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- Life Safety Code – NFPA 101
- Chapter 43 - Building Rehabilitation
- Based on 2012 Edition of the LSC



The work categories as shown to the right determine the extent that Life Safety Code core chapters and pertinent occupancy chapters are applied – especially new vs. existing

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Repair

43.2.2.1.1 Repair

The patching, restoration, or painting of materials, elements, equipment, or fixtures for the purpose of maintaining such materials, elements, equipment, or fixtures in good or sound condition.

REPAIR – patching, maintaining, refinishing and restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Renovation

43.2.2.1.2 Renovation.

The replacement in kind, strengthening, or upgrading of building elements, materials, equipment, or fixtures, that does not result in a reconfiguration of the building spaces within.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Modification

43.2.2.1.3 Modification.

The reconfiguration of any space; the addition, relocation, or elimination of any door or window; the addition or elimination of load-bearing elements; the reconfiguration or addition to any system; or the installation of any additional equipment.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Reconstruction

43.2.2.1.4 Reconstruction.

- Reconfiguration of a space that affects an exit or a corridor shared by more than one occupant space
- Reconfiguration of a space such that the area is not permitted to be occupied because existing means of egress and fire protection systems, or their equivalent, are not in place or continuously maintained.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Change of Use

43.2.2.1.5 Change of Use.

A change in the purpose or level of activity within a structure that involves a change in application of the requirements of the Code.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Change of Occupancy Classification

43.2.2.1.6 Change of Occupancy Classification.

The change in the occupancy classification of a structure or portion of a structure.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Addition

43.2.2.1.7 Addition.

An increase in the building area, aggregate floor area, building height, or number of stories of a structure.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Additional Requirements

Multiple Rehabilitation Work Categories

More than one rehabilitation category shall be permitted to be a single project.

Where a project includes one category of rehabilitation work in one building area and another category of rehabilitation work in a separate area, each project area shall comply with the requirements of the respective category. *See figure 1.*

Where a project consisting of **Modification** and **Reconstruction** is performed in the same or adjacent work areas, the project shall comply with **Reconstruction**, unless the Reconstruction work area < 10% of the modification area. In that case, the two shall be considered as independent work areas, and the respective requirements shall apply. *See figure 2.*

Each category of work shall conform to the specific requirements for each category in other sections of this chapter.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

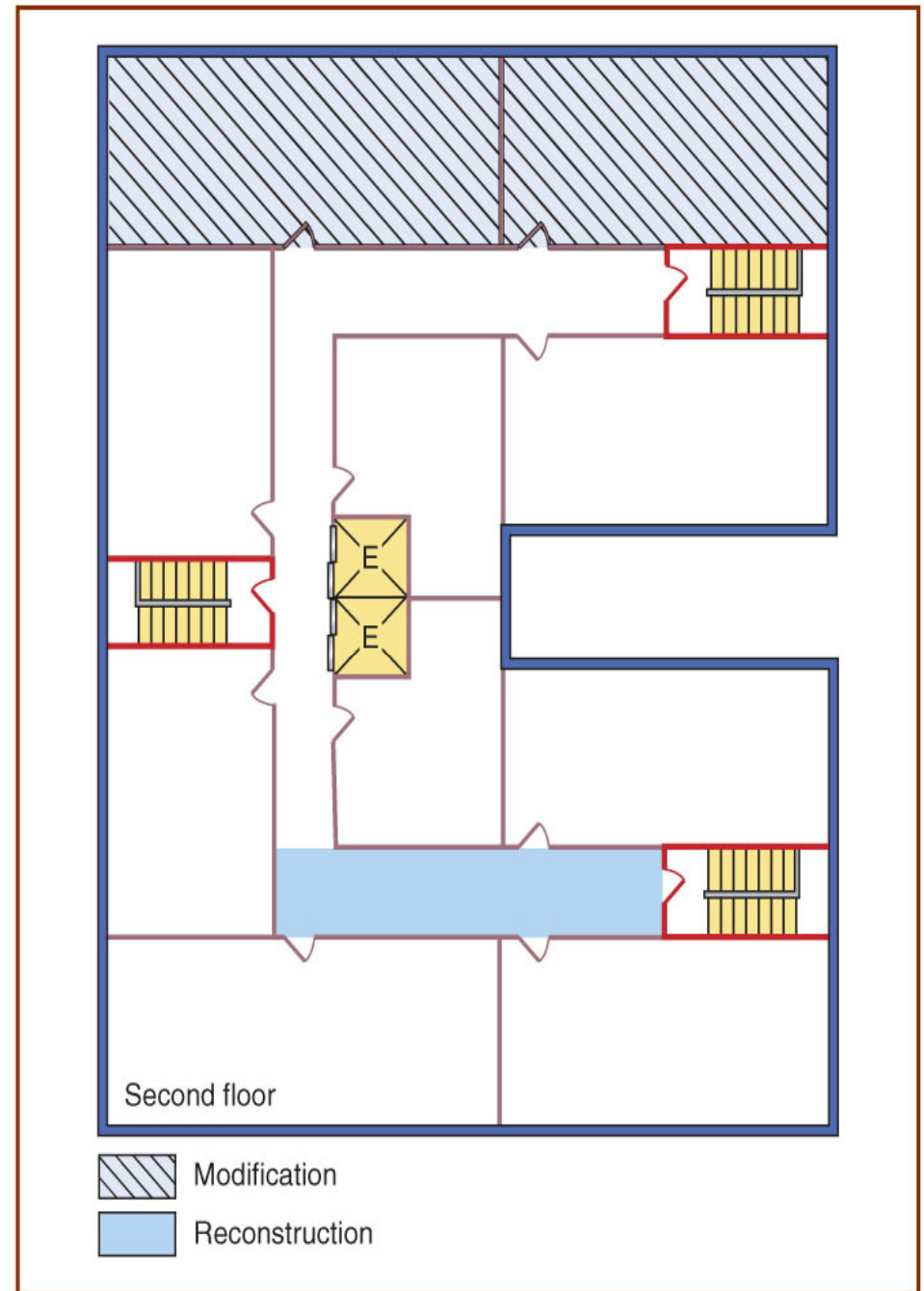
CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

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ADDITION – An increase in aggregate floor area, height or number of stories

Figure 1

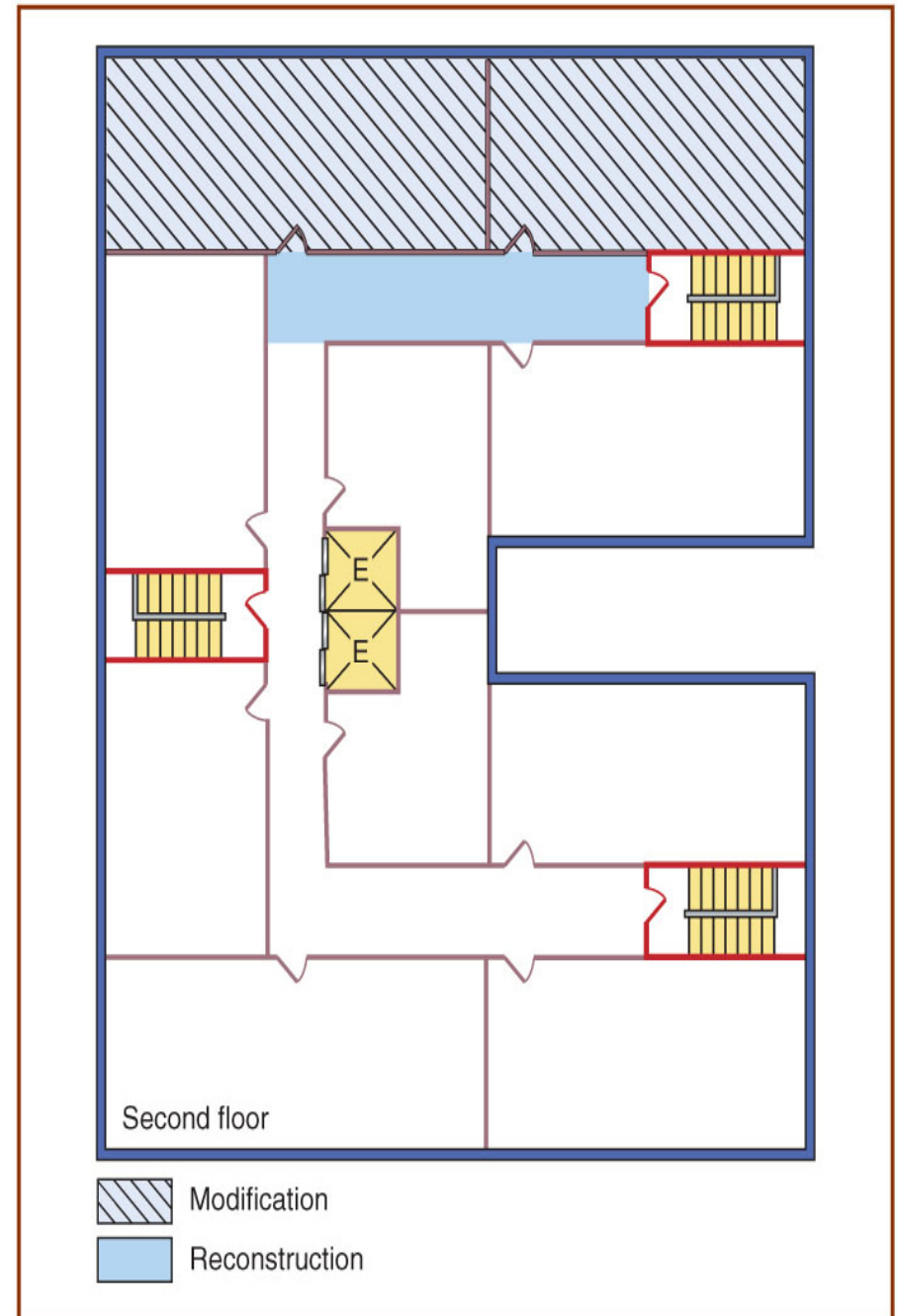
Where a project includes one category of rehabilitation work in one building area and another category of rehabilitation work in a separate area, each project area shall comply with the requirements of the respective category.



Exit or corridor is shared by more than one occupant space - makes this work area a reconstruction.

Figure 2

Where a project consisting of **modification** and **reconstruction** is performed in the same work area, or in contiguous work areas, the project shall comply with reconstruction, unless the reconstruction work area is less than 10 percent of the modification work area. In that case, the two shall be considered as independent work areas, and the respective requirements shall apply.



Occupancy Chapters

New & Existing

12 & 13	Assembly
14 & 15	Educational
16 & 17	Day Care
18 & 19	Healthcare
20 & 21	Ambulatory Healthcare
22 & 23	Detention/Correctional
24	One and two family dwellings
26	Lodging or Rooming houses
28 & 29	Hotels and Dormitories
30 & 31	Apartment Buildings
32 & 33	Residential Board and Care
36 & 37	Mercantile
38 & 39	Business
40	Industrial
42	Storage

REPAIR – patching, maintaining, restoration.

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MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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ADDITION – An increase in aggregate floor area, height or number of stories

Applicable Code Requirements

Any building undergoing repair, renovation, modification, or reconstruction shall comply with:

- requirements of the applicable existing occupancy chapters
- and
- the applicable section of this chapter

43.3 Repairs

43.4 Renovation

43.5 Modification

43.6 Reconstruction

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

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43.3 Repair

A Repair shall comply with the requirements of section 43.3. Historic buildings have exceptions and shall comply as modified by section 43.10

The work shall be done using like materials or materials permitted by other sections of this Code.

The work shall not make the building less conforming with the other sections of this Code, or with any previously approved alternative arrangements, than it was before the repair was undertaken.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

43.4 Renovation

A Renovation, shall comply with the requirements of Section 43.4. Historic buildings have exceptions and shall comply as modified by Section 43.10

All new work shall comply with the requirements of this *Code* applicable to existing buildings.

The work shall not make the building less conforming with other sections of this *Code*, or with any previous approved alternative arrangements, than it was before the renovation was undertaken.

Minor reductions in the clear opening dimensions of replacement doors and windows that result from the use of different materials shall be permitted, unless such reductions are prohibited.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

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Renovation (cont.)

Capacity of Means of Egress - The capacity of means of egress, in accordance with Chapter 7 shall be sufficient for the occupant load, unless one of the following conditions exists:

- (1) The authority having jurisdiction shall be permitted to establish the occupant load as the number of persons for which existing means of egress is adequate, provided that measures are established to prevent occupancy by a greater number of persons.
- (2) The egress capacity shall have been previously approved as being adequate.

Interior Finish Requirements - New interior finish materials shall meet the requirements for new construction.

Other Requirements - The reconfiguration or extension of any system, or the installation of any additional equipment, shall comply with section on Modification.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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43.5 Modification

A Modification, shall comply with sections on Repair and Renovation. Historic buildings have exceptions and shall comply as modified by Section 43.10.

Newly constructed elements, components, and systems shall comply with the requirements of other sections of this Code applicable to new construction.

Extensive Modifications.

The Modification of an entire building or an entire occupancy within a building shall be considered as a Reconstruction of the applicable occupancy type. If exclusively electrical, plumbing, mechanical, fire protection system, or structural work it shall not be considered a reconstruction, regardless of its extent.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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43.5 Modification

(cont.) 2

Where the total area of all the rehabilitation work areas included in a Modification exceeds 50 percent of the area of the building, the work shall be considered as a Reconstruction.

Work that is exclusively plumbing, mechanical, fire protection system, or electrical work and shall not be included in the computation of total area of all Rehabilitation work areas.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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43.5 Modification (cont.) 3

Healthcare Specific Requirement for Smoke Compartment from chapter 18:

In a non-sprinklered portion of a building, whenever a major rehabilitation (exceeds 50 percent or 4500 square feet) involves a Modification of a smoke compartment, the requirement for installation of sprinklers within the entire smoke compartment shall be mandated.

Such work shall complement the requirements of the Reconstruction section of this chapter related to suppression systems for this occupancy.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

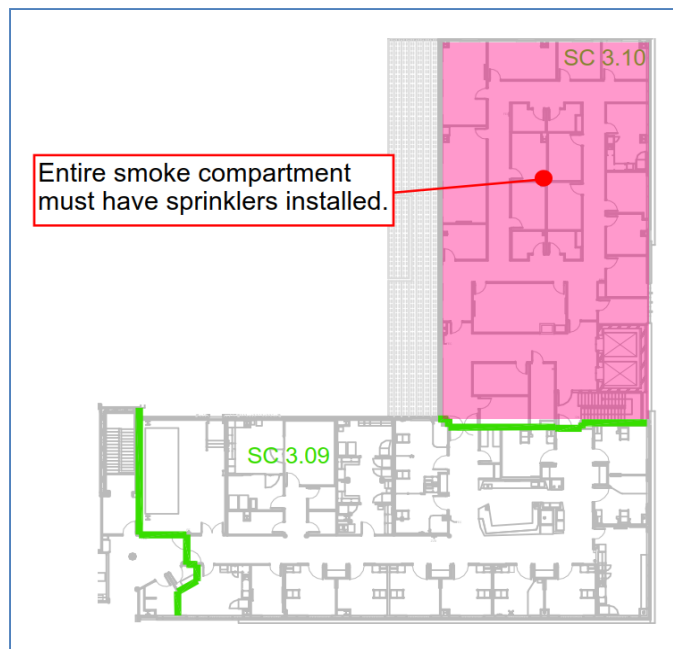
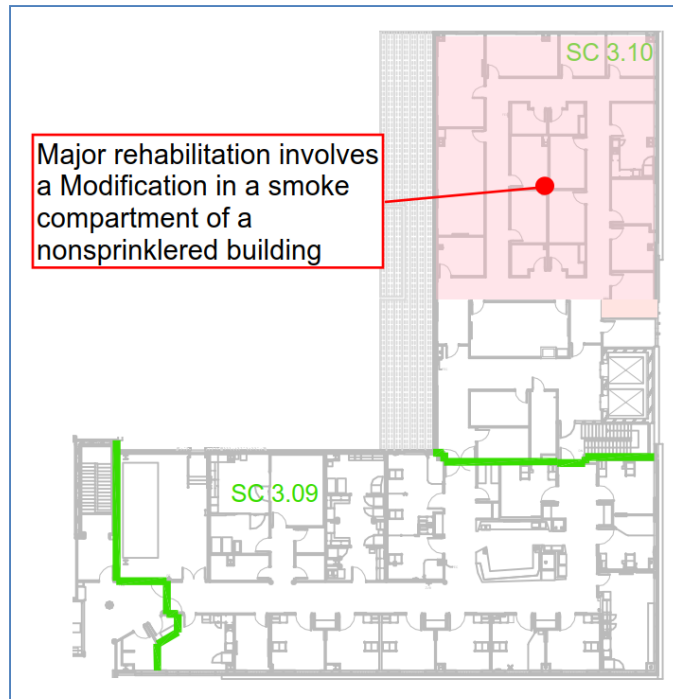
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Figure 3



REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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43.6 Reconstruction

Reconstruction shall comply with sections on Repairs and Modifications. Historic building requirements may be modified by section 43.10. A rebuilt stairway replacing an existing stairway shall be permitted to use dimensions for existing stairs.

When the term rehabilitation work area is used in this section, it shall include only the area affected by Reconstruction plus areas covered by 'Extensive Modifications'. Other rehabilitation work areas affected exclusively by Renovation or Modification work shall not be included (This affects the area of the work space when determining if sprinkles, egress lighting need to be added)

Means of Egress. The means of egress shall comply with the requirements applicable to the existing occupancy and as modified by this section

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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43.6 Reconstruction (cont.) 2

Illumination, Emergency Lighting, and Marking of Means of Egress

Means of egress in work areas shall be provided with illumination, emergency lighting, and marking of means of egress in accordance with the requirements of other sections of this Code applicable to new construction for the occupancy.

If reconstruction work on any floor exceeds 50 % of that floor area, means of egress throughout the floor shall be provided in accordance with requirements for new construction for the occupancy (except in tenant spaces not affected by work).

Work areas greater than 50 % of the aggregate floor area of the building - the means of egress within the work area, serving the work area, the exit and exit discharge shall be compliant with new construction for the occupancy (except in tenant spaces not affected by the work).

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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43.6 Reconstruction (cont.) 3

Means of egress within a tenant space that is entirely outside the rehabilitation work area shall be permitted to comply with the requirements for illumination, emergency lighting, and marking of means of egress applicable to the existing occupancy.

Fire Barriers and Smoke Barriers

In small residential board and care occupancies and one- and two-family dwellings where the rehabilitation work area is in any attached dwelling unit,

Walls shall be constructed to provide a continuous fire separation that comply with the requirements for new buildings of the occupancy involved.

Work shall be performed on the side of the wall of the dwelling unit that is part of the rehabilitation work area

Work shall not be required to be continuous through concealed floor spaces.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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ADDITION – An increase in aggregate floor area, height or number of stories

43.6 Reconstruction (cont.) 4

Extinguishing Systems

In a building with rehabilitation work areas involving over 50 percent of the aggregate building area, see figure 4

On any story with rehabilitation work areas involving over 50 percent of the area of the story, see figure 5

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

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ADDITION – An increase in aggregate floor area, height or number of stories

Figure 4

In a building with rehabilitation work areas involving over 50 percent of the aggregate building area, automatic sprinkler systems shall be provided on the highest floor containing a rehabilitation work area and on all floors below in accordance with the requirements of other sections of this Code applicable to new construction for the occupancy.

Standpipes are similar, but only if they are required by the existing occupancy chapter.

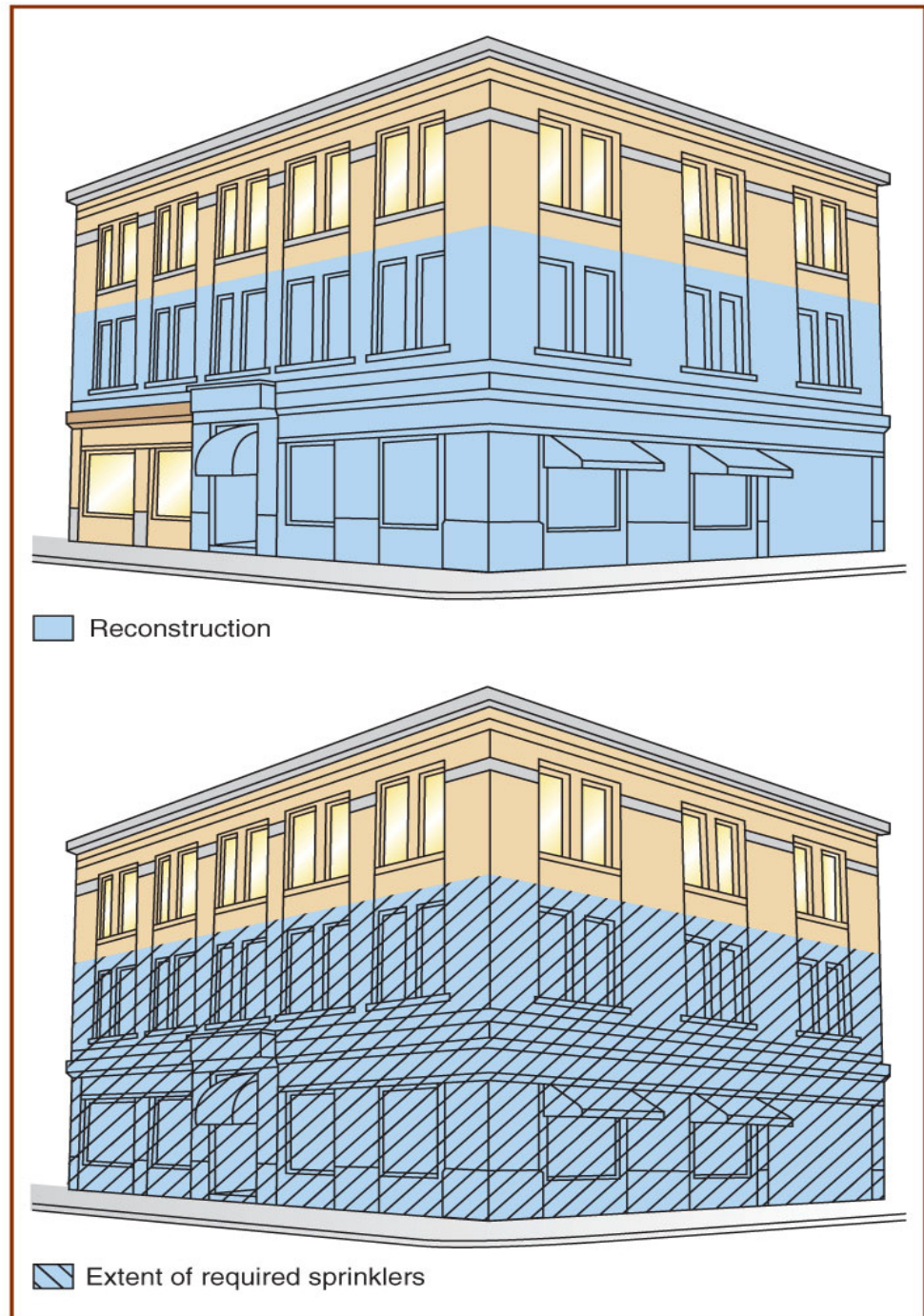
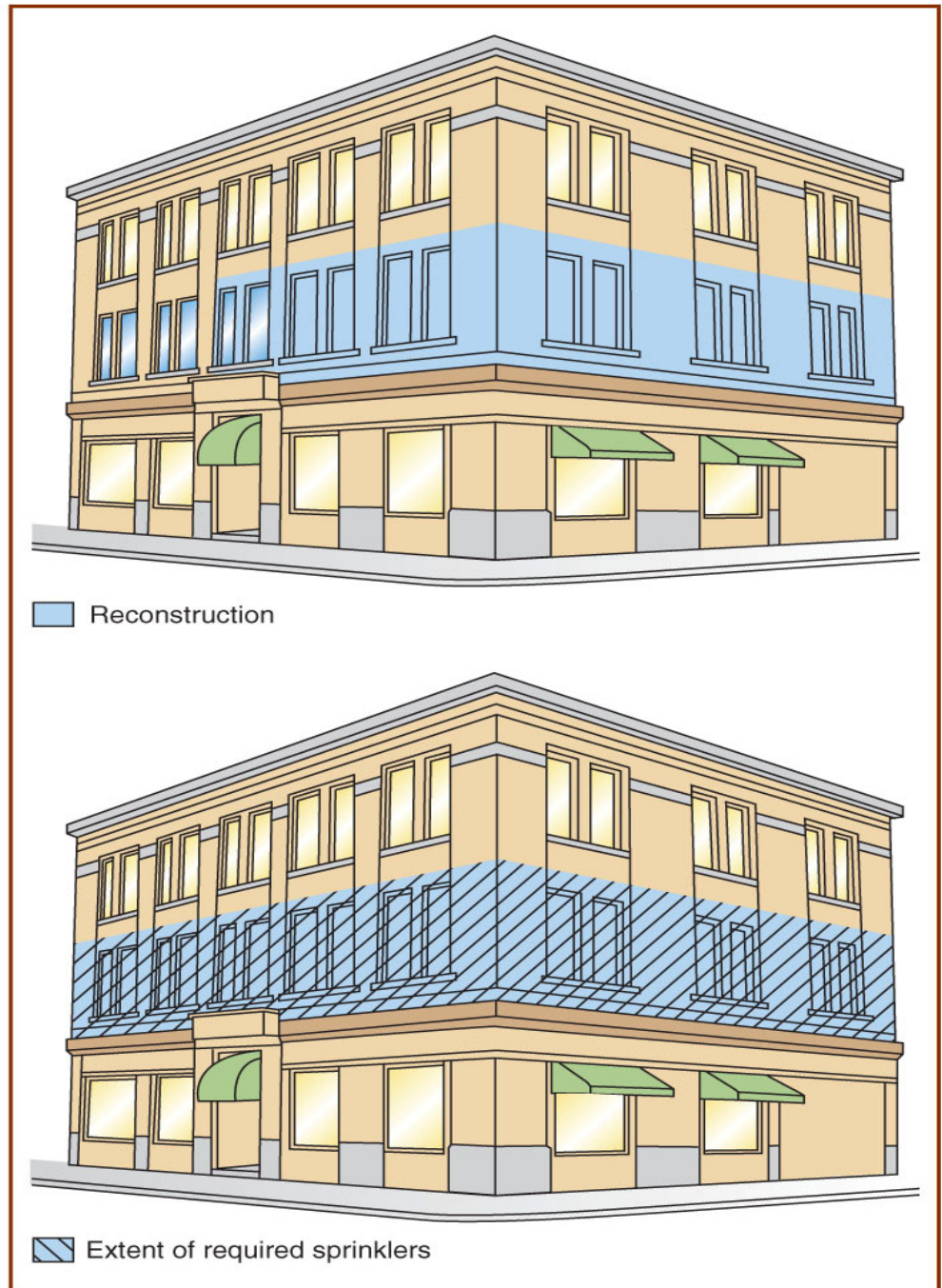


Figure 5

On any story with rehabilitation work areas involving over 50 percent of the area of the story, a sprinkler system shall be provided throughout the story in accordance with the requirements of other sections of this Code applicable to new construction for the occupancy.



43.6 Reconstruction (cont.) 5

Extinguishing Systems (cont.)

Where sprinklers are installed in an elevator hoistway or machine room, the elevators shall comply with the fire fighters' emergency operations requirements of ASME A17.1/CSA B44, Safety Code for Elevators and Escalators.

Any rehabilitation work areas in a building that is required to be provided with a standpipe system by other sections of this Code shall be provided with standpipes up to and including the highest rehabilitation work area floor.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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43.6 Reconstruction (cont.) 6

The required standpipes shall be located and installed in accordance with NFPA 14, Standard for the Installation of Standpipe and Hose Systems, except as follows:

No pump shall be required, provided that the standpipes are capable of accepting delivery by fire department apparatus of a minimum of 250 gpm at 65 psi to the topmost floor in buildings (with sprinklers) or a minimum of 500 gpm at 65 psi to the topmost floor (without sprinklers).

Where the standpipe terminates below the topmost floor, the standpipe is designed for future extension.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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ADDITION – An increase in aggregate floor area, height or number of stories

43.6 Reconstruction (cont.) 7

Fire Alarm Systems — Smoke Alarms

Lodging or rooming houses, hotels and dormitories, and apartment buildings:

Individual sleeping rooms, guest rooms, and dwelling units within any work area shall be provided with smoke alarms complying with the requirements applicable to new construction for the occupancy.

Residential board and care occupancies or one- and two-family dwelling units:

Smoke alarms complying with the requirements applicable to new construction for the occupancy shall be provided within the work area.

Elevators

In high-rise buildings, where the rehabilitation work area is one entire floor, or where the rehabilitation work area is 20 percent or more of the occupied floor area of the building, all floors shall be accessible by at least one elevator.

REPAIR – patching, maintaining, restoration.

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MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

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CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Any building undergoing Change of Use or Change of Occupancy Classification shall comply with the requirements of Section 43.7

43.7 Change of Use
or
Change of Occupancy Classification

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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ADDITION – An increase in aggregate floor area, height or number of stories

43.7 Change of Use

Change of Use that does not involve a Change of Occupancy shall comply with the requirements applicable to the new use in accordance with the applicable existing occupancy chapter, unless the change of use creates a hazardous contents area.

A Change of Use that does not involve a Change of Occupancy classification but creates a hazardous area shall comply with the new use in accordance with the occupancy chapter for new construction.

Healthcare specific for existing, fully-sprinklered facilities:
A Change in Use of a space not exceeding 250 sq. ft. results in a hazardous room (> 50 sq. ft.) the requirements for new construction shall not apply. The room must have a door with a closer and may have a proper protective plate.

Any Repair, Renovation, Modification, or Reconstruction work undertaken in connection with a Change of Use that does not involve a Change of Occupancy shall comply with other sections of this chapter.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

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Table 43.7.3
Hazard Categories and Occupancy Classifications

HC 1 *(highest hazard)*

Industrial or storage occupancies with high hazard contents

HC 2

Health care, detention and correctional, residential board and care

HC 3

Assembly, educational, day care, ambulatory health care, residential, mercantile, business, general and special-purpose industrial, ordinary hazard storage

HC 4 *(lowest hazard)*

Industrial or storage occupancies with low hazard contents

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

43.7 Change of Occupancy Classification

Where the occupancy classification of a portion or all of an existing building is changed, the building shall meet the requirements as defined for the resultant hazard classification. (Historic buildings have exceptions).

Where a Change of Occupancy classification occurs within the same or lesser hazard classification category - the building shall meet the following:

Requirements of the existing chapters for the occupancy created by the change

Requirements for automatic sprinklers, detection and alarm systems and hazardous areas applicable to new construction for the occupancy created by the change

Table 43.7.3 Hazard Categories and Occupancy Classifications

HC 1 (*highest hazard*)
Industrial or storage occupancies
with high hazard contents

HC 2
Health care, detention and
correctional, residential board
and care

HC 3
Assembly, educational, day care,
ambulatory health care,
residential, mercantile, business,
general and special-purpose
industrial, ordinary hazard
storage

HC 4 (*lowest hazard*)
Industrial or storage occupancies
with low hazard contents

43.7 Change of Occupancy Classification (Cont.)

Where a Change of Occupancy creates an assembly occupancy within the same or lesser hazard classification category, the building shall meet requirements for existing assembly occupancies. The building shall also meet requirements for new assembly occupancies for automatic sprinklers, alarm and communications systems, hazardous areas and main entrance/exit details.

Where a Change of Occupancy results in an occupancy classification of a higher hazard classification category, the building shall comply with the requirements of the new chapter for the occupancy created.

Table 43.7.3 Hazard Categories and Occupancy Classifications

HC 1 *(highest hazard)*
Industrial or storage occupancies
with high hazard contents

HC 2
Health care, detention and
correctional, residential board
and care

HC 3
Assembly, educational, day care,
ambulatory health care,
residential, mercantile, business,
general and special-purpose
industrial, ordinary hazard
storage

HC 4 *(lowest hazard)*
Industrial or storage occupancies
with low hazard contents

43.6 Reconstruction (cont.) 4

Extinguishing Systems

In a building with rehabilitation work areas involving over 50 percent of the aggregate building area, see figure 4

On any story with rehabilitation work areas involving over 50 percent of the area of the story, see figure 5

Where sprinklers are installed in an elevator hoistway or machine room, the elevators shall comply with the fire fighters' emergency operations requirements of ASME A17.1/CSA B44, Safety Code for Elevators and Escalators.

Any rehabilitation work areas in a building that is required to be provided with a standpipe system by other sections of this Code shall be provided with standpipes up to and including the highest rehabilitation work area floor.

Table 43.7.3 Hazard Categories and Occupancy Classifications

HC 1 (*highest hazard*)
Industrial or storage occupancies
with high hazard contents

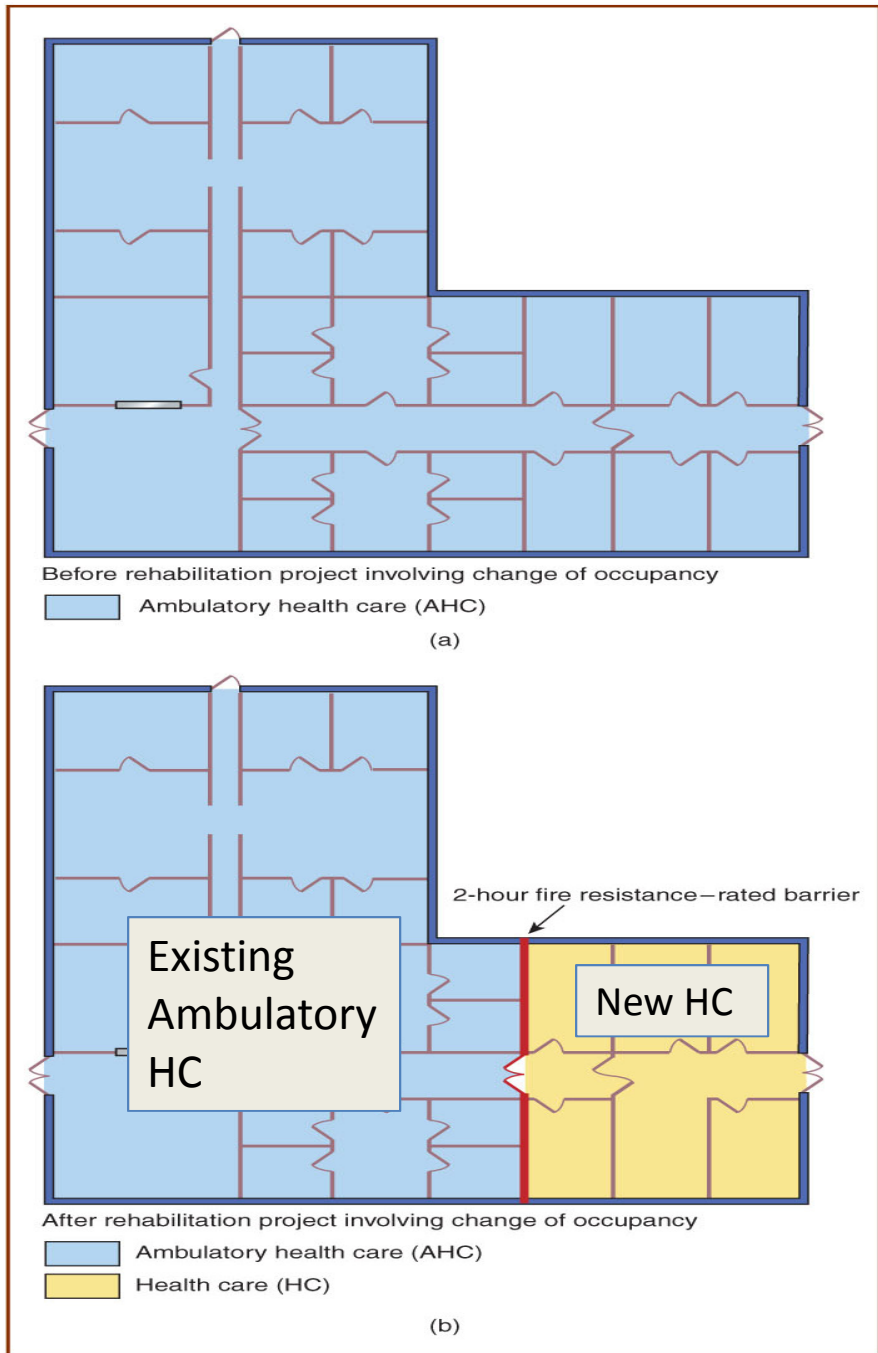
HC 2
Health care, detention and
correctional, residential board
and care

HC 3
Assembly, educational, day care,
ambulatory health care,
residential, mercantile, business,
general and special-purpose
industrial, ordinary hazard storage

HC 4 (*lowest hazard*)
Industrial or storage occupancies
with low hazard contents

Figure 6

Where a Change of Occupancy occurs to an occupancy classification of a higher hazard classification category (a lower hazard category number, as addressed by table 43.7.3) the building shall comply with the requirements of new construction for the occupancy created by the change.



43.7 Change of Occupancy Classification (Cont.)

Except as modified by Section 43.10 on historic buildings:

In historic buildings where a Change of Occupancy classification occurs within the same or lesser hazard classification category the same rules as other buildings apply .

In historic buildings where a Change of Occupancy classification results in an occupancy classification in a higher hazard classification category the same rules as other buildings apply.

Table 43.7.3 Hazard Categories and Occupancy Classifications

HC 1 *(highest hazard)*
Industrial or storage occupancies
with high hazard contents

HC 2
Health care, detention and
correctional, residential board
and care

HC 3
Assembly, educational, day care,
ambulatory health care,
residential, mercantile, business,
general and special-purpose
industrial, ordinary hazard storage

HC 4 *(lowest hazard)*
Industrial or storage occupancies
with low hazard contents

43.8 Addition

Where an Addition is made to a building:

- An addition shall comply with new construction sections of this Code to for the occupancy.
- The existing portion of the building shall comply with requirements applicable to existing buildings for the occupancy.
- The Addition shall not create or extend any non-conformity with regard to fire safety or the means of egress in the existing building for which the addition is constructed.
- Any Repair, Renovation, Modification*, or Reconstruction work within an existing building to which an Addition is being attached shall comply with the requirements of other respective sections of this chapter.

** code says alteration, not modification*

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

43.8 Addition (cont.)

Heights. No addition shall increase the height of an existing building beyond that permitted under the applicable provisions for new building construction.

Fire Protection Systems. Existing compartment areas, not separated from the addition, shall be protected by an approved automatic sprinkler system where the areas would be required to be sprinklered by new construction requirements for that occupancy. (This does not apply to one- and two-family dwellings).

Smoke Alarms.

Where an addition is made to a one- or two-family dwelling or a small residential board and care occupancy, interconnected smoke alarms, powered by the electrical system shall be installed and maintained in the addition.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Historic buildings - Applicable Code Requirements

43.10 Historic Buildings

Historic buildings undergoing rehabilitation shall comply with the following:

- The requirements of this section and respective sections of this chapter as they relate to Repair, Renovation, Modification, Reconstruction, and Change of Use or Change of Occupancy classification
- [NFPA 914](#), Code for Fire Protection of Historic Structures

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Historic buildings - Applicable Code Requirements

43.10 Historic Buildings

Evaluation.

A historic building undergoing Modification, Reconstruction, or Change of Occupancy classification shall be investigated and evaluated. A written report shall be prepared for such a building and filed with the authority having jurisdiction by a registered design professional. (Specific elements are to be evaluated as part of the report).

Repairs to any portion of a historic building shall be permitted to be made with original or like materials and original methods of construction, except as otherwise provided in this chapter.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

43.10 - Repair, Renovation, Modification of Reconstruction of Historic Buildings:

- Replacement of existing or missing features using original or like materials shall be permitted. Partial replacement for repairs that match the original in configuration, height, and size shall be permitted.
- Replacements shall not be required to meet specific materials, installation, penetrations or continuity of any component, or system in the building.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

43.10 Repair, Renovation, Modification of Reconstruction of Historic Buildings (cont.)

In addition to those requirements, the following specific areas of concern are detailed in 43.10:

- 43.10.4.3 Means of Egress.
- 43.10.4.4 Door Swing.
- 43.10.4.5 Transoms.
- 43.10.4.6 Interior Finishes.
- 43.10.4.7 Stairway Enclosure.
- 43.10.4.8 One-Hour Fire-Rated Assemblies.
- 43.10.4.9 Stairway Handrails and Guards.
- 43.10.4.10 Exit Signs.
- 43.10.4.11 Sprinkler Systems.

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

43.10 Historic Buildings (cont.) Change of Occupancy

Historic buildings undergoing a Change of Occupancy shall comply with the provisions of that section of this chapter, except as otherwise permitted:

- 43.10.5.2 Means of Egress
- 43.10.5.3 Door Swing
- 43.10.5.4 Transoms
- 43.10.5.5 Interior Finishes
- 43.10.5.6 One-Hour Fire-Rated Assemblies
- 43.10.5.7 Stairs and Handrails
- 43.10.5.8 Exit Signs
- 43.10.5.9 Exit Stair Live Load

REPAIR – patching, maintaining, restoration.

RENOVATION – replacement of same, upgrade materials equipment or fixtures w/o reconfiguration

MODIFICATION – Rearrange space, including doors or windows, load-bearing elements, rearrange or extend systems or install additional equipment

RECONSTRUCTION – Reconfiguration that changes a shared corridor or exit. Area can't be occupied due to means of egress or fire protection systems are impaired during work.

CHANGE OF USE – Change in purpose or level of activities that affects which code provisions apply due to severity or quantity

CHANGE OF OCCUPANCY – Transition from one occupancy type to another in part or all of building

ADDITION – An increase in aggregate floor area, height or number of stories

Questions?

Thank you for your attention!

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