

ARTICLE V. - EXISTING BUILDING CODE

Sec. 10-46. - Adoption of *International Existing Building Code* (~~2018~~2021).

The ~~2018~~2021 edition of the *International Existing Building Code*, promulgated by the International Code Council, Section 101 and 102 of Chapter 1, and Chapters 2 through 16, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of section 10-47. Provisions of this article are in addition to the provisions of the *International Existing Building Code*. The following provisions coinciding with the provisions of the *International Existing Building Code* supersede, repeal, or delete, when indicated, the corresponding provisions of the *International Existing Building Code*.

All references within the model codes to any building, electrical, fuel gas, mechanical, plumbing, energy conservation, ~~or existing building, or swimming pool~~ code shall be construed to be a reference to the respective building, electrical, fuel gas, mechanical, plumbing, energy conservation, ~~or existing building, or swimming pool~~ code specifically adopted by reference in articles II through XIV of this chapter.

Sec. 10-47. - Amendments to the adopted chapters of the *International Existing Building Code* (~~2018~~2021).

Additions to the *International Existing Building Code* (IEBC) are shown as underlined text. Deletions of the IEBC are shown as bracketed [~~strikethroughs~~].

Section 101.1, Title, is amended as follows:

101.1 Title. These regulations shall be known as the Existing Building Code of San Antonio, Texas. [~~NAME OF JURISDICTION~~] herein referred to as "this code."

Section [A] 101.4.2, Buildings previously occupied, is amended by amending the reference to the International Property Maintenance Code to read as follows:

[A] 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 San Antonio [~~International~~] Property Maintenance Code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

Section 202, GENERAL DEFINITIONS, is amended by amending the definition for Change of Occupancy to read as follows:

CHANGE OF OCCUPANCY. A change in the use of a building or a portion of a building that results in any of the following:

1. A change of occupancy classification.
2. A change from one group to another group within an occupancy classification.
3. any change in use within a group for which there is a change in application of the requirements of this code.

Existing open buildings and structures that are modified such that they are no longer open on at least three sides and open a minimum of 50% of the perimeter of the area covered are also considered a change of occupancy and fire sprinklers systems shall be installed for these change in occupancies in accordance with the applicable requirements of the *International Building Code* and *International Fire Code*. In order to be considered "open" for the purpose of this requirement, an open side shall be at

least 50% open with the open area uniformly distributed to prevent the accumulation of smoke and toxic gases.

SECTION 306, ACCESSIBILITY FOR EXISTING BUILDINGS, is repealed in its entirety.

Section 502.6, Enhanced classroom acoustics, is deleted.

Section 503.16, Enhanced classroom acoustics, is deleted.

Section 503.18, Two-way communications systems, is deleted.

Section 505.3, Replacement window emergency escape and rescue openings, is amended to read as follows:

~~**505.3 Replacement window emergency escape and rescue openings.** Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the International Residential Code, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.4 of the *International Building Code* and Sections R310.2.1, R310.2.2 and R310.2.3 of the *International Residential Code*, provided that the replacement window meets the following conditions:~~

- ~~1. [The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening.] The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.~~
- ~~2. Where the replacement of the window is not part of a change of occupancy, it shall comply with Section 1011.5.6.~~

Section 506.54, Structural, is amended as follows, all other Code text remains as is:

~~**506.54 Structural.** [Any building undergoing a change of occupancy shall satisfy the requirements of this section.] The code official shall be authorized to require the compliance with this section.~~

Section 506.6, Enhanced classroom acoustics, is deleted.

Section 903.4, Enhanced classroom acoustics, is deleted.

Section 1011.2.1, Fire Sprinkler System, is amended as follows:

~~**1011.2.1 Fire Sprinkler System.** Where a change of occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, the installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by one of the following:~~

- ~~— 1. Nonrated permanent partition and horizontal assemblies.~~
- ~~— 2. Fire partition.~~
- ~~— 3. Smoke partition.~~
- ~~— 4. Smoke barrier.~~
- ~~— 5. Fire barrier.~~

~~6. Fire wall.~~

Exceptions:

- ~~1. An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the International Residential Code.~~
- ~~2. Automatic sprinkler system shall not be required in a townhouse constructed in accordance with the International Residential Code.~~
- ~~3. The townhouse shall be separated from adjoining units in accordance with Section R302.2 of the International Residential Code.~~

~~Section 1011.4, Enhanced classroom acoustics, is deleted.~~

~~Section 1101.4, Enhanced classroom acoustics, is deleted.~~

Section 1102.2, Area limitations, is amended by adding Section 1102.2.1, Fire wall alternative, as follows:

1102.2.1 Fire wall alternative. In other than Groups H, F-1 and S-1, fire barriers and floor and roof assemblies constructed in accordance with Sections 707 and 711, respectively, of the *International Building Code* shall be permitted to be used in lieu of fire walls to separate the existing building from an addition for the purpose of complying with the area limitations required for the new occupancy where all of the following conditions are met:

1. The buildings (existing building and addition) are protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.
2. The maximum allowable area between fire barriers, horizontal assemblies, or any combination thereof shall not exceed the maximum allowable area determined in accordance with Chapter 5 of the *International Building Code* without an increase allowed for an automatic sprinkler system in accordance with Section 506 of the *International Building Code*.
3. The fire-resistance rating of the fire barriers and horizontal assemblies shall not be less than that specified for fire walls in Table 706.4 of the *International Building Code*.

Exception: Where horizontal assemblies are used to limit the maximum allowable area, the required fire resistance rating of the horizontal assemblies shall be permitted to be reduced by 1 hour provided the height and number of stories increases allowed for an automatic sprinkler system by Section 504 of the *International Building Code* are not used for the buildings.

~~SECTION 301.5, COMPLIANCE WITH ACCESSIBILITY, SECTION 305, ACCESSIBILITY FOR EXISTING BUILDINGS, are repealed in their entirety.~~

Sec. 10-48. - Fee schedule.

See the fee schedule for the *International Building Code* above.

Secs. 10-49, 10-50. - Reserved.