

SIGNIFICANT RECOMMENDED CHANGES – EXISTING BUILDING CODE OF NEW YORK STATE TO 2006 IEBC

11/28/07

ITEM NO.	2007 EBCNYS SECT.	2006 IEBC SECT.	TITLE	SUMMARY	SUBCOMMITTEE ACTION	NARRATIVE
1.	Not in NYS code	301	General	This is a totally new chapter that offers compliance alternatives.	Vote unanimous to accept with several sections removed.	This new 2006 chapter sends one to other codes for compliance in many instances. NY modifications include removing the following sections: 304.1 (glazing) because there is a NY modification regarding glazing in the Historic Building chapter, 306 (Historic Buildings) because this section gives total discretion to the code enforcement official and any other sections that give discretionary powers to the code enforcement official.
2.	407.1.1 407.1.1.1 407.1.1.2 407.1.1.3 101.2.3	06.1.1.1 506.1.1.2 Table 506.1.1.2 506.1.1.3 Not in code	Structural. Seismic evaluation and design procedures.	New text is more detailed and specific language added regarding when seismic forces design procedures are required to meet the IBC level and when seismic forces are permitted to meet reduced IBC levels.	Vote to remove EBCNYS text that removed most seismic requirements, 2 voted no, 1 abstained.	The Code Council directed that seismic requirements in Existing Buildings be re-visited. In the 2007 EBCNYS all seismic requirements were deleted by NY modification (101.2.3), except for buildings built after 1-1-03 and parapet bracing for “essential” buildings. The subcommittee voted to delete these NY modifications and accept all seismic requirements in the 2006 IEBC. The 2006 seismic requirements are less demanding than the 2003 requirements in maps of New York that impact fewer areas of the state and more reasonable requirements. Structural engineers work on existing buildings for many reasons, such as lateral force issues. Often seismic forces are blended into other structural issues, so it is not expected that required seismic modifications will add much more to structural changes made to existing buildings.
3.	506.1	605.1	Accessibility Exception 4.	New section - alteration of Type A individually owned R-2 occupancy shall conform to Type B, Chapter 11 and ANSI requirements.	Vote unanimous to adopt 2006 text	Previously the code was silent on this issue. Now, any accessibility improvements that are voluntarily added must be done in conformance with ANSI requirements instead of a solution unique to the individual, ensuring that the accessibility changes will be helpful to others also.
4.	506.1	606.2.1	Structural Addition or replacement of roofing or replacement of equipment.	New section allows an additional layer of roof covering weighing 3 pounds per square foot or less to be applied over an existing single layer of roof covering.	Vote unanimous to adopt 2006 text	Adding a second layer of roofing is a common practice. There is significant cost for both labor and dump fees to remove a layer of shingles. It is very easy to meet the 3 pound limit with typical roofing materials. Text of Section 1510 was removed from the IBC and moved

				Also, there was a problem of different re-roofing requirements in the Building Code and Existing Building Code.		into a new Section 607 in the EBCNYS so there would not be conflicting requirements for reroofing existing buildings and the requirement would be located in the correct code book.
5.	707.8	606.2.2	Parapet bracing.	Requires unreinforced masonry bearing wall buildings classified as Seismic Design Category D, E, or F to have parapet bracing and wall anchors installed at the roof line whenever a reroofing permit is issued.	Vote unanimous to adopt 2006 text	This was only required in 2007 code for buildings built after 1-1-03 for Level III alteration. The 2006 code requires this for Level I work. This section will trigger parapet work when re-roofing is done to the building in areas of the state with the most potential for seismic activity. The subcommittee voted to change these 2007 NY modifications and accept all seismic requirements from the IEBC.
6.	694.2.1	704.2.1	Fire Protection. Automatic sprinkler system. High rise buildings.	2003 code - work areas should be provided with sprinklers when work area is on a floor that has sufficient water from existing standpipe or riser serving floor. 2006 code - work areas that include exits or corridors shared by more than 1 tenant or serve more than 30 people shall be provided with sprinklers when the entire work area is located on a floor that has sufficient water from standpipe or riser serving floor.	Vote unanimous to adopt 2006 text	New requirements are more practical to comply with than the current NY text.
7.	605.3.1.1 Table 605.3.3 (1) Table 605.3.1.1 (2)	705.3.1.1	Means of egress. Number of exits. Minimum number. Single exit buildings.	Tables and text re-written. Old text stated 605.3.1.1.4. "Groups R-1 and R-2, except that in community residences for the developmentally disabled, the maximum occupant load excluding staff is 12."		New York rewrote this section for the 2007 EBCNYS for single exit buildings and created tables. The subcommittee agreed not to accept the 2006 IEBC text. However, the subcommittee found there were inconsistencies in the 2007 EBCNYS with the text and tables and so they have been modified to better understand when these requirements are triggered and what the requirements are for different occupancies and building types. Community residences in New York are regulated by other state agencies, so this reference to community residences was deleted from the code.
8.	607.4.2	707.4.2	Structural. Existing structural	Increases the maximum allowable seismic base shear increase for an Alteration	Vote unanimous to adopt 2006 text.	The ICC code text was changed from 5% to 10% because structural engineers cannot calculate this issue for existing buildings with an accuracy of 5%, but 10% is reasonable.

			members. Lateral loads.	Level 2 from 5 to 10 percent. Adds a maximum 10 percent limitation to the allowable decrease in base seismic shear capacity. Language was also added that allows the change in base shear to be calculated relative to the buildings' current base shear capacity if it was increased since the original construction of the building.		
9.	702.1.2	802.1.2	Elevators.	Adds reference to ASME A17.3 for emergency operation of existing elevators and ASME A17.1 for emergency recall operation of new elevators.	Vote unanimous to adopt 2006 text.	Text and standard needed to address recall operations of existing elevators.
10.	Not in code	804.2.2	Automatic fire protection.	New section requires for the installation of a automatic fire detection system throughout all work areas of a Level 3 alteration when required by the IBC.	Vote unanimous to adopt 2006 text	The ICC added this requirement and the Subcommittee thought it appropriate when doing substantial Level 3 work to require an automatic fire detection system in those areas being altered. Cost is not significant in relation to the increased safety provided.
11.	707.5	807.5	Structural alterations.	Change - increases from 5% to 10% base shear or if base shear capacity is decreased by more than 10% because of alterations. New Exception 3 - if building base shear capacity has been increased since the original construction, the % change shall be permitted relative to the increased value.	Vote unanimous to adopt 2006 text	The ICC code text was changed from 5% to 10% because structural engineers cannot calculate this issue for existing buildings with an accuracy of 5%, but 10% is reasonable.
12.	Not in code	912.1	Change of occupancy classification. General.	New section. Addresses compliance path provisions for different change of occupancy situations.	Vote unanimous to accept 2006 text	The 2006 text imposes requirements not only when there is a change of occupancy classification, but when there is a change of occupancy within a group (such as A-1 through A-5). There are also new requirements within the same occupancy when there is a "change in the purpose or level of activity within buildings that involves a change in application of the requirements of this code." There may be significant increases in cost as a result of this new requirement. A significant amount of renovation in this state involves changes in occupancy in commercial buildings and this new set of requirements will require upgrades that have not been required in this situation. In the 2006 code, when there is a change of occupancy with a

						separation, Alterations – Level 3 requirements must be met, which was not a 2003 code requirement. In the 2003 text there were specific requirements for occupancies I-1, R-1, R-2, R-4, I-2, I-3, and R-3 occupancies. The 2006 text does not have specific requirements for these occupancies, but instead requires sprinklers and fire alarms in all occupancies that are required to have these items in the Building Code.
13.	Not in code	912.3	Interior finish.	New section. Interior finishes requires compliance with the BCNYS for interior finish of walls and ceilings for those areas of the building undergoing a change of occupancy.	Vote to accept 2006 text, 1 vote no	The 2007 EBCNYS had Level 2 requirements for interior finishes. Now there are new finish requirements when there is any change of occupancy.
14.	812.4.2.1	912.5.1	Height and area for change to higher hazard classification.	Deleted the exception: “A one story building changed to Group E shall not be required to meet the area limitations of the IBC.”	Vote unanimous to accept 2006 text	ICC removed the exception that one story educational buildings be exempted from area limitations. The subcommittee agreed that this exemption was not justified.
15.	Not in code	912.5.1		Fire barriers in lieu of fire walls in existing sprinklered mill buildings. Does not include occupancies H, F-1 and S-1. Building fire walls in existing buildings is often not financially or physically practical.	Vote unanimous to accept NY modification	This NYS proposal was accepted by the ICC and is in the 2007 Supplement to the IEBC. This proposal is the same as that made to the ICC, except that in the proposed NY text, institutional occupancies are exempted. This proposal came about as the result of variances in New York for old mill type buildings to be saved and re-used. The proposal was well received by the ICC and New York did not want to wait for the next edition of the ICC to be able to use these requirements.
16.	905.1	1005.1	Accessibility.	Change from reference from 506.2 (a small portion of the Accessibility section which is labeled “Alterations affecting an area containing a primary function”) for accessible routes to Section 605 (the entire Accessibility section).	Vote unanimous to accept 2006 text	This accessibility requirement was changed from the 2003 text, which required accessibility provisions to apply to additions and an addition that affects the accessibility to, or contains an area of primary function, shall comply with requirements for accessible routes. The 2006 requirements are for all the accessibility requirements of Section 605, which includes platform lifts, ramps, and dining areas.
17.	1003.4	1103.4	Fire Safety. Transoms.	Adds B occupancies to those occupancies allowed to keep transoms if they are fixed in the closed position and a sprinkler is installed on each side of the transom.	Vote unanimous to accept NY modification	This section is currently only allowed in R occupancies. The subcommittee wanted to add B occupancies because that occupancy is less of a hazard and there is more potential for use in such situations as the second floors of Main Street buildings. Having to remove transoms is a significant expense and the requirement that sprinklers be installed on each side of the transom is a practical solution that creates a safe occupancy and allows historic buildings to maintain

						important features.
18.	1005.13	1105.13	Change of occupancy. Exit stair live load.	Added B occupancies to the section that allows the maintaining of historic building stairways where it can be shown that the stairway can support a 75-pounds-per-square-foot live load.	Vote unanimous to accept NY modification	This provision makes it that much easier to reuse existing buildings. A structural engineer's opinion was that in a typical existing building, the live load requirements would be easily met.