

PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing repair, alteration, addition or change of occupancy in existing buildings. The *International Existing Building Code*[®], in this 2006 edition, is designed to meet this need through model code regulations that safeguard the public health and safety in all communities, large and small.

This comprehensive existing building code establishes minimum regulations for existing buildings using prescriptive and performance-related provisions. It is founded on broad-based principles intended to encourage the use and reuse of existing buildings while requiring reasonable upgrades and improvements. This 2006 edition is fully compatible with all the *International Codes*[®] (I-Codes[®]) published by the International Code Council (ICC)[®], including the *International Building Code*[®], *International Code Council Electrical Code Administrative Provisions*, *International Energy Conservation Code*[®], *International Fire Code*[®], *International Fuel Gas Code*[®], *International Mechanical Code*[®], *ICC Performance Code*[®] for Buildings and Facilities[®], *International Plumbing Code*[®], *International Private Sewage Disposal Code*[®], *International Property Maintenance Code*[®], *International Residential Code*[®], *International Wildland-Urban Interface Code*[™] and *International Zoning Code*[®].

The *International Existing Building Code* provisions provide many benefits, including the model code development process, which offers an international forum for building professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

The first edition of the *International Existing Building Code* (2003) was the culmination of an effort initiated in 2000 by a development committee appointed by the ICC and consisting of representatives of the three statutory members of the International Code Council at that time, including: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for existing buildings consistent with and inclusive of the scope of the existing model codes. Technical content of the latest model codes promulgated by BOCA, ICBO and SBCCI as well as other rehabilitation codes was utilized as the basis for the development, followed by a public forum in 2001 and the publication of the 2001 Final Draft. This 2006 edition presents the code as originally issued with changes approved through the ICC code development process through 2005. A new edition such as this is promulgated every three years.

This code is founded on principles intended to encourage the use and reuse of existing buildings that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The *International Existing Building Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Maintenance

The *International Existing Building Code* is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals, and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the code development cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

While the development procedure of the *International Existing Building Code* assures the highest degree of care, ICC, its members, and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with these provisions, because ICC does not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

Letter Designations in Front of Section Numbers

In each code development cycle, proposed changes to this code are considered at the Code Development Hearings by the International Existing Building Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed changes. Proposed changes to a code section having a number beginning with a letter in brackets are considered by a different code development committee. For example, proposed changes to code sections that are preceded by the letter [F] (e.g., [F] 1404.2), are considered by the International Fire Code Development Committee at the Code Development Hearings.

The content of sections in this code that begin with a letter designation is maintained by another code development committee in accordance with the following:

- [B] = International Building Code Development Committee;
- [F] = International Fire Code Development Committee;
- [P] = International Plumbing Code Development Committee.
- [FG] = International Fuel Gas Code Development Committee;
- [EC] = International Energy Conservation Code Development Committee;
- [M] = International Mechanical Code Development Committee; and

Marginal Markings

Thick solid vertical lines (■) in the margins within the body of the text indicate a technical change from the requirements of the *International Existing Building Code*, 2003 edition. Deletion indicators in the form of a solid 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.

Acknowledgment

Development of the 2006 *Seattle Existing Building Code* is the result of cooperative effort of the volunteer Construction Codes Advisory Board and the Department of Planning and Development. The staff of the Department wishes to extend its appreciation to the members of the Board and its committees. The Department is deeply indebted to the Board and its subcommittees for their intense hard work over many months. Adoption of this code would not have been possible without them.

Electronic Mailing List

If you would like to receive occasional email messages notifying you of future amendments and errata to the *Seattle Existing Building Code* or other codes, go to the Technical Codes page on DPD's website <http://www.seattle.gov/dpd/TechCodes/>. Click the link "Subscribe to Mailing List" in the right column under "Resources".

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