

CHAPTER 11

ADDITIONS

User note:

About this chapter: Chapter 11 provides the requirements for additions, which correlate to the code requirements for new construction. There are, however, some exceptions that are specifically stated within this chapter. An "Addition" is defined in Chapter 2 as "an extension or increase in the floor area, number of stories or height of a building or structure." Chapter 11 contains the minimum requirements for an addition that is not separated from the existing building by a fire wall.

SECTION 1101 GENERAL

[W] 1101.1 Scope. An *addition* to a building or structure shall comply with the International Codes and Uniform Plumbing Code as adopted for new construction without requiring the *existing building* or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an *addition* impacts the *existing building* or structure, that portion shall comply with this code.

1101.2 Creation or extension of nonconformity. An *addition* shall not create or extend any nonconformity in the *existing building* to which the *addition* is being made with regard to accessibility, structural strength, fire safety, means of egress or the capacity of mechanical, plumbing or electrical systems.

[S] 1101.3 Other work. Any (~~(repair or)~~) *alteration* work within an *existing building* to which an *addition* is being made shall comply with the applicable requirements for the work as classified in Chapter 6.

1101.4 Enhanced classroom acoustics. In Group E occupancies, enhanced classroom acoustics shall be provided in all classrooms in the *addition* with a volume of 20,000 cubic feet (565 m³) or less. Enhanced classroom acoustics shall comply with the reverberation time in Section 808 of ICC A117.1.

SECTION 1102 HEIGHTS AND AREAS

1102.1 Height limitations. An *addition* shall not increase the height of an *existing building* beyond that permitted under the applicable provisions of Chapter 5 of the *International Building Code* for new buildings.

1102.2 Area limitations. An *addition* shall not increase the area of an *existing building* beyond that permitted under the applicable provisions of Chapter 5 of the *International Building Code* for new buildings unless fire separation as required by the *International Building Code* is provided.

Exception: In-filling of floor openings and nonoccupiable appendages such as elevator and exit stairway shafts shall be permitted beyond that permitted by the *International Building Code*.

1102.3 Fire protection systems. Existing fire areas increased by the *addition* shall comply with Chapter 9 of the *International Building Code*.

SECTION 1103 STRUCTURAL

[S] 1103.1 Structural. Additions to existing buildings or structures are new construction and shall comply with Section 304.3. *

[BS] (~~(1103.3)~~) 1103.2 Flood hazard areas. Additions and foundations in flood hazard areas shall comply with (~~(the following requirements:)~~) Section 314.

~~((1. For horizontal additions that are structurally interconnected to the existing building:~~

~~1.1. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with Section 1612 of the International Building Code, or Section R322 of the International Residential Code, as applicable.~~

~~1.2. If the addition constitutes substantial improvement, the existing building and the addition shall comply with Section 1612 of the International Building Code, or Section R322 of the International Residential Code, as applicable.~~

ADDITIONS

2. For horizontal ~~additions~~ that are not structurally interconnected to the ~~existing building~~:
 - 2.1. The ~~addition~~ shall comply with Section 1612 of the ~~International Building Code~~, or Section R322 of the ~~International Residential Code~~, as applicable.
 - 2.2. If the ~~addition~~ and all other proposed work, when combined, constitute ~~substantial improvement~~, the ~~existing building~~ and the ~~addition~~ shall comply with Section 1612 of the ~~International Building Code~~, or Section R322 of the ~~International Residential Code~~, as applicable.
3. For vertical ~~additions~~ and all other proposed work that, when combined, constitute ~~substantial improvement~~, the ~~existing building~~ shall comply with Section 1612 of the ~~International Building Code~~, or Section R322 of the ~~International Residential Code~~, as applicable.
4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute ~~substantial improvement~~, the ~~existing building~~ shall comply with Section 1612 of the ~~International Building Code~~, or Section R322 of the ~~International Residential Code~~, as applicable.
5. For a new foundation or replacement foundation, the foundation shall comply with Section 1612 of the ~~International Building Code~~, or Section R322 of the ~~International Residential Code~~, as applicable.))

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[S] ((SECTION 1104 ENERGY CONSERVATION

~~1104.1 Minimum requirements.~~ Additions to existing buildings shall conform to the energy requirements of the ~~International Energy Conservation Code~~ or ~~International Residential Code~~ as they relate to new construction.))

[S] SECTION 1104 ADDITION OF DWELLING UNITS

[S] 1104.1 Automatic sprinkler systems. Automatic sprinkler systems are required when new dwelling units are added to buildings according to Items 1 through 5 below. This provision is permitted to be used to add one unit after October 29, 1990.

1. One unit is permitted to be added to a residential or commercial building without an automatic sprinkler system unless sprinklers are otherwise required by this section. If more than one unit is added, the new units shall be equipped with a sprinkler system.
2. In buildings that do not comply with the provisions of this code for number of stories, allowable area, height or type of construction before the unit is added, an automatic sprinkler system shall be provided in the new unit. The addition of the new unit shall not be allowed if it increases the nonconformity.
3. In buildings undergoing *substantial alteration*, an automatic sprinkler system shall be installed where required by this code for new construction.
4. One unit is permitted to be added to an existing duplex without an automatic sprinkler system where both of the following conditions are met:
 - 4.1. The project is considered a *substantial alteration* only because of the change in occupancy; and
 - 4.2. The building complies with the requirements for building height and number of stories for a Group R-2 occupancy.
5. Where one unit is added to an existing duplex, sprinklers are required in the new unit and not in the existing units where all of the following conditions are met:
 - 5.1. The existing duplex does not comply with the requirements for building height and story count for a Group R-2 occupancy;
 - 5.2. The project is considered a *substantial alteration* only because of the change in occupancy;
 - 5.3. The new unit is constructed as an *addition* to the duplex;
 - 5.4. The new unit is separated from the existing duplex by a fire wall; and
 - 5.5. The *addition* by itself complies with the requirements for a Group R-2 occupancy.

[S] 1104.1.1 Fire walls. An existing nonconforming building to which an *addition* is made is permitted to exceed the height, number of stories and area specified for new buildings if a fire wall is provided, the existing building is not made more nonconforming, and the *addition* conforms to this code.

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