

2009 IEBC Q&A

CH 3 - PRESCRIPTIVE COMPLIANCE METHOD

ADDITIONS

302.1 General. Additions to any building or structure shall comply with the requirements of the *International Building Code* for new construction. Alterations to the existing building or structure shall be made to ensure that the existing building or structure together with the addition are no less conforming to the provisions of the *International Building Code* than the existing building or structure was prior to the addition. An existing building together with its additions shall comply with the height and area provisions of Chapter 5 of the *International Building Code*.

Q: Would an alteration of an attic into living space be considered an addition under Section 302.1, therefore having to comply with the IBC in total for the new space?

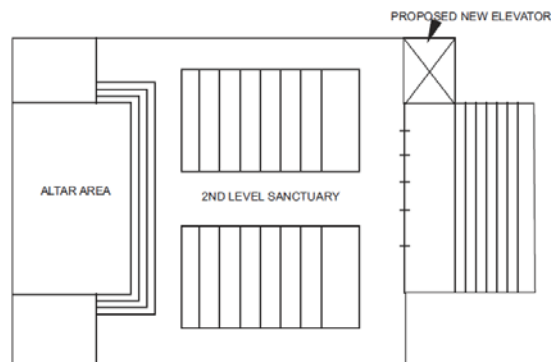
A: Yes. Typical attic areas do not have flooring and are not considered to have floor space. The renovation of the area into habitable floor space increases the total current floor area and height of the building and therefore would be identified as an addition. [3-3]

Q: A basement is being converted from a storage area into a finished recreational room in an office building. Would this be considered an addition of floor area and need to comply with the IBC for height and area as well as the IECC for new construction?

A: This would not be considered an addition since typically the area of a basement is initially calculated into the height and area of a building when it is constructed. However, the change from a storage area to a recreational room would be considered a change of occupancy with alterations. This would require that the new occupancy and any alterations comply with both Sections 303.1 and 307.1 of the prescriptive compliance method or Sections 902 through 912 of the work area method for the new use. It must also comply with the applicable alterations chapter. [3-4]

Q: If the prescriptive compliance method for an addition is applied, would the addition of a non-occupiable appendage such as an elevator or exit stair shaft be considered additional area of the building to be included in the overall area calculation in accordance with Chapter 5 of the IBC?

A: Yes. The definition of area as discussed in Section 502 of the IBC does not give any exceptions for these types of additions. Additions regulated by the work area method would be permitted according to the exception to Section 1002.2 of the IEBC. See Figure 3-5. [3-5]



**INCREASE IN AREA
FIGURE 3-5**

The applications and illustrations published herein are those of the ICC staff and are not binding on the authority having jurisdiction. The authority having jurisdiction has the ultimate responsibility for rendering interpretations of the code.