

CHAPTER 10

ADDITIONS

SECTION 1001 GENERAL

1001.1 Scope. An *addition* to a building or structure shall comply with the *International Codes* as adopted for new construction without requiring the *existing building* or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an *addition* impacts the *existing building* or structure, that portion shall comply with this code.

1001.2 Creation or extension of nonconformity. An *addition* shall not create or extend any nonconformity in the *existing building* to which the *addition* is being made with regard to accessibility, structural strength, fire safety, means of egress, or the capacity of mechanical, plumbing, or electrical systems.

1001.3 Other work. Any *repair* or *alteration* work within an *existing building* to which an *addition* is being made shall comply with the applicable requirements for the work as classified in Chapter 4.

SECTION 1002 HEIGHTS AND AREAS

1002.1 Height limitations. No *addition* shall increase the height of an *existing building* beyond that permitted under the applicable provisions of Chapter 5 of the *International Building Code* for new buildings.

1002.2 Area limitations. No *addition* shall increase the area of an *existing building* beyond that permitted under the applicable provisions of Chapter 5 of the *International Building Code* for new buildings unless fire separation as required by the *International Building Code* is provided.

Exception: In-filling of floor openings and nonoccupiable appendages such as elevator and exit stair shafts shall be permitted beyond that permitted by the *International Building Code*.

1002.3 Fire protection systems. Existing fire areas increased by the *addition* shall comply with Chapter 9 of the *International Building Code*.

SECTION 1003 STRUCTURAL

1003.1 Compliance with the International Building Code. *Additions* to existing buildings or structures are new construction and shall comply with the *International Building Code*.

1003.2 Additional gravity loads. Existing structural elements supporting any additional gravity loads as a result of additions shall comply with the *International Building Code*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.

2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes where the *existing building* and the *addition* comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.

1003.3 Lateral-force-resisting system. The lateral-force-resisting system of existing buildings to which additions are made shall comply with Sections 1003.3.1, 1003.3.2 and 1003.3.3.

Exceptions:

1. Buildings of Group R occupancy with no more than five dwelling or sleeping units used solely for residential purposes where the *existing building* and the *addition* comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.
2. In other existing buildings where the lateral-force story shear in any story is not increased by more than 10 percent cumulative.

1003.3.1 Vertical addition. Any element of the lateral-force-resisting system of an *existing building* subjected to an increase in vertical or lateral loads from the vertical *addition* shall comply with the *International Building Code* wind provisions and the *International Building Code* level seismic forces specified in Section 101.5.4.1 of this code.

1003.3.2 Horizontal addition. Where horizontal *additions* are structurally connected to an existing structure, all lateral-force-resisting elements of the existing structure affected by such *addition* shall comply with the *International Building Code* wind provisions and the *International Building Code* level seismic forces specified in Section 101.5.4.1 of this code.

1003.3.3 Voluntary addition of structural elements to improve the lateral-force-resisting system. Voluntary *addition* of structural elements to improve the lateral-force-resisting system of an *existing building* shall comply with Section 707.6.

1003.4 Snow drift loads. Any structural element of an *existing building* subjected to additional loads from the effects of snow drift as a result of an *addition* shall comply with the *International Building Code*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes where the *existing building* and

ADDITIONS

the *addition* comply with the conventional light-frame construction methods of the *International Building Code* or the provisions of the *International Residential Code*.

1003.5 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*.
 - 1.2. If the *addition* constitutes *substantial improvement*, the *existing building* and the *addition* shall comply with Section 1612 of the *International Building 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*.
 - 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*.
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*.
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*.

SECTION 1004 SMOKE ALARMS IN OCCUPANCY GROUPS R-3 AND R-4

1004.1 Smoke alarms in existing portions of a building. Whenever an *addition* is made to a building or structure of a Group R-3 or R-4 occupancy, the *existing building* shall be provided with smoke alarms as required by the *International Building Code* or *International Residential Code* as applicable.

SECTION 1005 ACCESSIBILITY

1005.1 Minimum requirements. Accessibility provisions for new construction shall apply to additions. An *addition* that affects the accessibility to, or contains an area of, *primary function* shall comply with the requirements of Sections 605 and 706, as applicable.