

# DWD ENGINEERING, INC.

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## International Existing Building Code (IEBC 2009) 6 Cumberland Avenue-Portland, ME

The alteration, repair, addition, and change of occupancy of existing buildings is controlled by the provisions of the *International Existing Building Code (IEBC) 2009* and its appendices.

### Chapter 4: Classification of Work

Chapter 4 provides an overview of the process for the repair, alteration, and restoration of existing buildings. A brief description that identifies the differences between the three levels of alterations is provided. Although the work may be considered repair work due to the fire damage, the definition and commentary of repair work in Chapter 2 indicates that repair work typically does not require a permit. Because it is the intent of the work to bring the building in compliance with the IBC 2009 concerning fire safety the work would be considered an alteration.

### Section 403 Alterations-Level 1

**403.1 Scope.** Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

*Based on this office's review, the work being proposed at the above noted site falls under level 1 work.*

**403.2 Application.** Level 1 alterations shall comply with the provisions of Chapter 6.

*This report will expand upon the requirements of Chapter 6.*

### ALTERATIONS-LEVEL 1

### Section 601 General

**601.1 Scope.** Level 1 alterations as described in Section 403 shall comply with the requirements of this chapter. Level 1 alterations to historic buildings shall comply with this chapter, except as modified in Chapter 11.

**601.2 Conformance.** An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition.

### Section 602 Building Elements and Materials

**602.1 Interior finishes.** All newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the International Building Code (IBC).

*All work being done to the interior walls and ceilings will meet the requirements of the International Building Code (IBC 2009).*

**602.2 Interior floor finish.** New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804 of the IBC.

*All work being done to the interior floors will meet the requirements of the International Building Code (IBC 2009) and the Massachusetts State Building Code (8<sup>th</sup> Edition) amendments.*

**602.3 Interior trim.** All newly installed interior trim materials shall comply with Section 806 of the IBC.

*All work being done to the interior trim will meet the requirements of the International Building Code (IBC 2009).*

**602.4 Materials and methods.** All new work shall comply with materials and methods requirements in the IBC, IECC, IMC, and the IPC, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

*All materials and methods shown on the design drawings meet the requirements of the above referenced Codes.*

### **Section 603 Fire Protection**

**603.1 General.** Alterations shall be done in a manner that maintains the level of fire protection provided.

*The proposed work does not diminish the level of fire protection provided. All exit and unit separations are fire rated for 1 hour.*

### **Section 604 Means of Egress**

**604.1 General.** Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

*The proposed remedial work provides for a one hour fire rating for all means of egress as shown on the design drawings.*

### **Section 605 Accessibility**

**605.1 General.** A building, facility, or element that is altered shall comply with the applicable provisions in Sections 605.1.1 through 605.1.14, Chapter 11 of the IBC, and ICCA117.1 unless it is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

*The proposed work does not affect accessibility because no unit or means of egress is being altered.*

### **Section 606 Structures**

**606.1 General.** Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.

*There is no reroofing or replacement of roof top units taking place in the proposed alteration. The rest of this section deals with the structural requirements if a reroofing permit is issued.*

### **Section 607 Energy Conservation**

**607.1 Minimum requirements.** Level 1 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the IECC or IRC. The alterations shall conform to the energy requirements of the IECC or the IRC as they relate to new construction only.

*There are no alterations in the work being done. However, the work will meet the insulation requirements of the IECC 2009.*

