

**CITY OF LAS VEGAS AMENDMENTS
TO THE 2012 INTERNATIONAL EXISTING BUILDING CODE**

AMENDMENT 1

Delete Part 2 (“Administration and Enforcement”), including Sections 103 through 117 in their entirety, from Chapter 1 except as prescribed in Sections 101 and 102.

AMENDMENT 2

REVISE SECTION 101.2.1 AS FOLLOWS:

101.2.1: Use of the International Existing Building Code

This code provides three main options for a designer in dealing with rehabilitation of existing buildings.

OPTION 1: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Prescriptive Compliance Method given in chapter 4. It should be noted that this same method is provided in Chapter 34 of the International Building Code.

OPTION 2: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Work Area Compliance given in Chapters 5 through 13.

OPTION 3: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Performance Compliance Method given in Chapter 14. It should be noted that this option is also provided in Chapter 34 of the International Building Code.

Under limited circumstances, a building alteration can be made to comply with the laws under which the building was originally built and subject to the approval of the Code Official, as long as there has been no substantial structural damage and there will be limited structural alteration.

AMENDMENT 3

REVISE SECTION 101.6.1 AS FOLLOWS:

101.6.1 Adopted Appendices. The provisions contained in Appendices A and B are hereby specifically adopted

AMENDMENT 4

REVISE SECTION 102.4 AS FOLLOWS:

Add: “Section 102.4.3 Adopted Codes. Where this code refers to other codes not adopted by this jurisdiction, the applicable code adopted by the jurisdiction shall govern.”

AMENDMENT 5

REVISE SECTION 202 BY ADDING THE FOLLOWING DEFINITIONS:

INTERNATIONAL BUILDING CODE. The Building Code published by the International Code Council as adopted and amended by the City of Las Vegas.

INTERNATIONAL ELECTRICAL CODE. The Electrical Code published by the National Fire Protection Association as adopted and amended by the City of Las Vegas.

INTERNATIONAL ENERGY CONSERVATION CODE. The Energy Code published by the International Code Council as adopted and amended by the City of Las Vegas

INTERNATIONAL EXISTING BUILDING CODE. The Existing Building Code as amended and adopted by the local jurisdiction.

INTERNATIONAL FIRE CODE. The Fire Code published by the International Code Council as adopted and amended by the City of Las Vegas.

INTERNATIONAL FUEL GAS CODE. The Fuel Gas Code published by the International Code Council as may be adopted and amended by the City of Las Vegas.

INTERNATIONAL MECHANICAL CODE. The Mechanical Code published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the City of Las Vegas.

INTERNATIONAL PLUMBING CODE. The Plumbing Code published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the City of Las Vegas.

INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE. The Private Sewage Disposal Code published by the International Code Council as may be adopted and amended by the City of Las Vegas.

INTERNATIONAL PROPERTY MAINTENANCE CODE. The Property Maintenance Code published by the International Code Council as may be adopted and amended by the City of Las Vegas.

INTERNATIONAL RESIDENTIAL CODE. The Residential Code published by the International Code Council as adopted and amended by the City of Las Vegas.

AMENDMENT 6

Amend Section 301.2 Additional Codes to read as follows:

301.2 Additional Codes. *Alterations, repairs, additions and changes of occupancy* to, or relocation of, *existing buildings* and structures shall comply with the provisions for *alterations, repairs, additions and changes of occupancy* or relocation, respectively, in this code and the *International Energy Conservation Code, International Fire Code, International Fuel Gas Code, Uniform Mechanical Code, Uniform Plumbing Code, International Property Maintenance Code, International Building Code, International Residential Code, International Private Sewage Disposal Code and the National Electrical Code* as may be adopted with amendments. Where the provisions of the other codes conflict with the provisions of this code, the provisions of this code shall take precedence.

Amendment 7

AMENDMENT Add a new Section 302 Partial Coverage of Automatic Sprinkler Systems in Existing Buildings as follows:

Section 302 Partial Coverage of Automatic Sprinkler Systems in Existing Buildings.

302.1 Automatic Sprinklers in Existing Buildings. Automatic sprinkler systems in accordance with Section 903 and designed per the Fire Code shall be provided in nonsprinklered *existing structures* at the locations described in Sections 302.1.1 through 303.1.3.

Where these provisions result in partially sprinklered buildings, durable weatherproof signage shall be provided at the Fire Department Connection(s) clearly indicating that the building is partially protected with fire sprinklers and clearly identifying the portion(s) of the building covered by the fire sprinkler systems.

The underground fire service and fire sprinkler lead-in to the first portion of an existing nonsprinklered building shall be sized to a minimum Ordinary Hazard Group II sprinkler design for future expansion of the fire sprinkler system to cover all other portions of the building.

302.1.1 Additions. Additions to any building shall comply with this Section and Section 3403.

302.1.1.1 Sprinklered Addition. In existing nonsprinklered buildings where sprinklers are provided for a building addition, whether required or not, the entire building shall be sprinklered.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 and;
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

302.1.1.2 Nonsprinklered Addition. In existing nonsprinklered buildings where sprinklers are not otherwise required or provided in the building addition, the remainder of the building is not required to be provided with sprinklers where any of the following conditions are met:

1. The building has a total area of less than 5,000 sq. ft. (464 m²) and the addition does not cause the existing building to trigger fire sprinkler protection due to occupancy-specific requirements contained in Section 903.
2. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 2.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 and;
 - 2.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.

302.1.2 Alterations. Alterations within existing buildings shall comply with this Section.

302.1.2.1 Sprinklered Alterations. In existing nonsprinklered buildings where sprinklers are provided for an alteration, whether required or not, the entire building shall be sprinklered.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 and;
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

302.1.2.2 Nonsprinklered Alterations. In existing nonsprinklered buildings where sprinklers are not otherwise required or provided in the alteration, the remainder of the building is not required to be provided with sprinklers due to the alteration.

302.1.3 Change of Occupancy. A change of occupancy within an existing building shall comply with this Section.

302.1.3.1 Sprinklered Change of Occupancy. In existing nonsprinklered buildings where sprinklers are provided for an area containing a change of occupancy, whether required or not, the entire building shall be sprinklered.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 and;
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

302.1.3.2 Nonsprinklered Change of Occupancy. In existing nonsprinklered buildings where sprinklers are not otherwise required or provided in the change of occupancy, the remainder of the building is not required to be provided with sprinklers where any of the following conditions are met:

1. The building has a total area of less than 5,000 sq. ft. (464 m²) and the change of occupancy does not cause the existing building to trigger fire sprinkler protection due to occupancy-specific requirements contained in Section 903.
2. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 2.3 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 and;

- 2.4 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
3. When approved by the building official, a change in occupancy to an equal or lesser hazard shall not require the installation of sprinklers for any part of the building. *To make such a determination, the building official may consider physical changes to reduce the occupant load, relative fire hazard and other relevant data.*

Section 302.2 Fire Alarm Systems in Existing Buildings. Fire alarm systems in existing buildings shall comply with this section.

302.2 Fire Alarm Systems in Existing Buildings. Fire alarm systems, installed in accordance with Section 907 and the Fire Code, shall be provided in *existing structures* at the locations described in Sections 302.2.1 through 302.2.3.

302.2.1 Additions. Additions to any building shall comply with this Section. In existing buildings where fire alarms are provided for the addition, whether required or not, coverage shall be extended to include the entire building.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707 and;
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a *Fire Wall* in accordance with Section 706, with openings protected with automatic-closing devices, may be used to create a new fire area that separates the addition from the remainder of the building. The *Fire Wall* may either:
 - a. limit required fire alarm system coverage to include only the new fire area containing the addition, or

- b. limit required fire alarm system coverage to include the new addition and other existing spaces adjacent to the addition that remain in the same fire area, or
- c. eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2.

302.2.2 Alterations. Existing buildings that undergo an alteration shall comply with this Section.

Exception: Alterations consisting solely of 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.

In existing buildings where fire alarms are provided for an alteration, whether required or not, coverage shall be extended to include the entire building.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707 and;
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a *Fire Wall* in accordance with Section 706, with openings protected with automatic-closing devices, may be used to create a unique fire area to separate the alteration from the remainder of the building. The *Fire Wall* may either:
 - a. limit required fire alarm system coverage area to include only the fire area containing the alteration, or

- b. eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2.

302.2.3 Change of Occupancy. Existing buildings that undergo a change of occupancy shall comply with this Section.

Exception:

When approved by the building official, a change in occupancy to an equal or lesser hazard shall not require the installation of a fire alarm system for any part of the building. *To make such a determination, the building official may consider physical changes to reduce the occupant load, relative fire hazard and other relevant data.*

In existing buildings where fire alarms are provided for a change of occupancy, whether required or not, coverage shall be extended to include the entire building.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707 and;
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a Fire Wall in accordance with Section 706, with openings protected with automatic-closing devices, may be used to create a unique fire area to separate the portion of the building containing the change of use from the remainder of the building. The Fire Wall may either:
 - a. limit required fire alarm system coverage area to include only the fire area containing the change of use, or
 - b. eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2.

Amendment 9

Amend Section 804.2 Automatic sprinkler system to read as follows:

Section 804.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Section 302. Installation requirements shall be in accordance with the *International Building Code*.

Amendment 10

Amend Section 1012.2 Fire protection systems to read as follows:

Section 1012.2 Fire protection systems. Fire protection systems shall be provided in accordance with the requirements of Section 302. Installation requirements shall be in accordance with the *International Building Code*