

International Existing Building Code

Performance Method

The third compliance method is the performance method. This method covers all types of work to an existing building; including provisions for repairs, alterations, change of occupancies and additions.

The performance method is a scoring system that evaluates three major categories: fire safety, means of egress and general safety. An existing building is evaluated and given scores for different areas of the building code. For example, the area and height is evaluated against the allowable areas permitted by the current adopted codes. The evaluation is very thorough and requires an experienced design professional to inspect, evaluate and score a building. The scores for each area are totaled and compared to a mandatory score for the three categories mentioned above. As long as the difference between the mandatory score subtracted from the building score is positive, the building is deemed to be in compliance with the current code. If the answer is negative, the building is not in compliance. Therefore, the owner must make some additional revisions to the building to reach a positive score. [\[Ref. IEBC Chapter 14\]](#).