

August 17, 2016

Introduction

Historic buildings in the Warehouse District were constructed long before current building codes were adopted. Current codes require significant reconstruction to make these building “safe” by current standards when a Change of Occupancy occurs (for example, when a former storage building is converted to an apartment building).

The intent of the revisions to the 2012 International Existing Building Code (IEBC) below is to emphasize the inherent safety of historic buildings in the Peoria Warehouse District to help balance the requirements of current codes with the cost of renovating these building; it is a pragmatic approach that trades those Change of Occupancy code requirements that do not have a significant impact on the safety of building occupants and emergency responders.

A recent addition to current codes is the provision for Live/Work Units. Live/Work Units are desirable in a Warehouse District as they produce 24-hour activity (often, these buildings are occupied by business functions during daytime and by residents during nighttime). However, there are no Live/Work Unit provisions provided in the IEBC. The code revisions and additions below offer a means to allow buildings less than 12,000 sf in total area in the Warehouse District to be converted to Live/Work Units without considerable burdens placed on the building Owner – it a practical approach for promoting development of safe buildings and attracting new occupants to the Warehouse District.

Specific revisions to code language are offered below toward the ends mentioned above.

Recommended Revisions to the 2012 International Existing Building Code

The following methods are used to identify the recommended Code revisions below:

1. Verbatim language from the Code is written below in black text. “Example”.
2. Some verbatim Sections are included in the recommended changes below have no revisions to them but are included for reasons of context.
3. Deleted language is indicated by blue strikethrough text. “~~Example~~”
4. Additional language is indicated by blue text. “Example”
5. Italicized language indicates verbiage that is specifically defined in the *International Building Code* or the *International Existing Building Code* Section 202 Definitions.
6. Language in brackets is not included in the Code, but is provided for clarity. “[Example]”

SECTION 202 DEFINITIONS

LIVE/WORK UNIT IN HISTORIC BUILDINGS. *A historic building that comprises a maximum of two dwelling units or sleeping units and a maximum of two nonresidential uses. A minimum of one dwelling unit, sleeping unit or nonresidential use shall be occupied or operated by the building owner.*

1012.1.1 Compliance with Chapter 9. The requirements of Chapter 9 [Fire Protection Systems] shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Section 1012.1.1.1, ~~and 1012.1.1.2 and 1012.1.1.3.~~

1012.1.1.1 Change of occupancy classification without separation. Where a portion of an *existing building* is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1012.1.1.2 Change of occupancy classification with separation. Where a portion of an *existing building* is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the *International Building Code* for the separate occupancy, that portion shall comply with all of the requirements of Chapter 9 for the new occupancy classification and with the requirements of this chapter.

1012.1.1.3 Separation for change of occupancy classification to live/work unit in historic buildings. *Where a change of occupancy changes the existing occupancy to live/work unit in historic buildings, the dwelling and sleeping units shall be separated from the nonresidential uses by two-hour fire-resistance-rated walls and horizontal assemblies.*

1012.1.2 Fire protection and interior finish. The provisions of Section 1012.2 and 1012.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.

1012.1.3 Change of occupancy classification based on hazard category. The relative degree of hazard between different occupancy classifications shall be determined in accordance with the categories specified in Tables 1012.4, 1012.5 and 1012.6. Such a determination shall be the basis for the application of Sections 1012.4 through 1012.7

1012.1.3.1 Change of occupancy to R-2 in historic buildings. Where a *change of occupancy* changes the existing occupancy to R-2 in *historic buildings*, the classifications for Sections 1012.4, 1012.5 and 1012.6 shall be determined to be a change of use to an equal hazard category, thus the building may comply with Sections 1012.4.2, 1012.5.2 and 1012.6.2 in lieu of Sections 1012.4.1, 1012.5.1 and 1012.6.1.

1012.1.3.2 Change of occupancy to live/work unit in historic buildings. Where a *change of occupancy* changes the existing occupancy to *live/work unit in historic buildings*, the classifications for Sections 1012.4, 1012.5 and 1012.6 shall be determined to be a change of use to an equal hazard category, thus the building may comply with Sections 1012.4.2, 1012.5.2 and 1012.6.2 in lieu of Sections 1012.4.1, 1012.5.1 and 1012.6.1.

1012.2 Fire protection systems. Fire protection systems shall be provided in accordance with Sections 1012.2.1 and 1012.2.2.

1012.2.1 Fire sprinkler system. Where a change in occupancy classification occurs 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*, such system shall be provided throughout the area where the *change of occupancy* occurs.

Exception: Where a *change of occupancy* changes the existing occupancy to *live/work unit in historic buildings*, the total building area is less than 12,000 square feet and the building complies with Section 1012.2.2, a sprinkler system shall not be required as long as it does not exceed any of the following:

1. Group A-2 greater than 5,000 sf
2. Group A-5 greater than 1,000 sf
3. Group B *Ambulatory care facilities*
4. Group F-1 Woodworking (cabinet) greater than 2,500 sf
5. Group F-1 Furniture, upholstery (including manufacturing of mattresses) greater than 2,500 sf
6. Group H
7. Group I
8. Group M Sale of upholstered furniture and mattresses
9. Group M High piled or rack storage areas
10. Group R-1, R-2 and R-4
11. Group R-3, other than a single-family residence
12. Group S
13. Buildings 55' or more in height

1012.2.2 Fire alarm and detection system. Where a change in occupancy classification occurs that requires a fire alarm and detection system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the *change of occupancy* occurs. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the *change of occupancy* occurs and shall be automatically activated.

The following Section titles are included for reference:

1012.4.1 Means of egress for change to higher hazard category.

1012.4.2 Means of egress for change of use to equal or lower hazard category.

1012.5.1 Height and area for change to higher hazard category.

1012.5.2 Height and area for change to equal or lesser hazard category.

1012.6.1 Exterior wall rating for change of occupancy classification to a higher hazard category.

1012.6.2 Exterior wall resistance rating for change of occupancy classification to an equal or lesser hazard category.