

## **IEBC - Chapter 11, Historic Buildings - Points to Note**

### **Section 1101 - General**

*1101.1 Scope. It is the intent of this chapter to provide means for the preservation of historic buildings. Historical buildings shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy.*

### **Section 1101.3 Special occupancy exceptions - Museums**

*...R-3 used for A, B or M...less than 3,000 sqft...code official may determine "B" when life safety conditions can be demonstrated in accordance with Section 1101.2...*

### **Section 1102 Repairs**

*1102.1 General. Repairs to any portion of a historic building or structure shall be permitted with original or like materials and original methods of construction, subject to the provisions of this chapter.*

### **Section 1102.2 Dangerous buildings**

*...no work necessary except to correct identified unsafe conditions*

### **Section 1102.3 Relocated buildings**

*...foundations shall comply with IBC...also sited to comply with IBC re ext walls and openings.*

### **Section 1102.4 Chapter 4 compliance**

*...undergoing repairs shall comply with Ch 4*

### **Section 1102.5 Replacement**

*...replacement permitted...not required to meet materials and methods of Section 401.2*

*Exception...replacement glazing in hazardous locations shall comply with Ch 24 of IBC*

### **Section 1103 Fire Safety**

*1103.1 Scope. Historic buildings undergoing alterations changes of occupancy, or that are moved shall comply with Section 1103.*

### **Section 1103.2 General**

*...constituting a distinct fire hazard shall be provided with an approved automatic fire extinguishing system...however, automatic fire extinguishing system can not substitute for number of exits*

### **Section 1103.3 Means of Egress**

*...nonconforming width may be approved by the code official...front or main door need not swing in the direction of travel where other approved means are provided*

### **Section 1103.4 Transoms**

*...R-1, R-2 or R-3 transoms permitted to remain fixed in sprinklered bldg*

### **Section 1103.5 Interior finishes**

*...where demonstrated as historic...may remain*

### **Section 1103.6 Stairway enclosure**

*...three stories or less...limit the spread of smoke*

### **Section 1103.7 One-hour fire resistant assemblies**

*...wood or metal lath and plaster can satisfy one hour assembly*

### **Section 1103.8 Glazing in fire resistance rated systems**

*...where one hour assembly req'd...historic materials permitted with smoke seals and sprinkler system*

### **Section 1103.9 Stairway railings**

*...existing permitted to remain...provided they are not structurally dangerous*

### **Section 1103.10 Guards**

*...shall comply with 1103.10.1 and 1103.10.2*

#### **Section 1103.10.1 Height**

*...ref Section 505*

#### **Section 1103.10.2 Guard opening**

*...existing opening permitted*

### **Section 1103.11 Exit signs**

*...where historic character is affected alternative exit signs may be permitted*

## **Section 1103.12 Automatic fire extinguishing systems**

*...historic bldgs that can not comply with IBC for use or occup that constitute a distinct hazard shall be protected with sprinkler system*

*Exception...code official may approve alternate life-safety system*

## **Section 1104 Alterations**

*Section 1104.1 Accessibility requirements ...Section 605 shall apply unless technically infeasible*

### **Section 1104.1.1 Site arrival points**

*...at least one main entrance*

### **Section 1104.1.2 Multilevel buildings and facilities**

*...access from an accessible entrance to public spaces on the level of accessible entrance*

### **Section 1104.1.3 Entrances**

*...at least one main entrance*

*Exceptions*

*1. ...where main entrance can not be accessible...nonpublic entrance can be maintained unlocked and shall be provided...or*

*2. ...where main entrance can not be accessible...locked accessible entrance with notification or remote monitoring*

### **Section 1104.1.4 Toilet and bathing facilities**

*...at least one for each sex or unisex I/A/W IBC*

## **Section 1105 Change of Occupancy**

*Section 1105.1 General ...comply with Ch 9 and chapters 5, 6 and 7 where applicable...*

### **Section 1105.2 Building area**

*...20% area increase beyond IBC chapter 5 is permitted*

### **Section 1105.3 Location on property**

*...where change of use to higher hazard...alternative method regarding fire resistance and exterior openings permitted*

### **Section 1105.4 Occupancy separation**

*...occupancy separation of 1-hour may be omitted when bldg is sprinklered*

### **Section 1105.5 Roof covering**

*...roof covering material of Class C permitted where a fire-retardant roof covering is req'd*

## **Section 1105.6 Means of Egress**

*...widths less than those that would be acceptable for nonhistoric bldgs shall be approved by the code official*

## **Section 1105.7 Door swing**

*...code official may approve front doors not swinging in direction of egress*

## **Section 1105.8 Transoms**

*... transoms permitted to remain fixed...fixed wire glass set in a steel frame shall be installed on one side*

*Exception...transoms conforming to 1103.4 acceptable*

## **Section 1105.9 Finishes**

*...class III or better can be surfaced with fire-retardant paint of finish*

*Exception...automatic fire sprinkler system*

## **Section 1105.10 One hour fire resistant assemblies**

*...existing walls and ceilings of wood lath and plaster*

## **Section 1105.11 Stairs and railings**

*...code official shall grant alternatives...existing stairways shall comply with Section 1103*

*Exception...buildings less than 3,000 sqft*

## **Section 1105.12 Exit signs**

*...where historic character is affected alternative exit signs may be permitted*

## **Section 1105.13 Exit stair live load**

*...R-1 and R-2 can remain...demonstrate 75 psf*

## **Section 1105.14 Natural light**

*...code official can determine that compliance may lead to loss of historic character...existing level may remain*

## **Section 1105.15 Accessibility requirements**

*...ref 912.8 unless technically infeasible*

## **Section 1106 Structural**

**Section 1106.1 General ...comply with Chapter 4**

***Exception...code official can accept existing floors and approve operational controls***

**Section 1106.2 Unsafe structural elements**

***...specific component or portion shall be required to be repaired, strengthened or replaced***