

Chapter 4-13
EXISTING BUILDING CODE

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Section 4-13-01 PURPOSE

The purpose of this ordinance is to establish regulations to allow for the use of alternative methods from those contained in the Building Code of Boise City in order to achieve compliance with those minimum requirements necessary to safeguard health, safety, property, and public welfare insofar as they are affected by the repair, alteration, change of occupancy, addition, or

relocation of existing buildings.

Section 4-13-02 CODE ADOPTED

All rules, regulations and ordinances relating to the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, change of occupancy, or maintenance of existing buildings, established by the 2015 Edition of the *International Existing Building Code* (IEBC), published under the authority of the International Code Council, Inc., is ratified and adopted, except to the extent that those rules and regulations are hereby changed, altered, or amended by this code. One (1) copy of the 2015 Edition of the *International Existing Building Code* shall be filed for use and examination by the public in the office of the City Clerk. All provisions in this chapter shall be effective as of January 1, 2018.

Section, 4-13-03 IEBC EXISTING BUILDING CODE AMENDMENT, SECTION 101.1, TITLE

101.1 Title. The 2015 Edition of the Existing Building Code, and amendments pursuant to this ordinance, shall be known as the Existing Building Code of Boise City. The Existing Building Code of Boise City may be cited or referred to in this chapter as the “code.”

Section, 4-13-04 IEBC EXISTING BUILDING CODE AMENDMENT, SECTION 101.2, SCOPE

101.2 Scope. The provisions of the *International Existing Building Code* shall apply to the repair, alteration, change of occupancy, addition to, or relocation of existing buildings.

Exception: Buildings within the scope of the *International Residential Code* and such references within this code, shall apply and comply with the provisions of the *International Residential Code* as currently adopted.

Section, 4-13-05 IEBC EXISTING BUILDING CODE AMENDMENT, SECTION 101.4, APPLICABILITY

101.4 Applicability. This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy, subject to the criteria set for in sections 101.4.1 through 101.4.5.

Section, 4-13-06 IEBC EXISTING BUILDING CODE AMENDMENT, SECTION 101.4.2, BUILDINGS PREVIOUSLY OCCUPIED

101.4.2 Buildings previously occupied. The legal occupancy of any building existing as of the date of adoption of this code shall be permitted to continue without change, except as specifically addressed by this code, the *International Fire Code*, the Boise City *Dangerous Buildings Code*, or as may be deemed necessary by the *code official* in order to protect the general safety and welfare of the occupants or the public.

Section, 4-13-07 IEBC EXISTING BUILDING CODE AMENDMENT, ADD SECTION 101.4.3, PREVIOUS CODES IN EFFECT

101.4.3 Previous codes in effect. Unless specifically evaluated and approved by the *code official*, this code shall not require less stringent standards than what was required by the applicable building codes in effect when the prior work was completed. Nor shall this code be used to justify conditions in buildings or structures that do not comply with those codes in effect when the prior work was completed unless such condition or conditions can be justified by the *International Building Code* or the *International Fire Code* as currently adopted.

Section, 4-13-08 IEBC EXISTING BUILDING CODE AMENDMENT, ADD SECTION 101.4.4, OTHER COMPLIANCE

101.4.4 Other compliance. Where items such as life-safety issues are not specifically addressed by this code, the *code official* shall have the discretion to apply the applicable provisions of the *International Building Code* as adopted and amended by the Building Code of Boise City in order to ensure the general safety and welfare of the occupants or the public.

Section, 4-13-09 IEBC EXISTING BUILDING CODE AMENDMENT, ADD SECTION 101.4.5, DANGEROUS CONDITIONS

101.4.5 Dangerous conditions. The *code official* shall have the authority to require the abatement of conditions determined to be dangerous. Conditions determined to be dangerous shall be removed or abated in accordance with the provisions of this code or the *Uniform Code for the Abatement of Dangerous Buildings* as adopted under the *Dangerous Buildings Code* of Boise City.

Section, 4-13-10 IEBC EXISTING BUILDING CODE AMENDMENT, ADD SECTION 101.8, CODE OFFICIAL

101.8 Code Official. The *building official* as defined and established by the *International Building Code* as adopted by the Building Code of Boise City shall be referred to as the *code official* under this code. The code official shall be responsible for administering and enforcing this code.

Section, 4-13-11 IEBC EXISTING BUILDING CODE AMENDMENT, REPEAL ADMINISTRATIVE SECTIONS 102 THROUGH 115 AND REPLACE WITH ADMINISTRATIVE SECTIONS 102 THROUGH 117 OF THE INTERNATIONAL BUILDING CODE

Repeal administrative sections 102 through 115 of the IEBC and replace with administrative sections 102 through 117 of the *International Building Code* as adopted under the Building Code of Boise City, for the repair, alteration, change of occupancy, addition and relocation of existing buildings.

Section 4-13-12 IEBC EXISTING BUILDING CODE AMENDMENT, RENUMBER

SECTION 116, EMERGENCY MEASURES, TO SECTION 118 INCLUDING AS APPLICABLE TO SUBSECTIONS

Section 116, Emergency Measures, shall be renumbered as Section 118, including all applicable subsections.

Section 4-13-13 IEBC EXISTING BUILDING CODE AMENDMENT, SECTION 118.2, TEMPORARY SAFEGUARDS

118.2 Temporary safeguards. Notwithstanding any other provision of this code, whenever, in the opinion of the *code official*, there is an imminent danger due to an unsafe condition, the *code official* shall have authority to summarily order temporary safeguard work to be performed in order to render the structure temporarily safe or to warn the public of the dangerous condition. The temporary safeguard work required may include, but shall not be limited to placement of placards or signage, erecting barrier tape, barricades, or fencing, securing openings, or other means as the *code official* deems necessary to address such emergency.

Section 4-13-14 IEBC EXISTING BUILDING CODE AMENDMENT, RENUMBER SECTION 117, DEMOLITION, TO SECTION 119, DELETE THE ENTIRE SECTION AND REPLACE WITH SUBSECTION 119.1, GENERAL

Section 117, Demolition, shall be renumbered as section 119 and deleted and replaced by subsection 119.1 General, to read as follows:

119.1 General. The *code official* shall have the authority to require demolition of conditions determined to be dangerous. Conditions determined to be dangerous that would not be feasible to repair shall be removed or abated in accordance with the provisions of the *Uniform Code for the Abatement of Dangerous Buildings* as adopted by the *Dangerous Buildings Code* of Boise City.

Section 4-13-15 IEBC EXISTING BUILDING CODE AMENDMENT, SECTION 202, GENERAL DEFINITIONS, DANGEROUS

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment, or dislodgement of any portion, member, appurtenance, or ornamentation of the building or structure under established service loads.
3. The building or structure meets the definition of a dangerous building set forth by the *Uniform Code for the Abatement of Dangerous Buildings* as adopted under the *Dangerous Buildings Code* of Boise City.

Section 4-13-16 IEBC EXISTING BUILDING CODE AMENDMENT, SECTION 1401.2, APPLICABILITY

1401.2 Applicability. Buildings or structures existing prior to August 8, 1936, or existing prior to 1976 in Ada County and later annexed into the city of Boise City, in which there is work that involves or includes additions, alterations, or changes of occupancy shall be required to conform with the requirements of this code or the provisions of Chapters 5 through 13. Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

(Ord 42-17, Repealed and Replaced)