

**DISTRICT OF COLUMBIA
CONSTRUCTION CODES SUPPLEMENT OF 2008
DCMR 12J EXISTING BUILDING CODE SUPPLEMENT**

CHAPTER 1J ADMINISTRATION

Delete Chapter 1 of the Existing Building Code in its entirety and add new Section EX-101J to read as follows:

SECTION EX-101J GENERAL

Administration and enforcement of the *Existing Building Code* shall be governed by Chapter 1 of Title 12A of the District of Columbia Municipal Regulations.

CHAPTER 2J DEFINITIONS

SECTION EX-202J GENERAL DEFINITIONS

Delete the existing definitions for the following terms and add the following new definitions to read as follows:

ADDITION. An extension or increase in the building area, aggregate floor area, number of stories, or height, of a building or structure.

EXISTING BUILDING. Any building or structure that was erected and occupied or issued a certificate of occupancy at least one year before a construction permit application for that building or structure was made to DCRA.

Add the following new definitions:

FIRE RESISTANCE RATING. The fire resistance ratings of building assemblies and structural elements shall be determined in accordance Section 703 of the *Building Code*. The fire resistance rating of existing building assemblies which have not been rated in accordance with Section 703 of the *Building Code* shall be determined in accordance with the procedures set forth in *Guideline on Fire Ratings of Archaic Materials and Assemblies*, published in the *Existing Building Code* as Resource A.

RETROACTIVE REQUIREMENT. Provision applying to an existing building, regardless of whether any repair, alteration, change of occupancy, addition, or relocation is performed.

CHAPTER 3J PRESCRIPTIVE COMPLIANCE METHOD

SECTION EX-302J ADDITIONS, ALTERATIONS OR REPAIRS

Delete Section [B] 302.2.2 of the Existing Building Code in its entirety and add new Section [B] EX-302.2.2 to read as follows:

[B] EX-302.2.2 Live load reduction. If the approved live load is less than required by Section 1607 of the *Building Code*, the areas designed for the reduced live load shall be posted in with the approved load. Placards shall be of an approved design. In the alteration of buildings erected before July 1, 1925, the code official is authorized to allow a maximum reduction of 30 percent of the specified minimum live loads in Table 1607.1 of the *Building Code*, with a minimum live load for other than residential buildings of 40 psf (1.92 kN/m²), provided official live load placards are posted showing this reduced live load.

Delete Section [B] 302.3 of the Existing Building Code in its entirety and add new Section [B] EX-302.3 to read as follows:

[B] EX-302.3 Nonstructural. Nonstructural alterations or repairs to an existing building or structure are permitted to be made of the same materials of which the building or structure is constructed, provided that they do not adversely affect any structural member or the fire-resistance rating of any part of the building or structure. The work shall not make the building less conforming to the building, plumbing, mechanical, electrical or fire codes of the jurisdiction, or to alternative materials, design and methods of construction, or to any previously approved plans, modifications, alternative methods, or compliance alternatives, than it was before the repair was undertaken.

Add new Section EX-302.4.1 to the Existing Building Code to read as follows:

EX-302.4.1 Handrails. In alterations or replacement of an existing stairway in an existing structure, handrails shall comply with Section 1009.10 of the *Building Code*.

Exception: In alterations, full extension of the handrails in accordance with Section 1012.5 of the *Building Code* is not required where such extensions would be hazardous due to plan configuration.

Add new Section EX-302.10 to the Existing Building Code to read as follows:

EX-302.10 Energy Efficiency and Sustainable (Green) Building Practices.

Alterations, additions, renovations or repairs shall comply with the applicable provisions of Chapter 13 *Energy Efficiency and Sustainable (Green) Building Practices* of the *Building Code*, without requiring the entire building or structure to comply.

SECTION EX-308J ACCESSIBILITY FOR EXISTING STRUCTURES

Delete Section 308.6 of the Existing Building Code in its entirety and add new Section EX-308.6 to read as follows:

EX-308.6 Alterations. A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 of the *Building Code* and ICC A117.1, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 308.7.
2. Accessible means of egress required by Chapter 10 of the *Building Code* are not required to be provided in existing buildings and facilities.
3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provision for a Type B dwelling unit and shall comply with the applicable provisions in Chapter 11 and ICC A117.1.
4. Type A dwelling units or sleeping units required by Section 1107 of the *Building Code* are not required to be provided in existing building and facilities being altered.

Add new Exception #5 under Section 308.7 of the Existing Building Code to read as follows:

5. Power-operated doors at the main building entrance are not required except where that entrance is part of the work area.

CHAPTER 4J CLASSIFICATIONS OF WORK

SECTION EX-401J GENERAL

Delete Section 401.1 of the Existing Building Code in its entirety and add new Section EX-401.1 to read as follows:

EX-401.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 5 through 12, and Chapter 16 and shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in Section 101.4.8 of the *Building Code*. The work performed on an existing building shall be classified in accordance with this chapter.

Add new Section EX-410J to the Existing Building Code to read as follows:

SECTION EX-410J RETROACTIVE REQUIREMENTS

EX-410.1 Scope. Retroactive provisions establish minimum requirements affecting existing buildings, elements, equipment or systems which are relevant to the safety, health, or welfare of the occupants or of the public.

EX-410.2 Application. Retroactive work shall comply with the provisions of Chapter 16 of the *Existing Building Code*.

CHAPTER 5J REPAIRS

Add new Section EX-506.3 to the Existing Building Code to read as follows:

EX-506.3 Reduction of strength. Repairs shall not reduce the structural strength or stability of the building, structure, or any individual member thereof.

Exception: Such reduction shall be allowed if structural integrity is not reduced below the current Building Code levels.

CHAPTER 6J ALTERATIONS-LEVEL 1

SECTION EX-604J MEANS OF EGRESS

Add new Sections EX-604.2 and EX-604.3 to the Existing Building Code to read as follows:

EX-604.2 Use of Exit and Exit Access Enclosures. Exits and exit access corridors shall comply with *Building Code* Section 1017.4.

Exception: Existing exit access corridors that serve areas undergoing Level 1 Alterations shall be allowed to be used as air return plenums where the following four conditions are verified:

1. The existing HVAC system already uses the corridor as a return plenum.
2. The HVAC system remains as existing, except for rearrangement of terminal branches, relocation of supply diffusers, or replacement in kind of equipment.
3. The transfers from the altered space, to the corridor, shall be equipped with an approved smoke damper arranged to close upon detection of smoke on either side of the transfer.
4. The corridor is not a grade passageway.

EX-604.3 Allowance for Fire Resistance Upgrading: When improving the fire resistance rating of the enclosure of stairways, exit access corridors or exit passageways complying with Building Code Section 1005.1, a tolerance of up to 1-1/2-inch (38 mm) shall be allowed in the minimum width of those elements of egress. When improving the fire resistance rating of a wall assembly on one side of stairways, exit access corridors or exit passageways, a tolerance of up to 3/4 inch (19 mm) shall be allowed in the minimum width of those elements of egress.

SECTION EX-605J ACCESSIBILITY

Add new Exception #5 under Section 605.2 of the Existing Building Code to read as follows:

5. Power-operated doors at the main building entrance are not required except where that entrance is part of the work area.

Add new Section EX-605.3 to the Existing Building Code to read as follows:

EX-605.3 Fixed Transportation Facilities and Stations. Section B102 of Appendix B is hereby made a part of the *Existing Building Code*.

CHAPTER 8J ALTERATIONS-LEVEL 3

SECTION EX-802J SPECIAL USE AND OCCUPANCY

Add new Exception to Section 802.1 of the Existing Building Code to read as follows:

Exception: Existing high-rise buildings that are stripped of all systems and interior walls in all areas other than those used as public garage, leaving no more than the structure, shaft walls and the exterior envelope assemblies, shall be rebuilt in full compliance with Section 403 of the *Building Code*.

Delete Section 804.1.1 of the Existing Building Code in its entirety and add new Section EX-804.1.1 to read as follows:

EX-804.1.1 High-rise buildings. In high-rise buildings, work areas shall be provided with automatic sprinkler protection in accordance with Section 903 of the *Building Code*.

EX-804.1.1.1 Where Level 3 work areas occur on 75% or more of the building floors, excluding mechanical, parking, and non-occupiable levels, automatic sprinkler protection shall be provided throughout the entire building in accordance with Section 903 of the *Building Code*.

EX-804.1.1.2 Where an automatic sprinkler system with sprinkler control valves and water flow devices is provided for each floor throughout the building in accordance with Section 903 of the *Building Code*, modifications to the minimum type of construction and fire resistance rating requirements of the *Construction Codes* are permitted as described in Section 403.3 of the *Building Code*.

EX-804.1.1.3 Additional requirements for Alterations to 100% of floors. Where Level 3 Alteration work areas occur on all floors, excluding mechanical, parking, and non-occupiable levels, the building shall comply with the following additional requirements:

1. **Emergency Voice/Alarm Communication Systems.** Provide an emergency voice/alarm communication system in accordance with Section 403.6 of the *Building Code*.
2. **Fire Department Communications System.** Provide a two-way fire department communications system in accordance with Section 403.7 of the *Building Code*.
3. **Fire Command.** Provide a fire command center in accordance with Section 403.8 of the *Building Code*.

Exception: Where the following features are not existing in the building or cannot be readily provided as part of the Level 3 Alterations, they are not required to be added for compliance with Section 911.1 of the *Building Code*: annunciator unit visually indicating the location of the elevators and whether they are operational; status indicators and controls for air-handling systems; and emergency and standby power status indicators.

4. **Standby Power and Emergency Power Systems.** Provide standby power and emergency power systems in accordance with Sections 403.10 and 403.11 of the *Building Code*.

Delete Section 804.1.2 of the Existing Building Code in its entirety and add new Section EX-804.1.2 to read as follows:

EX-804.1.2 Rubbish and linen chutes. Rubbish and linen chutes located in the work area shall be provided with sprinklered protection where protection of the rubbish and linen chute would be required under the provisions of the *Building Code* for new construction.

Delete Section 806.1 of the Existing Building Code in its entirety and add new Section EX-806.1 to read as follows:

EX-806.1 General. A building, facility, or element that is altered shall comply with Sections EX-605 and EX-706 of the *Existing Building Code*.

Add new Section EX-808.2 to the Existing Building Code to read as follows:

CHAPTER 9J CHANGE OF OCCUPANCY

SECTION EX-912A CHANGE OF OCCUPANCY CLASSIFICATION

Delete Section 912.4.1 of the Existing Building Code in its entirety and add a new Section EX-912.4.1 to read as follows:

EX-912.4.1 Means of egress for change to higher hazard category. When a change of occupancy classification is made to a higher hazard category (lower number) as shown in Table 912.4, the means of egress shall comply with the requirements of Chapter 10 of the *Building Code*.

Exceptions:

1. Stairways shall be enclosed in compliance with the applicable provisions of Section 803.1.
2. Existing stairways including handrails and guards complying with the requirements of Chapter 8 shall be permitted for continued use subject to approval of the code official.
3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted. Such walls shall either terminate at the underside of a ceiling of equivalent construction or shall extend to the underside of the floor or roof next above.
5. Existing corridor doorways, transoms, and other corridor openings shall comply with the requirements in Sections 705.5.1, 705.5.2, and 705.5.3.

Add new Exception to Section 912.5.1 of the Existing Building Code to read as follows:

EX-912.5.1 Height and area for change to higher hazard category. When a change of occupancy classification is made to a higher hazard category as shown in Table 912.5, heights and areas of buildings and structures shall comply with the requirements of Chapter 5 of the *Building Code* for the new occupancy classification.

Exception: In other than Groups H, F-1 and S-1, in lieu of fire walls, use of fire barriers having a fire-resistance rating of not less than that specified in Table 705.4 of the *Building Code*, constructed in accordance with

Section 706 of the *Building Code*, shall be permitted to meet area limitations required for the new occupancy in buildings protected throughout with an automatic sprinkler system in accordance with Section 903.3 of the *Building Code*.

CHAPTER 13J PERFORMANCE COMPLIANCE METHODS

SECTION EX-1301J GENERAL

Add new Section EX-1301.3.4 to the Existing Building Code to read as follows:

EX-1301.3.4 Compliance with Energy Efficiency and Sustainable (Green) Building Practices. Repairs, alterations, and additions to existing buildings that are evaluated in accordance with this section shall comply with the applicable provisions of Chapter 13 *Energy Efficiency and Sustainable (Green) Building Practices* of the *Building Code*, without requiring the entire building or structure to comply.

CHAPTER 14J CONSTRUCTION SAFEGUARDS

SECTION EX-1401J GENERAL

Delete Section [B] 1401.1 of the Existing Building Code and add new Section EX-1401.1 to read as follows:

EX-1401.1 Scope. The provisions of Chapter 33 of the *Building Code* shall govern safety during construction that is under the jurisdiction of this code and the protection of adjacent public and private properties.