

WAC 51-11C-50000 Chapter 5 [CE]—Existing buildings.

C501 General.

C501.1 Scope. The provisions of this chapter shall control the *alteration, repair, addition* and change of occupancy of existing buildings and structures.

C501.1.1 Existing buildings. Except as specified in this chapter, this code shall not be used to require the removal, *alteration* or abandonment of, nor prevent the continued use and maintenance of, an existing building or building system lawfully in existence at the time of adoption of this code. Unaltered portions of existing buildings used for residential purposes that received a certificate of occupancy at least three years prior to a permit application for residential uses shall not be required to comply with this code.

C501.2 Compliance. *Additions, alterations, repairs, changes in space conditioning and changes of occupancy to, or relocation of, existing buildings and structures shall comply with Section C502, C503, C504, or C505 of this code, and with all applicable provisions in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Uniform Plumbing Code, and NFPA 70.*

C501.2.1 U-factor requirements for additions and alterations. For existing building projects where an *addition or building envelope alteration* area is combined with existing-to-remain building areas to demonstrate compliance with this code as a whole building, the *U*-factors applied to existing-to-remain envelope assemblies shall be in accordance with record documents.

EXCEPTION: If accurate record documents are not available, *U*-factors for the existing envelope assemblies may be in accordance with the edition of the Washington State Energy Code that was in effect at the time the building was permitted, or as approved by the *code official*.

C501.2.2 Calculations of mechanical heating and cooling loads for alterations. For the installation of new or replacement mechanical equipment that serves existing building areas, design loads associated with heating, cooling and ventilation of the existing building areas served shall be determined in accordance with Section C403.1.2.

R-values and *U*-factors used to determine existing thermal envelope performance for the purpose of calculating design loads shall be in accordance with record documents or existing conditions.

EXCEPTION: If accurate record documents are not available, *R*-values and *U*-factors used to determine existing building thermal envelope performance may be in accordance with the edition of the Washington State Energy Code that was in effect at the time the building was permitted, or as approved by the *code official*.

C501.3 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices and systems which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of energy conservation, fire protection and safety systems and devices in existing structures.

C501.4 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construc-

tion would not permit their use in buildings of similar occupancy, purpose and location.

C501.5 Historic buildings. Provisions of this code relating to the construction, *repair, alteration, restoration* and movement of structures, and *change of occupancy* shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by a registered design professional, or a representative of the state historic preservation office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.

C501.6 Commissioning. Existing building systems shall be commissioned in accordance with Section C408. For the purposes of meeting the commissioning thresholds in Section C408.1, only the new and altered system capacities are considered when determining whether the project is exempt from some portion of the commissioning process.

[Statutory Authority: RCW 19.27A.020, 19.27A.025, 19.27A.160, chapters 19.27A and 19.27 RCW. WSR 24-03-085, § 51-11C-50000, filed 1/16/24, effective 3/15/24; WSR 22-14-091, 23-12-101, and 23-20-021, § 51-11C-50000, filed 7/1/22, 6/7/23, and 9/25/23, effective 3/15/24. Statutory Authority: RCW 19.27A.025, 19.27A.045 and chapter 19.27 RCW. WSR 20-21-080, § 51-11C-50000, filed 10/19/20, effective 2/1/21. Statutory Authority: RCW 19.27A.020, 19.27A.025, 19.27A.160 and chapter 19.27 RCW. WSR 19-24-040, § 51-11C-50000, filed 11/26/19, effective 7/1/20. Statutory Authority: RCW 19.27A.025, 19.27A.160, and 19.27.074. WSR 16-03-072, § 51-11C-50000, filed 1/19/16, effective 7/1/16. Statutory Authority: RCW 19.27A.020, 19.27A.025 and chapters 19.27 and 34.05 RCW. WSR 13-04-056, § 51-11C-50000, filed 2/1/13, effective 7/1/13.]

Reviser's note: The brackets and enclosed material in the text of the above section occurred in the copy filed by the agency.