

# CHAPTER 10

## EXISTING BUILDINGS

### SECTION 1001 GENERAL

**1001.1 Scope.** The provisions of this chapter shall control the *alteration, repair and addition* of existing *buildings and structures*.

**1001.2 Building operation.** Existing *buildings* and parts thereof shall be operated in conformance with the code edition and zoning or other adopted site development regulations applicable at the time of construction, and as required by Section 102.6. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in *existing structures*.

**1001.3 Compliance.** *Alterations, repairs and additions to existing structures* shall comply with the provisions of this chapter.

**1001.4 Building materials, assemblies and systems.** *Building materials* shall comply with the requirements of this section.

**1001.4.1 Existing materials, assemblies, configurations and systems.** Materials, assemblies, configurations and systems already in use in a *building* in conformance 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 be dangerous to life, health or safety. Where such conditions are determined to be dangerous to the environment, life, health or safety, they shall be mitigated or made safe.

**1001.4.2 New and replacement materials, assemblies, configurations and systems.** Except as otherwise required or permitted by this code, materials, assemblies, configurations and systems permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *repairs and alterations* provided that a hazard to life, health or property is not created. Hazardous materials shall not be used where the code for new construction would not *permit* their use in *buildings* of similar occupancy, purpose and location.

### SECTION 1002 ADDITIONS

**1002.1 General.** *Additions to any building or structure* shall comply with the requirements of this code for new construction. Unaltered portions of the *building or structure* shall be in accordance with the provisions of the code in force at the time of their construction.

*Additions to existing portions or components of the building or structure* shall be in accordance with the provisions of this code for those portions or components being altered.

*Additions to an existing building or structure* shall be made such that the existing *building or structure* together with the

*addition* are not less conforming with the provisions of this code than the existing *building* and or *structure* was prior to the *addition*.

### SECTION 1003 ALTERATIONS TO EXISTING BUILDINGS

**1003.1 General.** *Alterations to existing buildings and building systems* shall be in accordance with the provisions of this code for those areas, assemblies, systems and components being altered. Unaltered portions and components, areas and systems of the *building or structure* shall be in accordance with the provisions of the code in force at the time of their construction. *Alterations* shall be such that the existing *building or structure* is not less conforming to the provisions of this code upon the completion of work than the existing *building or structure* was prior to the *alteration*. Alterations permitted under this code shall comply with and be verified through an approved third party.

**Exception:** Where, in the opinion of the *code official*, there is no significant compromise of the intent of this code, the *code official* shall have the authority to approve materials and assemblies that perform in a manner that is at least the equivalent of those being replaced.

**1003.1.1 Documentation and verification for alterations to existing buildings.** The energy performance associated with *alterations to existing buildings* shall be documented by the building owner in accordance with Section 1003.1.1.1, 1003.1.1.2 or 1003.1.1.3.

**1003.1.1.1 Determination of energy use.** Prior to alteration, the building owner shall enter into the ENERGY STAR Portfolio Manager the building specifications, and have a Level 1 ASHRAE energy audit performed by a qualified third party.

**1003.1.1.2 Measurement-based compliance.** Measurement-based compliance shall be performed by an *approved entity* that documents that the energy use and demand patterns of the *building* after *alterations* do not exceed the energy use and demand patterns of the *building* prior to alterations, unless there is a change in occupancy, as determined by the Portfolio Manager program. Altered portions of the building must meet or exceed the provisions of this code or obtain an ENERGY STAR Energy Performance Score of at least 90 as verified by a qualified third-party evaluator.

**1003.1.1.3 Third-party certification-based compliance.** Certification-based compliance performed by an *approved entity* that by reason of measurement, simulation, comparative studies or other *approved* means, documents that the *building* as altered meets the requirements of an approved high-performance building certification.

## **EXISTING BUILDINGS**

**1003.2 Minimum energy, HVAC and water requirements.**  
RESERVED.

**1003.2.1 Heating, ventilation and air conditioning.**  
RESERVED.

**1003.2.2 Service water systems.** RESERVED.

**1003.2.3 Motor-driven equipment.** RESERVED.

**1003.3 Additional requirements.** RESERVED.

**1003.3.1 Energy audit and report.** RESERVED.

**1003.3.2 Metering devices.** RESERVED.

**1003.3.3 Heating, ventilation and air conditioning.**  
RESERVED.

**1003.3.4 Service water systems.** RESERVED.

**1003.3.5 Lighting.** RESERVED.

**1003.3.6 Commercial refrigeration equipment.**  
RESERVED.

**1003.3.7 Motor-driven equipment.** RESERVED.

**1003.3.8 Swimming pools and spas.** RESERVED.

**1003.3.9 Unconditioned attic insulation.** RESERVED.

**1003.3.10 Asbestos-containing products.** RESERVED.

## **SECTION 1004 CHANGE OF OCCUPANCY**

**1004.1 Change of occupancy.** RESERVED.

## **SECTION 1005 HISTORIC BUILDINGS**

**1005.1 Historic buildings.** RESERVED.

## **SECTION 1006 PROJECT ELECTIVES**

**1006.1 General.** RESERVED.