shall comply with the following requirements:

1. For horizontal *additions* that are structurally interconnected to the *existing building*:
  - 1.1. If the *addition* and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *International Building Code* or Section R322 of the North Carolina Residential Code.
  - 1.2. If the *addition* constitutes *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *International Building Code* or Section R322 of the North Carolina Residential Code.
2. For horizontal *additions* that are not structurally interconnected to the *existing building*:
  - 2.1. The *addition* shall comply with Section 1612 of the *International Building Code* or Section R322 of the North Carolina Residential Code.
  - 2.2. If the *addition* and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *International Building Code* or Section R322 of the North Carolina Residential Code.
3. For vertical additions and all other proposed work that, when combined, constitute *substantial improvement*, the *existing building* shall comply with Section 1612 of the *International Building Code* or Section R322 of the North Carolina Residential Code.

4. For a new, replacement, raised, or extended foundation, if the foundation work and all other proposed work, when combined, constitute *substantial improvement*, the *existing building* shall comply with Section 1612 of the *International Building Code* or Section R322 of the *North Carolina Residential Code*.

#### **SECTION 1104**

##### **SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN OCCUPANCY** **GROUPS R AND I-1 ONE- AND TWO-FAMILY DWELLINGS**

###### **1104.1 Smoke alarms in existing portions of a building.**

Where an *addition* is made to a building or structure of a ~~Group R or I-1~~ one- and two-family dwelling occupancy, the *existing building* shall be provided with smoke alarms as required by ~~Section 1103.8 of the *International Fire Code* or~~ Section R314.3.1 of the *International Residential Code* as applicable.

###### **1104.2 Carbon monoxide alarms in existing portions of a building.**

Where an *addition* is made to a building or structure of a one- and two-family dwelling, the *existing building* shall be provided with carbon monoxide alarms as required Section R315.2 of the *North Carolina Residential Code* as applicable.

#### **SECTION 1105**

##### **ACCESSIBILITY**

###### **1105.1 Minimum requirements.**

Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to an area of *primary function*, or contains an area of, *primary function* shall comply with the requirements of Sections ~~705, 806 and 906~~, as applicable.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 65)  
- 1201.4 Flood hazard areas

**DEADLINE FOR RECEIPT: FRIDAY, FEBRUARY 14, 2014**

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*Reference to both international and North Carolina codes.*

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If you have any questions or problems concerning this request, please contact me.

Joseph J. DeLuca, Jr.  
Commission Counsel



# CHAPTER 12

## HISTORIC BUILDINGS

### SECTION 1201

#### GENERAL

##### **[B] 1201.4 Flood hazard areas.**

In *flood hazard areas*, if all proposed work, including repairs, work required because of a *change of occupancy*, and *alterations*, constitutes *substantial improvement*, then the *existing building* shall comply with Section 1612 of the *International Building Code* or Section R322 of the *North Carolina Residential Code*.

**Exception:** If an *historic building* will continue to be an *historic building* after the proposed work is completed, then the proposed work is not considered a *substantial improvement*. For the purposes of this exception, an *historic building* is:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the U.S. Department of Interior to contribute to the historical significance of a registered historic district or a district preliminarily determined to qualify as a historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

##### **1201.5 Ceiling Height.**

Existing ceiling heights shall be permitted to remain.

### SECTION 1202

#### REPAIRS

##### **1202.4.1 Wind-borne debris protection.**

Replacement of window units shall require compliance with Section 1609.1.2 of the North Carolina Building Code or Section R612.9. of the North Carolina Residential Code.

Replacement of individual glass panes or sashes shall not require compliance with Section 1609.1.2 of the North Carolina Building Code or R612.9 of the North Carolina Residential Code.

### SECTION 1203

#### FIRE SAFETY

##### **1203.2 General.**

Every *historic building* that does not conform to the construction requirements specified in this

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 66)  
- 1205.15 Accessibility requirements - exception

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*Reference to the international code.*

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Commission Counsel

code for the occupancy or use and that constitutes a distinct ~~fire-life safety~~ hazard as defined herein ~~identified by the code official~~ shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the *code official*. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any *facility*.

**1203.12 Automatic fire-extinguishing systems. (Deleted)**

~~Every historical building that cannot be made to conform to the construction requirements specified in the *International Building Code* for the occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system.~~

~~**Exception:** When the *code official* approves an alternative life safety system.~~

## **SECTION 1204 ALTERATIONS**

**1204.1 Accessibility requirements.** The provisions of Sections 705, 806 and 906, as applicable, shall apply to facilities designated as historic structures that undergo *alterations*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the building or *facility*, as determined by the *code official*, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for that element shall be permitted.

**1204.1.1 Site arrival points.**

~~At least one main entrance shall be accessible. At least one accessible route from a site arrival point to an accessible entrance shall be provided.~~

## **SECTION 1205 CHANGE OF OCCUPANCY**

**1205.15 Accessibility requirements.**

The provisions of Section 4042.8 1012.9 shall apply to facilities designated as historic structures that undergo a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet rooms would threaten or destroy the historic significance of the building or *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for those elements 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 historical buildings.

## **SECTION 1206 STRUCTURAL**

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 67)

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*Please confirm NC EBC page 67 was intentionally blank.*

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Commission Counsel



**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 68)  
- Section 1301

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Commission Counsel

## CHAPTER 13 RELOCATED OR MOVED BUILDINGS

### SECTION 1301 GENERAL

#### 1301.2 Conformance.

The building shall be safe for human occupancy as determined by the International Fire Code and the International Property Maintenance Code. Any repair, alteration, or change of occupancy undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field-fabricated elements shall comply with the requirements of the International Building Code or the International Residential Code as applicable.

### SECTION 1302 REQUIREMENTS

#### [B] 1302.4 Seismic loads.

Buildings shall comply with International Building Code or International Residential Code seismic provisions at the new location as applicable.

#### Exceptions:

1. Structures in Seismic Design Categories A and B and detached one- and two-family dwellings townhouses in Seismic Design Categories A, B and Category C where the seismic loads at the new location are not higher than those at the previous location.
2. Structural elements whose stress is not increased by more than 10 percent.

#### [B] 1302.6 Flood hazard areas.

If relocated or moved into a flood hazard area, structures shall comply with Section 1612 of the International Building Code or Section R322 of the International Residential Code.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 69-71)  
- Section 1401

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Commission Counsel



# CHAPTER 14

## PERFORMANCE COMPLIANCE METHODS

### SECTION 1401 GENERAL

#### **[B] 1401.2.2 Partial change in occupancy.**

Where a portion of the building is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barrier or horizontal assemblies having a fire-resistance rating as required by Table 508.4 of the *International Building Code* or Section ~~R317~~ R302 of the *International Residential Code* for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section.

Where a portion of the building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers or horizontal assemblies having a fire-resistance rating as required by Table 508.4 of the *International Building Code* or Section ~~R317~~ R302 of the *International Residential Code* for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

#### **[B] 1401.2.5 Accessibility requirements.**

Additions, alterations and all ~~All~~ portions of the buildings proposed for *change of occupancy* shall conform to the accessibility provisions of Section 410.

#### **[B] 1401.3.2 Compliance with other codes.**

Buildings that are evaluated in accordance with this section shall comply with the *International Fire Code* and ~~International Property Maintenance Code~~.

#### **[B] 1401.6.4.1 Categories.**

The categories for tenant and dwelling unit separations are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic-closing.
2. Category b—Fire partitions or floor assemblies with less than 1-hour fire-resistance ratings or not constructed in accordance with Section ~~708~~ 709 or ~~744~~ 712 of the *International Building Code*, respectively.
3. Category c—Fire partitions with 1-hour or greater fire-resistance ratings constructed in accordance with Section ~~708~~ 709 of the *International Building Code* and floor assemblies with 1-hour but less than 2-hour fire-resistance ratings constructed in accordance with Section ~~744~~ 712 of the *International Building Code* or with only one tenant within the floor area.

4. Category d—Fire barriers with 1-hour but less than 2-hour fire-resistance ratings constructed in accordance with Section 707 of the *International Building Code* and floor assemblies with 2-hour or greater fire-resistance ratings constructed in accordance with Section ~~744~~ 712 of the *International Building Code*.
5. Category e—Fire barriers and floor assemblies with 2-hour or greater fire-resistance ratings and constructed in accordance with Sections 707 and ~~744~~ 712 of the *International Building Code*, respectively.

**[B] 1401.6.5.1 Categories.**

The categories for corridor walls are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.
2. Category b—Less than 1-hour fire-resistance rating or not constructed in accordance with Section ~~708.4~~ 709.4 of the *International Building Code*.
3. Category c—1-hour to less than 2-hour fire-resistance rating, with doors conforming to Section ~~746~~ 715 of the *International Building Code* or without corridors as permitted by Section 1018 of the *International Building Code*.
4. Category d—2-hour or greater fire-resistance rating, with doors conforming to Section ~~746~~ 715 of the *International Building Code*.

**[B] 1401.6.6 Vertical openings.**

Evaluate the fire-resistance rating of exit enclosures, hoistways, escalator openings, and other shaft enclosures within the building, and openings between two or more floors. Table 1401.6.6(1) contains the appropriate protection values. Multiply that value by the construction-type factor found in Table 1401.6.6(2). Enter the vertical opening value and its sign (positive or negative) in Table 1401.7 under Safety Parameter 1401.6.6, Vertical Openings, for fire safety, means of egress, and general safety. If the structure is a one-story building or if all the unenclosed vertical openings within the building conform to the requirements of Section ~~743~~ 708 of the *International Building Code*, enter a value of 2. The maximum positive value for this requirement shall be 2.

**[B] 1401.6.10.1 Categories.**

The categories for smoke control are:

1. Category a—None.
2. Category b—The building is equipped throughout with an automatic sprinkler system. Openings are provided in exterior walls at the rate of 20 square feet ( $1.86 \text{ m}^2$ ) per 50 linear feet (15 240 mm) of exterior wall in each story and distributed around the building perimeter at intervals not exceeding 50 feet (15 240 mm). Such openings shall be readily openable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.

3. Category c—One enclosed exit stairway, with ready access thereto, from each occupied floor of the building. The stairway has operable exterior windows, and the building has openings in accordance with Category b.
4. Category d—One smokeproof enclosure and the building has openings in accordance with Category b.
5. Category e—The building is equipped throughout with an automatic sprinkler system. Each floor area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other floor areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the floor area. Supply air by mechanical means to the floor area is not required. Containment of smoke shall be considered as confining smoke to the floor area involved without migration to other floor areas. Any other tested and approved design that will adequately accomplish smoke containment is permitted.
6. Category f—Each stairway shall be one of the following: a smokeproof enclosure in accordance with Section ~~1022.10~~ 1022.9 of the *International Building Code*; pressurized in accordance with Section 909.20.5 of the *International Building Code*; or shall have operable exterior windows.

**[B] 1401.6.11 Means of egress capacity and number.**

Evaluate the means of egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to the following sections of the *International Building Code*: 1003.7, 1004, ~~1005.1~~ 1005, 1014.2, 1014.3, 1015.2, 1021, 1024.1, 1027.2, ~~1027.5~~ 1027.6, 1028.2, 1028.3, 1028.4 and 1029. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 405.

Under the categories and occupancies in Table 1401.6.11, determine the appropriate value and enter that value into Table 1401.7 under Safety Parameter 1401.6.11, Means of Egress Capacity, for means of egress and general safety.

**[B] 1401.6.19 Incidental uses.**

Evaluate the protection of incidental uses in accordance with Section ~~500.4.2~~ 508.2.5.2 of the *International Building Code*. Do not include those where this code requires automatic sprinkler systems throughout the building including covered and open mall buildings, high-rise buildings, public garages and unlimited area buildings. Assign the lowest score from Table 1401.6.19 for the building or floor area being evaluated and enter that value into Table 1401.7 under Safety Parameter 1401.6.19, Incidental Uses, for fire safety, means of egress and general safety. If there are no specific occupancy areas in the building or floor area being evaluated, the value shall be zero.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 72)  
- Table 1401.6.19

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*The provided table has the beginning portion of the table not properly copied.*

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Commission Counsel

**[B] TABLE 1401.6.19  
INCIDENTAL USE AREA VALUES**

PROTECTION REQUIRED BY TABLE 508.2.5 OF THE INTERNATIONAL BUILDING CODE	PROTECTION PROVIDED						
	None	1 hour	AS	AS with SP	1 hour and AS	2 hours	2 hours and AS
2 hours and AS	-4	-3	-2	-2	-1	-2	0
2 hours, or 1 hour and AS	-3	-2	-1	-1	0	0	0
1 hour and AS	-3	-2	-1	-1	0	-1	0
1 hour	-1	0	-1	-1	0	0	0
1 hour, or AS with SP	-1	0	-1	-1	0	0	0
AS with SP	-1	-1	-1	-1	0	-1	0
1 hour or AS	-1	0	0	0	0	0	0

AS = Automatic sprinkler system;  
 SP = Smoke partitions (See IBC Section 509.4 508.2.5).  
 Note: For Table 1401.7, see page 68.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 73)

- 1501.5 Fire safety during construction
- 1507.1 Completion before occupancy

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*1501.5 – reference to the international fire code*

*1507.1 – there is a reference to a non-existent NCGS 16-A-423 and I'm not sure what it should refer to.*

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Commission Counsel

## **CHAPTER 15 CONSTRUCTION SAFEGUARDS**

### **SECTION 1501 GENERAL**

**[B] 1501.5 Fire safety during construction.**

Fire safety during construction shall comply with the applicable requirements of the *International Building Code* and the applicable provisions of Chapter 33-14 of the *International Fire Code*.

### **SECTION 1507 AUTOMATIC SPRINKLER SYSTEM**

**[F] 1507.1 Completion before occupancy.**

In portions of a building where an automatic sprinkler system is required by this code, it shall be unlawful to occupy those portions of the building until the automatic sprinkler system installation has been tested and approved, except as provided in Section 140.3 NC General Statutes 153A-363 and 16-A-423.

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 74)  
- Referenced Standards

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*Why do you not show "ASTM" and "DOC" as struck through? This appears to be the only portions of the standards that are remaining in the code. There does not seem to be any particular purpose in doing that.*

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Commission Counsel



## CHAPTER 16 REFERENCED STANDARDS

### ASME

American Society of Mechanical Engineers  
3 Park Avenue  
New York, NY 10016

Standard Reference Number	Title	Referenced in code section number
ASME/ A17.1—2007/ CSA B44—2007	Safety Code for Elevators and Escalators—with A17.1a/CSA B44a—08 Addenda	410.8.2, 705.1.2 <u>806.1.2</u> , <u>902.1.2</u> <u>902.1.3</u>
A17.3—2008	Safety Code for Existing Elevators and Escalators	<u>902.1.2</u> <u>902.1.3</u>
A18.1—2008	Safety Standard for Platform Lifts and Stairway Chair Lifts	410.8.3, 705.1.3 <u>806.1.3</u>

### ASTM

ASTM International  
100 Barr Harbor Drive  
West Conshohocken, PA 19428-2959 (Deleted)

Standard Reference Number	Title	Referenced in code section number
<del>C 90—08</del>	<del>Standard Specification for Load-bearing Concrete- Masonry Units</del>	<del>A505.2.3</del>
<del>C 496—96</del>	<del>Standard Test Method for Splitting Tensile Strength of Cylindrical Concrete Specimens</del>	<del>A104, A106.3.3.2</del>
<del>E 519—00e1</del>	<del>Standard Test Method for Diagonal Tension (Shear) in Masonry Assemblages</del>	<del>A104, A106.3.3.2</del>

### DOC

United States Department of Commerce  
1401 Constitution Avenue, NW  
Washington, DC 20230 (Deleted)

Standard Reference Number	Title	Referenced in code section number
<del>PS 1—09</del>	<del>Structural Plywood</del>	<del>A302</del>

2015 North Carolina Existing Building Code

74

**ICC**International Code Council, Inc.  
500 New Jersey Avenue, NW, 6th Floor  
Washington, DC 20001

Standard Reference Number	Title	Referenced in code section number
IBC—12-09	International Building Code®	101, 106, 109, 140, 202, 301, 407, 410, 501, 601, 602, 606, 701, 702, 705, 706, 801, 802, 803, 804, 805, 806, 807, 904, 905, 907, 1001, 1002, 1007, 1011, 1012, 1102, 1103, 1104, 1201, 1202, 1203, 1204, 1205, 1301, 1302, 1401, 1501, 1506
ICC A117.1—2009	Accessible and Usable Buildings and Facilities	410.6, 410.8.2, 705.1, 705.1.2, 705.1.3 806.1.2, 806.1.3
IFC—12-09	International Fire Code®	101.4.2, 301.1.1, 803.2.1, 803.2.3, 804.4.1.1, 804.4.1.2, 804.4.1.3, 804.4.1.4, 804.4.1.5, 804.4.1.6, 804.4.1.7, 804.4.3, 1301.2, 1401.3.2, 1401.6.8.1, 1401.6.14, 1401.6.14.1, 1501.5, 1504.1, 1504.2
	International Fuel Gas Code®	
IFGC—12-09		407.7, 702.4.1
IMC—12-09	International Mechanical Code®	407.8, 702.4, 809.1, 902.1.1 902.1.2, 1002.2.1, 1009.1, 1401.6.7.1, 1401.6.8, 1401.6.8.1

IPC— <del>12-09</del>	International Plumbing Code®	<del>407.9, 609.4</del> <u>609.2,</u> <u>702.4, 810.1,</u> <del>1010.2, 1010.3,</del> <del>1010.5</del> <u>1010,</u> <del>1501.5</del> <u>1501.7</u>
	International Property Maintenance Code® (Deleted)	<del>101.4.2, 1301.2,</del> <del>1401.3.2</del>
IPMC—12		101.4.1, 602.3, <del>606,</del>
IRC— <del>12-09</del>	International Residential Code®	<del>706.2.1</del> <u>706.2,</u> <u>707.1,</u> 807.4, 808.3, 811.1, <del>907.4, 907.4.2,</del> <del>908.1,</del> 1103.2, 1103.3, 1103.4, 1104.1, <u>1301.2,</u> 1302.1, 1302.2, 1302.2.1, 1302.3, 1302.4, 1302.5, 1401.2.2, 1401.2.3

## NFPA

National Fire Protection Agency  
1 Batterymarch Park  
Quincy, MA 02269-9101

Standard Reference Number	Title	Referenced in code section number
NFPA 13R—10	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height	<del>804.2.5</del> <u>904.1.5</u>
NFPA 70—11	National Electrical Code	607.1.1, 607.1.2, 607.1.3, 607.1.4, 607.1.5, <u>702.4</u>
NFPA 72—10	National Fire Alarm Code	<del>804.2.5,</del> 804.4 <u>403.6, 804.4.1.1,</u> <u>804.4.1.2</u>

**REQUEST FOR TECHNICAL CHANGE**

**February 10, 2014**

AGENCY: N.C. BUILDING CODE COUNCIL

RULE CITATION: 2012 NC EXISTING BUILDING CODE -- (NC EBC p 77 and 78)

- A105.4 Structural observation
- A205.4 Structural observation

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Joseph J. DeLuca, Jr.  
Commission Counsel

# **Appendix A: Guidelines for the Seismic Retrofit of Existing Buildings**

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

## **CHAPTER A1 SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS**

### **SECTION A105 GENERAL REQUIREMENTS**

#### **[B] A105.4 Structural observation, testing and inspection.**

Structural observation, in accordance with Section 4709-1714 of the *International Building Code*, shall be required for all structures in which seismic retrofit is being performed in accordance with this chapter. Structural observation shall include visual observation of work for conformance with the approved construction documents and confirmation of existing conditions assumed during design.

Structural testing and inspection for new construction materials shall be in accordance with the building code, except as modified by this chapter.

# **CHAPTER A2 EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS**

## **SECTION A205 GENERAL REQUIREMENTS**

### **[B] A205.4 Structural observation, testing and inspection.**

Structural observation, in accordance with Section ~~4709-1714~~ of the *International Building Code*, shall be required for all structures in which seismic retrofit is being performed in accordance with this chapter. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.

## CHAPTER A6 REFERENCED STANDARDS

### ASCE/SEI

American Society of Civil Engineers  
Structural Engineering Institute  
1801 Alexander Bell Drive  
Reston, VA 20191-4400

Standard reference number	Title	Referenced in code section number
7—05	Minimum Design Loads for Buildings and Other Structures with Supplement No. 1	A104, A403.3
31—03	Seismic Evaluation of Existing Buildings	<u>A504.1</u> , A505.1
41—06	Seismic Rehabilitation of Existing Buildings	A503.2, A506.3.2, A507.1

### ASTM

ASTM International  
100 Barr Harbor Drive  
West Conshohocken, PA 19428-2959

Standard Reference Number	Title	Referenced in code section number
A653/A653M—08	Standard Specification for Steel Sheet, Zinc Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by Hot-Dip Process	A304.2.6
C90—2003	<del>Standard Specification for Load-bearing Concrete Masonry Units (Deleted)</del>	A505.2.3
C496—96	Standard Test Method for Splitting Tensile Strength of Cylindrical Concrete Specimens	A104, A106.3.3.2
E519—00e1	Standard Test Method for Diagonal Tension (Shear) in Masonry Assemblages	A104, A106.3.3.2

### DOC

U.S. Department of Commerce  
National Institute of Standards and Technology  
100 Bureau Drive Stop 3460  
Gaithersburg, MD 20899

Standard Reference Number	Title	Referenced in code section number
PS-1—95	Construction and Industrial Plywood	A302
PS-2—92	Performance Standard for Wood-based Structural-use Panels	A302

## ICC

International Code Council  
500 New Jersey Avenue, NW, 6th Floor  
Washington, DC 20001

Standard Reference Number	Title	Referenced in code section number
BNBC—93	BOCA National Building Code®	A502
BNBC—96	BOCA National Building Code®	A502
BNBC—99	BOCA National Building Code®	A202, A502
IBC—00	International Building Code®	A202, A502
IBC—03	International Building Code®	A502
IBC—06	International Building Code®	A102.2, A103, A108.2, A203, A205.4, A206.2, A301.2, A403.11.2.1, A408.1, A505.2.3, A505.3, A508.4 A202, A502
IBC—09	International Building Code®	A102.2, A105.4, A108.2, A202, A203, A204.1, A205.1, A205.4, A206.1, A206.3, A206.9, A403.1, A405.1, A407.1, A408.1, A502.1, A503.3, A506.4, A508.4
SBC—94	Standard Building Code®	A502
SBC—97	Standard Building Code®	A502
SBC—99	Standard Building Code®	A202, A502
2015 North Carolina Existing Building Code		80



UBC—76	Uniform Building Code®	
UBC—97	Uniform Building Code®	A502 A102.2, A103, A104, A108.2, A202, A203, A206.2, A301.2, A401.2, A403.1, A403.2, A403.3, A403.4, A403.7, A403.11.2.2, A405.2.3, A406.2, A406.3.2.1, A408.1, A502
UBC—Standard 21-4	Hollow and Solid Load-bearing Concrete Masonry Units	
UBC—Standard 21-6	In-place Masonry Shear Tests	A106.2
UBC—Standard 21-7	Tests of Anchors in Unreinforced Masonry	A104
UBC—Standard 21-8	Pointing of Unreinforced Masonry Walls	A105.3, A107.3, A107.4, Table A1-E
UBC—Standard 23-2	Construction and Industrial Plywood (Deleted)	A103, A106.3.3.9
		<u>A403.11.2.1</u>

## APPENDIX B

# SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

The provisions contained in this appendix are adopted as part of this code.

### **B101.4.2 Certified local government historic preservation programs.**

Where the state historic preservation officer has delegated the consultation responsibility for purposes of this section to a local government historic preservation program that has been certified in accordance with Section 101 of the National Historic Preservation Act of 1966 [(16 U.S.C. 470a(c))] and implementing regulations (36 CFR 61.5), the responsibility shall be permitted to be carried out by the appropriate local government body or official historic preservation program.

### SECTION B104 REFERENCED STANDARDS

Y3.H626 2P National Historic Preservation J101.2, 43/933 Act of 1966, as amended J101.3, 3rd Edition, Washington, DC: J101.3.2 US Government Printing Office, 1993.

~~2012 2009 International Building Code~~ Washington, DC: International Code Council, 2011.

49 CFR Part 37.43 (c), Alteration of Transportation Facilities by Public Entities, Department of Transportation, 400 7th Street SW, Room 8102, Washington, DC 20590-0001.

36 CFR Part 1192, Americans with Disabilities Act (ADA) Accessibility Guidelines for Transportation Vehicles

## **APPENDIX C: Guidelines for the Wind Retrofit of Existing Buildings**

**(Deleted)**

### **CHAPTER C1 GABLE END RETROFIT FOR HIGH-WIND AREAS**

**(Deleted)**

### **CHAPTER C2 ROOF DECK FASTENING FOR HIGH-WIND AREAS**

**(Deleted)**

**RESOURCE A**  
**RECOMMENDED GUIDELINES ON FIRE RATINGS OF**  
**ARCHAIC MATERIALS AND ASSEMBLIES**

*(Note to ICC: There are no NC amendments to Resource A publication.)*

(the index will be updated by ICC)

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