

WASHINGTON STATE BUILDING CODE

CHAPTER 51-50 WAC

INTERNATIONAL EXISTING BUILDING CODE 2021 Edition



Washington State Building Code Council
Effective July 1, 2023

Copies of the State Building Codes and
complete copies of the 2021 International Existing Building Code
as published by the International Code Council
may be obtained from:

Washington Association of Building Officials
Post Office Box 7310
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(360) 628-8669 wabo@wabo.org www.wabobookstore.org
or toll free in Washington State at (888) 664-9515

The 2021 International Existing Building Code as published by the International Code Council
may be viewed at the following website: <https://codes.iccsafe.org/content/IEBC2021P2>

First Edition Titled
International Existing Building Code
Chapter 51-50-480000 WAC

Effective July 1, 2023

Preface

Authority: The International Existing Building Code (Chapter 51-50-480000 WAC) is adopted by the Washington State Building Code Council pursuant to Chapters 19.27 and 70.92 RCW. These codes were first adopted by reference by the Washington State Legislature in 1974. In 1985, the Legislature delegated the responsibility of adoption and amendment of these codes to the State Building Code Council.

Code Precedence: The State Building Code Act, Chapter 19.27 RCW, establishes the following order of precedence among the documents adopted as parts of the State Building Code:

International Building Code, Standards and amendments -WAC 51-50;
International Residential Code, Standards and amendments – WAC 51-51;
International Mechanical Code, Standards and amendments - WAC 51-52;
International Fire Code, Standards and amendments - WAC 51-54A;
Wildland-Urban Interface Code and amendments – WAC 51-55
Uniform Plumbing Code, Standards and amendments - WAC 51-56

Where there is a conflict between codes, an earlier named code takes precedence over a later named code. In the case of conflict between the duct insulation requirements of the International Mechanical Code and the duct insulation requirements of the Energy Code, the Energy Code, or where applicable, a local jurisdiction's energy code, shall govern.

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

Organization and Numbering: These rules are written to allow compatible use with the International Existing Building Code. All sections which are amended, deleted, or added are referenced.

Enforcement: The State Building Code Act requires that each local jurisdiction enforce the State Building Code within its jurisdiction. Any jurisdiction can contract with another jurisdiction or an inspection agency to provide the mandated enforcement activities.

Amendments to the State Building Code:

The State Building Code Council has adopted review procedures and approval criteria for local amendments. These procedures and criteria are found in Chapter 51-04 WAC. The Council has exempted from its review any amendments to the administrative provisions of the various codes.

Forms for proposing statewide amendments to the State Building Code are available from the State Building Code Council Website: <https://www.sbcc.wa.gov/state-codes-regulations-guidelines/forms>

- A. **A.Amendments of Statewide Application:** The State Building Code Council will consider proposals to amend the Code every three years to coincide with the model code publication. The Council is not scheduled to enter formal rulemaking until 2024 as part of its consideration of adoption of the 2024 series of codes.

Proposals to amend the Code shall be made on forms provided by the Building Code Council.

- B. **Local Amendments:** Any jurisdiction may amend the State Building Code provided the amendments do not reduce the minimum performance standards of the codes. There are areas where local amendments are limited or prohibited:

Prohibited Amendments: Residential provisions of the State Energy Code (WAC 51-11R and WAC 51-11C), Ventilation provisions in Section 408 of the Mechanical Code (WAC 51-52) and Section M1507 of the IRC (WAC 51-51); any provision of the International Building Code or International Residential Code affecting accessibility; and standards specifically adopted in Chapters 19.27 and 19.27A RCW cannot be amended by any local jurisdiction.

Residential Amendments: Amendments by local jurisdictions which affect the construction of single family and multi-family residential buildings must be reviewed and approved by the State Building Code Council before such amendments can be enforced. The State Building Code Act provides the following definition:

“Multi-family residential building” means common wall residential buildings that consist of four or fewer units, that do not exceed two stories in height, that are less than 5,000 square feet in area, and that have a one-hour fire-resistive occupancy separation between units.

Application forms for Council review of local amendments are available from the State Building Code Council Website: <https://www.sbcc.wa.gov/state-codes-regulations-guidelines/forms>

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Printing Format: This version of the rules is published as a series of insert or replacement pages and is intended to be printed as a two-sided document. Each page provides instructions for installing them in the model code book. Amendments to the model code, are indicated by a double line in the margin next to the revised portions. Any portion of the model code that has been deleted in the amendment will be marked with (<) symbol.

Effective Date: These rules were adopted by the State Building Code Council on November 18, 2022. The rules are effective throughout the state on July 1, 2023. (This version of the code is based on WAC 51-50-480000 as published in WSR 23-02-073.

Building Permit Fees: The activities of the State Building Code Council are supported by permit fees collected by each city and county. Section 19.27.085 of the State Building Code Act requires that a fee of \$6.50 be imposed on each residential permit and \$25.00 on each commercial building permit issued by each city and county. In addition, a fee of \$2.00 per unit shall be imposed for each dwelling unit after the first unit, on each building containing more than one residential unit. For the purpose of this fee, WAC 365-110-035 defines building permits as any permit to construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure regulated by the Building Code. Exempt from the fee are plumbing, electrical, mechanical permits, permits issued to install a mobile/manufactured home, commercial coach or factory-built structure, or permits issued pursuant to the International Fire Code.

Each city and county shall remit moneys collected to the state treasury quarterly. No remittance is required until a minimum of \$50.00 has accumulated.

These permit fees are the amounts current in January 2023. Such fees may be changed by the State Legislature.

Opinions: RCW 19.27.031 grants the council authority to render opinions relating to the building code at the request of a local code official. For the purposes of this section, the term "code official" means the local or state official, or their designee, responsible for implementation and enforcement of the specific code provision on which the opinion is requested.

At the request of a code official, the council will issue opinions relating to the codes adopted under chapters 19.27, 19.27A, and 70.92 RCW, and council amendments to the model codes. At the request of a local code official, the council may issue opinions on the applicability of WAC 51-04-030 to a local government ordinance regulating construction. Council related opinions may be developed and approved by a standing committee of the council. Opinions approved by a standing committee may be reviewed and modified by the council.

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WAC 51-50-001 AUTHORITY

These rules are adopted under the authority of chapter [19.27](#) RCW.

WAC 51-50-002 PURPOSE

The purpose of these rules is to implement the provisions of chapter [19.27](#) RCW, which provides that the state building code council shall maintain the State Building Code in a status which is consistent with the purpose as set forth in RCW [19.27.020](#). In maintaining the codes the council shall regularly review updated versions of the codes adopted under the act, and other pertinent information, and shall amend the codes as deemed appropriate by the council.

WAC 51-50-007 EXCEPTIONS

The exceptions and amendments to the *International Building Code* contained in the provisions of chapter [19.27](#) RCW shall apply in case of conflict with any of the provisions of these rules.

The provisions of this code do not apply to temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits. "Temporary growing structure" means a structure that has the sides and roof covered with polyethylene, polyvinyl, or similar flexible synthetic material and is used to provide plants with either frost protection or increased heat retention. A temporary growing structure is not considered a building for purposes of this code.

The provisions of this code do not apply to the construction, alteration, or repair of temporary worker housing except as provided by rule adopted under chapter [70.114A](#) RCW or chapter 37, Laws of 1998 (SB 6168).

"Temporary worker housing" means a place, area, or piece of land where sleeping places or housing sites are provided by an employer for his or her employees or by another person, including a temporary worker housing operator, who is providing such accommodations for employees, for temporary, seasonal occupancy, and includes "labor camps" under RCW [70.54.110](#).

Codes referenced which are not adopted through RCW [19.27.031](#) or chapter [19.27A](#) RCW shall not apply unless specifically adopted by the authority having jurisdiction. The 2021 International Existing Building Code is included in the adoption of this code in Section 101.4.7 and amended in WAC 51-50-480000.

WAC 51-50-008 IMPLEMENTATION

The *International Building Code* adopted under chapter [51-50](#) WAC shall become effective in all counties and cities of this state on July 1, 2023.

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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 deemed necessary by the code official ~~for the general safety and welfare of the occupants and the public~~ to mitigate an unsafe building. For the purpose of this section, "unsafe building" is not to be construed as mere lack of compliance with the current code.

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. Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings, is hereby adopted as part of this code without any specific adoption by the local jurisdiction.

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201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other International Codes and the Uniform Plumbing Code, such terms shall have the meanings ascribed to them in those codes. ||

ADULT FAMILY HOME. A dwelling, licensed by the state of Washington department of social and health services, in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An existing adult family home may provide services to up to eight adults upon approval from the department of social and health services in accordance with RCW 70.128.066. ||

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 value determined by one of the following methods:

1. Values developed for property tax assessment, adjusted to the approximate market value where the land is appraised separately from the structure.
2. Through a professional appraiser using estimates of a structure's actual cash value, including depreciation and improvements.
3. The latest building valuation data published by the International Code Council.
4. Qualified estimates based on the professional judgment of the building official. However, when the ratio falls between 40 and 60 percent, the building official may require the applicant to provide a detailed list of costs.

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, of the value determined by one of the following methods:

1. Values developed for property tax assessment, adjusted to the approximate market value where the land is appraised separately from the structure.
2. Through a professional appraiser using estimates of a structure's actual cash value, including depreciation and improvements.
3. The latest building valuation data published by the International Code Council.
4. Qualified estimates based on the professional judgment of the building official. However, when the ratio falls between 40 and 60 percent, the building official may require the applicant to provide a detailed list of costs.

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 of the following:

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.
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

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302.2 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~~ Washington State Energy Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, ~~International Uniform Plumbing Code, International Private Sewage Disposal Code, International Property Maintenance Code~~ and 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.

306.6 Additions. Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, a primary function shall comply with the requirements in Section 306.7.1. Limited-use/limited-application elevators installed in accordance with ASME A17.1 shall be permitted as a component of an accessible route connecting the existing construction to the addition.

306.7.1 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, 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 and drinking fountains serving the area of primary function.~~ Toilet facilities and drinking fountains serving the area of primary function, including the route from the area of primary function to these facilities, shall be accessible. Priority shall be given to the improvements affecting the accessible route to the primary function area.

EXCEPTIONS:

1. The cumulative costs of providing the accessible route of travel, toilet facilities, and drinking fountains 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.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

306.7.8 Platform lifts and limited-use/limited-application elevators. Vertical and inclined 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. Limited-use/Limited-application elevators installed in accordance with ASME A17.1 shall be permitted as a component of an accessible route.

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401.2 Compliance. The work shall not make the building less complying than it was before the repair was undertaken. 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 requirements for alterations.

401.4 Demolition and replacement. Where a building or structure is effectively demolished by damage or where the intended method of repair is demolition and replacement, the replaced building, including its replaced foundation, shall comply with requirements for new construction in the *International Building Code*.
EXCEPTION: Existing foundations are permitted to remain and be reused where approved by the code official.

405.1 General. Structural repairs shall be in compliance with this section and Section 401.2.

405.1.1 Structural concrete repairs. Repair of structural concrete is permitted to comply with ACI 562 Section 1.7, except where Section 405.2.2, 405.2.3, or 405.2.4.1 requires compliance with Section 304.3.

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

503.13 Voluntary lateral force-resisting system alterations. Structural alterations that are intended exclusively to improve the lateral force resisting system and are not required by other sections of this code, shall not be required to meet the requirements of Section 1609 or 1613 of the *International Building Code*, provided that all of the following apply:

1. The capacity of existing structural systems to resist forces is not reduced.
2. New structural elements are detailed and connected to existing or new structural elements as required by the *International Building Code* for new construction selected design criteria.
 - 2.1 Where approved, new lateral force-resisting systems are permitted to be of a type designated as "Ordinary" or "Intermediate" where ASCE 7 Table 12.2-1 states these types of systems are not permitted provided that both of the following apply:
 - 2.1.1 The selected design criteria is the International Building Code.
 - 2.1.2 The new "Ordinary" or "Intermediate" system provides deformation compatibility with the existing lateral force-resisting system.
3. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the *International Building Code* for new construction.
4. The alterations do not create a structural irregularity as defined in ASCE 7 or make an existing structural irregularity more severe.

503.19 Seismic requirements for alterations with increased occupant load of unreinforced masonry or hollow clay tile buildings. In addition to the requirements in Sections 503.4 through 503.11, alterations meeting all of the following conditions shall comply with the applicable requirements in Sections 503.19.1 through 503.19.4.

1. The occupant load of a building increases by more than 20 percent for occupancy groups A, I, E, R, M, B, H, or S used for storage of hazardous materials.
2. Buildings assigned to Seismic Design Category C, D, E, or F.
3. The building's structural system includes unreinforced masonry and hollow clay tile bearing walls. Where there is a change of occupancy with the alteration, the most restrictive seismic requirements in accordance with Section 506 and this section shall apply. The cumulative effect of alterations compared with the original occupant load that have an increase in occupant load over time exceeding 20 percent shall comply with these provisions.

EXCEPTIONS:

1. A cumulative increase in the occupant load of less than 50 for occupancy categories A or I.
2. A cumulative increase in the occupant load of less than 25 for E occupancies.
3. R-3 occupancies, and all other R occupancies with an increase of 5 dwelling or sleeping units or less.
4. A cumulative increase in occupant load of less than 100 for occupancy categories M or B.
5. A cumulative increase in the occupant load of less than 10 for H occupancies or S occupancies using hazardous materials.

503.19.1 Large buildings. Buildings four or more stories or buildings more than 12,000 square feet shall be required to perform seismic evaluation in accordance with IEBC 304.3. Any lateral resisting elements shall be required to comply with design requirements for reduced seismic forces in accordance with Section 304.3.2 where found to be deficient.

503.19.2 Parapet bracing. Buildings with parapets constructed of unreinforced masonry where the parapet height to thickness ratio exceeds 1.5:1 shall be required to have parapets anchored, removed, or altered to resist out-of-plane seismic forces unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

503.19.3 Floor and roof wall anchors. The alteration work shall include the installation of wall anchors at the floor and roof lines unless an evaluation demonstrates compliance of existing wall anchorage. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

503.19.4 Bracing of partitions and nonstructural walls. Unreinforced masonry partitions and nonstructural walls within the alteration area and adjacent to egress paths from the alteration area shall be anchored, removed, or altered to resist out-of-plane seismic forces unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

506.1.1 Change in the character of use. A change of occupancy with no change of occupancy classification shall not be made to any structure that will subject the structure to any special provisions of the applicable International Codes and Uniform Plumbing Code, without approval of the code official. Compliance shall be only as necessary to meet the specific provisions and is not intended to require the entire building be brought into compliance.

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603.1 Scope. Level 2 alterations include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work area is equal to or less than 50 percent of the building area, is below the threshold of a Level 3 alteration.

EXCEPTION: The movement or addition of nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height shall not be considered a Level 2 alteration.

604.1 Scope. Level 3 alterations apply where ~~the work area exceeds 50 percent of the building area~~ one of the criteria is exceeded:

1. The work meets or exceeds the threshold of either substantial improvement or substantial damage; or
2. The alteration area exceeds 50 percent of the building area.

702.7 Materials and methods. New work shall comply with the materials and methods requirements in the *International Building Code*, ~~International Energy Conservation~~ Washington State Energy Code, *International Mechanical Code*, and ~~International~~ Uniform Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.



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708.1 Minimum requirements. Level 1 alterations to existing buildings or structures shall comply with the Washington State Energy Code (chapter 51-11 WAC). ~~do not require 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 the International Residential Code as they relate to new construction only.~~

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805.4 Voluntary lateral force-resisting system alterations. Structural alterations that are intended exclusively to improve the lateral force resisting system and are not required by other sections of this code shall not be required to meet the requirements of Section 1609 or Section 1613 of the *International Building Code*, provided that the following conditions are met:

1. The capacity of existing structural systems to resist forces is not reduced.
2. New structural elements are detailed and connected to existing or new structural elements as required by the *International Building Code* for new construction selected design criteria.
 - 2.1 Where approved, new lateral force-resisting systems are permitted to be of a type designated as "Ordinary" or "Intermediate" where ASCE 7 Table 12.2-1 states these types of systems are not permitted provided that both of the following apply:
 - 2.1.1 The selected design criteria is the *International Building Code*.
 - 2.1.2 The new "Ordinary" or "Intermediate" system provides deformation compatibility with the existing lateral force-resisting system.
3. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by the *International Building Code* for new construction.
4. The alterations do not create a structural irregularity as defined in ASCE 7 or make an existing structural irregularity more severe.

805.5 Seismic requirements for Level 2 alterations with increased occupant load of unreinforced masonry or hollow clay tile buildings. In addition to the requirements in IEBC 805.3, Level 2 alterations meeting all of the following conditions shall comply with the applicable requirements in Sections 805.5.1 through 805.5.4.

1. The occupant load of a building increases by more than 20 percent for occupancy groups A, I, E, R, M, B, H, or S used for storage of hazardous materials.
2. Buildings assigned to Seismic Design Category C, D, E or F.
3. The building's structural system includes unreinforced masonry and hollow clay tile bearing walls.

Where there is a change of occupancy with the alteration, the most restrictive seismic requirements in accordance with IEBC 1006 and this section shall apply. The cumulative effect of alterations compared with the original occupant load that have an increase in occupant load over time exceeding 20 percent shall comply with these provisions.

Exceptions:

1. An increase in the occupant load of less than 50 for occupancy categories A or I.
2. An increase in the occupant load of less than 25 for E occupancies.
3. R-3 occupancies, and all other R occupancies with an increase of 5 dwelling or sleeping units or less.
4. An increase in occupant load of less than 100 for occupancy categories M or B.
5. A cumulative increase in the occupant load of less than 10 for H occupancies or S occupancies using hazardous materials.

805.5.1 Large buildings. Buildings four or more stories or buildings more than 12,000 square feet shall be required to perform seismic evaluation in accordance with IEBC 304.3. Any lateral resisting elements shall be required to comply with design requirements for reduced seismic forces in accordance with Section 304.3.2 where found to be deficient.

805.5.2 Parapet bracing. Buildings with parapets constructed of unreinforced masonry where the parapet height to thickness ratio exceeds 1.5:1 shall be required to have parapets anchored, removed or altered to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

805.5.3 Floor and roof wall anchors. The alteration shall include the installation of wall anchors at the floor and roof lines, unless an evaluation demonstrates compliance of existing wall anchorage. Use of reduced seismic forces in accordance with IEBC 304.3.2 shall be permitted.

805.5.4 Bracing of partitions and nonstructural walls. Unreinforced masonry partitions and nonstructural walls within the work area and adjacent to egress paths from the alteration area shall be anchored, removed or altered to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Use of reduced seismic forces in accordance with Section 304.3.2 shall be permitted.

809.1 Minimum requirements. Level 2 alterations to existing buildings or structures shall comply with the Washington State Energy Code (chapter 51-11C WAC). ~~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 International Residential Code as they relate to new construction only.~~

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907.1 Minimum requirements. Level 3 alterations to existing buildings or structures shall comply with the Washington State Energy Code (chapter 51-11C WAC). ~~are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or the International Residential Code. The alterations shall conform to the requirements of the International Energy Conservation Code or the International Residential Code as they relate to new construction only.~~

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1002.3 Change of occupancy in health care. Where a change of occupancy occurs to a Group I-2 or I-1 facility, the work area with the change of occupancy shall comply with the *International Building Code*.

The *International Building Code* shall apply to Group I-1, Condition 2, for licensure as an assisted living facility under chapter 388-78A WAC or residential treatment facility under chapter 246-337 WAC.

EXCEPTION: A change in use or occupancy in the following cases shall not be required to meet the *International Building Code*:

1. Group I-2, Condition 2 to Group I-2, Condition 1.
2. Group I-2 to ambulatory health care.
3. Group I-2 to Group I-1.
4. Group I-1, Condition 2 to Group I-1, Condition 1.

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1009.1 Increased demand. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the ~~International-Uniform~~ Plumbing Code, the new occupancy shall comply with the intent of the respective ~~International-Uniform~~ Plumbing Code provisions. ||

Exception: Only where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the ~~International Plumbing Code~~ Chapter 29 of the International Building Code based on the increased occupant load. ||

1009.2 Food-handling occupancies. If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the ~~International-Uniform~~ Plumbing Code. ||

1009.3 Interceptor required. If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the ~~International-Uniform~~ Plumbing Code. ||

1009.5 Group I-2. If the occupancy group is changed to Group I-2, the plumbing system and ~~medical gas system~~ shall comply with the applicable requirements of the ~~International-Uniform~~ Plumbing Code. ||

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1101.1 Scope. An addition to a building or structure shall comply with the International Codes and Uniform Plumbing Code 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.

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1201.1 Scope. This chapter is intended to provide means for the preservation of historic buildings. It is the purpose of this chapter to encourage cost-effective preservation of original or restored architectural elements and features and to provide a historic building that will result in a reasonable degree of safety, based on accepted life and fire safety practices, compared to the existing building. Historical buildings shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy.

1203.9 Stairway railings. ~~Grand~~ Historically significant stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairways stairs shall be permitted to remain, provided they are not structurally dangerous.

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1401.2 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. Buildings and or structures moved into or within the jurisdiction shall comply with the provisions of this code, the *International Residential Code* (chapter **51-51** WAC), the *International Mechanical Code* (chapter **51-52** WAC), the *International Fire Code* (chapter **51-54A** WAC), the *Uniform Plumbing Code* (chapter **51-56** WAC), the Washington State Energy Code - Commercial (chapter **51-11C** WAC), and the Washington State Energy Code - Residential (chapter **51-11R** WAC) for new buildings or structures.~~

EXCEPTION: ~~Group R-3 buildings or structures are not required to comply if:~~

- ~~1. The original occupancy classification is not changed; and~~
- ~~2. The original building is not substantially remodeled or rehabilitated.~~

~~For, the purposes of this section, a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.~~

Section 1402---Requirements

This section is not adopted.

1501.7 Facilities required. Sanitary facilities shall be provided during construction or demolition activities in accordance with the ~~International~~ Uniform Plumbing Code.

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