

EVALUATION OF A CHANGE IN OCCUPANCY FROM F-1 to R-2  
2005 CONNECTICUT STATE BUILDING CODE

PART A - General Code Applications

Prepared for

Design & Trades Conference  
March 15, 2011

*Office of Education and Data Management  
Division of Fire, Emergency and Building Services  
Department of Public Safety  
State of Connecticut*

Prepared by

**Bruce J. Spiewak, AIA**  
**Consulting Architect, LLC**

375 Morgan Lane #405  
West Haven, CT 06516  
(203) 931-9945

March, 2011

## GENERAL CODE APPLICATIONS, STATE OF CONNECTICUT

### EXISTING BUILDINGS

The commentary contained herein is the professional opinion of Bruce J. Spiewak, AIA, Consulting Architect, LLC (BJS). References herein to Connecticut State Building Code (CSBC) and the Connecticut State Fire Safety Code (CSFSC) are for information only. Jurisdiction for the enforcement of the CSBC lies with the Local Building Official. Jurisdiction for the enforcement of the CSFSC lies with the Local Fire Marshal, except where specifically assigned to the State Fire Marshal. It is not the intent of BJS to supersede the authority of these Officials.

#### GENERAL CODE INFORMATION:

##### CONNECTICUT STATE BUILDING CODE

The Connecticut State Building Code/2005, became effective December 31, 2005. This Code is based on the International Code Council (ICC) International Building Code 2003, a model building code published by the International Code Council. The 2009 CT Amendments became effective August 1, 2009.

This code's applicability to existing structures, including additions, alterations and changes of use/occupancy is outlined in Section 101.2 Scope Exception 2, Section 101.4.5 (CT) Property Maintenance, Section 102.6 (CT) Existing Structures, Section 105.2.2 Repairs, Section 110.1 Use and Occupancy, Section 115.0 Unsafe Structures and Equipment, Section 501.1 Scope (Building Height and Area), Section 704.3 Buildings on the same lot, Section 903.3.5.2 Secondary water supply, Section 907.9.1 Visible alarms, Section 1007.1 Accessible means of egress required, Section 1009.3 Stair treads and risers, Section 1001.3 Maintenance (of Means of Egress), Section 1007.1 Accessible means of egress required, Section 1009.3 (CT) Stair treads and risers, Section 1025.4 Operational constraints, Chapter 11 Accessibility Section 1103.2.2 Existing buildings, Section 1510.3 (Roof) Recovering versus replacement, Section 1612 Flood Loads, Section 1614 Earthquake loads, Section 1808.2.18 Use of existing piers or piles, Section 3302 Construction safeguards, Section 3310.2, Maintenance of Exits (during construction) and Chapter 34, Existing Structures:

**101.2 Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

#### **Exceptions:**

1. Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the 2003 International Residential Code.
2. Existing buildings undergoing repair, movement, alterations or additions and change of occupancy shall be permitted to comply with the 2003 International Existing Building Code. The choice to comply with this code or the 2003 International Existing Building Code shall be made by the permit applicant at the time of application for the building permit and shall be indicated on the construction documents in writing.

**101.4.5 Property maintenance.** The 2003 International Property Maintenance Code is not adopted by the State of Connecticut. Property maintenance shall be in accordance with the requirements of this code and the applicable provisions of the 2005 Connecticut State Fire Safety Code. All references to the 2003

International Property Maintenance Code found within the body of the model document shall be considered null and void.

**102.6 Existing structures.** The legal use and occupancy of any building or structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code or the 2005 Connecticut State Fire Safety Code.

**105.1.3 Connecticut State Fire Safety Code abatement.** Where conflicts exist between the requirements of this code and the requirements of Connecticut State Fire Safety Code abatement orders issued in writing by the local fire marshal with respect to existing buildings, the requirements of that portion of the Connecticut State Fire Safety Code that regulates existing buildings shall take precedence.

**Exceptions:**

1. Newfire protection systems shall meet the requirements of Chapter 9 of this code.
2. Electrical work shall meet the requirements of the 2005 NFPA 70 National Electrical Code.
3. Structural, plumbing and mechanical work shall conform to the requirements of this code.

**105.2.2 Repairs.** Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.**

**110.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

## **SECTION 115 UNSAFE STRUCTURES AND EQUIPMENT**

**115.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

**115.2 Record.** The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

**115.3 Notice.** If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and

specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

**115.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or © delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

**115.5 Restoration.** The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

## **SECTION 117 – VACANT BUILDINGS**

**117.1 General.** Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

**117.1.1 Abandoned premises.** Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured; which have been occupied by unauthorized persons or for illegal purposes; or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated or demolished in accordance with this code.

**117.2 Safeguarding vacant premises.** Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.

**117.2.1 Security.** Exterior openings and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals.

**117.2.2 Fire protection.** Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

### **Exceptions:**

I. When the premises have been cleared of all combustible materials and debris and, in the opinion of the code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.

II. Where buildings will not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply) provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.

**117.2.3 Fire separation.** Fire-resistance-rated partitions, fire barriers and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained.

**117.3 Removal of combustibles.** Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove all accumulations of combustible materials and flammable or combustible waste or rubbish from such space. The premises shall be maintained clear of waste or hazardous materials.

### **Exceptions:**

1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy under a valid permit in accordance with this code.
2. Seasonally occupied buildings.

**117.4 Removal of hazardous materials.** Persons owning, or in charge or control of, a vacant building or

portion thereof, shall remove all accumulations of hazardous materials as defined by this code.

## **Section 202 DEFINITIONS**

**ADDITION.** An extension or increase in floor area or height of a building or structure.

**ALTERATION.** Any construction or renovation to an existing structure other than repair or addition.

**Occupancy: (not defined)**

**Occupancy, change of: (not defined)**

**REPAIR.** The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

**501.1 Scope.** The provisions of this chapter control the height and area of structures hereafter erected and additions to existing structures.

**704.3 Buildings on the same lot.** For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 704.5 and 704.8. Exception: Two or more buildings on the same lot shall either be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

**903.3.5.2 Secondary water supply.** A secondary on-site water supply equal to the hydraulically calculated sprinkler demand, including the hose stream requirement, shall be provided for high-rise buildings in Seismic Design Category C, D, E or F as determined by this code. The secondary water supply shall have a duration not less than 30 minutes. ~~as determined by the occupancy hazard classification in accordance with NFPA 13.~~

Exception: Existing buildings.

**907.9.1 Visible alarms.** Visible alarm notification appliances shall be provided in accordance with Sections 907.9.1.1 through 907.9.1.3.

### **Exceptions:**

1. Visible alarm notification appliances are not required in alterations, except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.
2. Visible alarm notification appliances shall not be required in exits as defined in Section 1002.1.

**1007.1 Accessible means of egress required.** Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section 1014.1 or 1018.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

### **Exceptions:**

1. Accessible means of egress are not required in alterations to existing buildings.
2. One accessible means of egress is required from an accessible mezzanine level in accordance with Section 1007.3 or 1007.4.
3. In assembly spaces with sloped floors, one accessible means of egress is required from a space where the common path of travel of the accessible route for access to the wheelchair spaces meets the

requirements in Section 1024.9.

**1009.3 Stair treads and risers.** Stair riser heights shall be 7 inches maximum and 4 inches minimum. Stair tread depths shall be 11 inches minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by 3/8 inch.

**Exceptions:**

3. Circular stairways in accordance with Section 1009.7.
4. Spiral stairways in accordance with Section 1009.9.
5. Aisle stairs in assembly seating areas where the stair pitch or slope is set, for sightline reasons, by the slope of the adjacent seating area in accordance with Section 1024.11.2.
6. In occupancies in Group R-1 bed and breakfast establishments, in occupancies in Group R-3, as applicable in Section 101.2, within dwelling units in occupancies in Group R-2 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, the maximum riser height shall be 8 ¼ inches and the minimum tread depth shall be 9 inches. A nosing not less than ¾ inch but not more than 1 ¼ inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches.
7. The riser height and tread depth of existing stairways in buildings undergoing addition, alteration, repair, relocation or change of occupancy that involve the existing stairways shall be permitted to remain, provided the greatest riser height within any flight of stairs shall not exceed the smallest by 3/8 inch and the greatest tread depth within any flight of stairs shall not exceed the smallest by 3/8 inch.
8. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.

**1025.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1025.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with Section 907.2.10 regardless of the valuation of the alteration.

## **Chapter 11 Accessibility**

**1103.2.2 Existing buildings.** Existing buildings shall comply with Section 3409.

## **Chapter 15 Roof Assemblies and Rooftop Structures**

**1510.3 Recovering versus replacement.** New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

**Exceptions:**

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
2. Metal panel, metal shingle, and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1510.4.

**SECTION 1612 FLOOD LOADS**

**1612.1 General.** Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads.

**SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT.** Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

**1614 Earthquake Loads**

**[EB] 1614.1.1 Additions to existing buildings.** An addition that is structurally independent from an existing structure shall be designed and constructed as required for a new structure in accordance with the seismic requirements for new structures. An addition that is not structurally independent from an existing structure shall be designed and constructed such that the entire structure conforms to the seismic-force resistance requirements for new structures unless the following conditions are satisfied:

1. The addition conforms with the requirements for new structures,
2. The addition does not increase the seismic forces in any structural element of the existing structure by more than 5 percent, unless the element has the capacity to resist the increased forces determined in accordance with Sections 1613 through 1622, and
3. Additions do not decrease the seismic resistance of any structural element of the existing structure by more than 5 percent cumulative since the original construction, unless the element has the capacity to resist the forces determined in accordance with Sections 1613 through 1622.

**[EB] 1614.2 Change of occupancy.** When a change of occupancy results in a structure being reclassified to a higher seismic use group, the structure shall conform to the seismic requirements for a new structure.

**Exceptions:**

1. Specific detailing provisions required for a new structure are not required to be met where it can be shown an equivalent level of performance and seismic safety contemplated for a new structure is obtained. Such analysis shall consider the regularity, over strength, redundancy and ductility of the structure within the context of the specific detailing provided.
2. When a change of use results in a structure being reclassified from Seismic Use Group I to Seismic

Use Group II and the structure is located in a seismic map area where  $SDS < 0.33$ , compliance with this section is not required.

**[EB] 1614.3 Alterations.** Alterations are permitted to be made to any structure without requiring the structure to comply with Sections 1613 through 1623 provided the alterations conform to the requirements for a new structure. Alterations that increase the seismic force in any existing structural element by more than 5 percent or decrease the design strength of any existing structural element to resist seismic forces by more than 5 percent shall not be permitted unless the entire seismic force-resisting system is determined to conform to Sections 1613 through 1623 for a new structure.

**Exception:** Alterations to existing structural elements or additions of new structural elements that are not required by Sections 1613 through 1623 and are initiated for the purpose of increasing the strength or stiffness of the seismic force-resisting system of an existing structure need not be designed for forces conforming to Sections 1613 through 1623 provided that an engineering analysis is submitted indicating the following:

1. The design strength of existing structural elements required to resist seismic forces is not reduced.
2. The seismic force to required existing structural elements is not increased beyond their design strength.
3. New structural elements are detailed and connected to the existing structural elements as required by this chapter.
4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by this chapter.
5. The alterations do not create a structural irregularity as defined in Section 1616.5 or make an existing structural irregularity more severe.
6. The alterations do not result in the creation of an unsafe condition.

## **Chapter 18 Soils and Foundations**

**1808.2.18 Use of existing piers or piles.** Piers or piles left in place where a structure has been demolished shall not be used for the support of new construction unless satisfactory evidence is submitted to the building official, which indicates that the piers or piles are sound and meet the requirements of this code. Such piers or piles shall be load tested or redriven to verify their capacities. The design load applied to such piers or piles shall be the lowest allowable load as determined by tests or redriving data.

## **Chapter 33 Safeguards During construction**

**3302.1 Remodeling and additions.** Required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs or additions to any building or structure.

**Exceptions:**

1. When such required elements or devices are being remodeled, altered or repaired, adequate substitute provisions shall be made.
2. When the existing building is not occupied.

**3310.2 Maintenance of exits.** Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress systems and facilities.

## **CHAPTER 34 EXISTING STRUCTURES**

### **[EB] SECTION 3401 GENERAL**

**3401.1 Scope.** The provisions of this chapter shall control the alteration, repair, addition and change of occupancy of existing structures.

Exception: Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300-02.

### **3401.2 Maintenance.**

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

**3401.3 Compliance with other codes.** In addition to the requirements of this code, alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the 2005 Connecticut State Fire Safety Code, 2003 International Plumbing Code, 2003 International Mechanical Code and the 2005 NFPA 70 National Electrical Code.

## **[EB] SECTION 3402 DEFINITIONS**

**3402.1.1 Definitions.** Amend the following definition:

**TECHNICALLY INFEASIBLE.** An alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility. The determination of technical infeasibility is made jointly by the State Building Inspector and the Executive Director of the Office of Protection and Advocacy for Persons with Disabilities in accordance with the provisions of subsection (b) of section 29-269 of the Connecticut General Statutes.

## **[EB] SECTION 3403 ADDITIONS, ALTERATIONS OR REPAIRS**

**3403.1 Existing buildings or structures.** Additions or alterations to any building or structure shall conform with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

**Exception:** For buildings and structures in flood hazard areas established in Section 1612.3, any additions, alterations or repairs that constitute substantial improvement of the existing structure, as defined in Section 1612.2, shall comply with the flood design requirements for new construction and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

**3403.2 Structural.** Additions or alterations to an existing structure shall not increase the force in any structural element by more than 5 percent, unless the increased forces on the element are still in compliance with the code for new structures, nor shall the strength of any structural element be decreased to less than that required by this code for new structures. Where repairs are made to structural

elements of an existing building, and uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements for new structures.

**3403.2.1 Existing live load.** Where an existing structure heretofore is altered or repaired, the minimum design loads for the structure shall be the loads applicable at the time of erection, provided that public safety is not endangered thereby.

**3403.2.2 Live load reduction.** If the approved live load is less than required by Section 1607, the areas designed for the reduced live load shall be posted in with the approved load. Placards shall be of an approved design.

**3403.3 Nonstructural.** Nonstructural alterations or repairs to an existing building or structure are permitted to be made of the same materials of which the building or structure is constructed, provided that they do not adversely affect any structural member or the fire-resistance rating of any part of the building or structure.

**3403.4 Stairways.** An alteration or the replacement of an existing stairway in an existing structure shall not be required to comply with the maximum riser height and minimum tread depth requirements of a new stairway as outlined in Section 1009.3 where the existing space and construction will not allow a reduction in pitch or slope.

**3403.5 Means of egress.** In addition to the requirements of this code, means of egress in existing buildings undergoing additions, alterations or repairs shall meet the requirements of the provisions of Part IV of the Connecticut State Fire Safety Code for the proposed occupancy.

## [EB] SECTION 3404 FIRE ESCAPES

**3404.1 Where permitted.** Fire escapes shall be permitted only as provided for in Sections 3404.1.1 through 3404.1.4.

**3404.1.1 New buildings.** Fire escapes shall not constitute any part of the required means of egress in new buildings.

**3404.1.2 Existing fire escapes.** Existing fire escapes shall be continued to be accepted as a component in the means of egress in existing buildings only.

**3404.1.3 New fire escapes.** New fire escapes for existing buildings shall be permitted only where exterior stairs cannot be utilized due to lot lines limiting stair size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows.

**3404.1.4 Limitations.** Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required exit capacity.

**3404.2 Location.** Where located on the front of the building and where projecting beyond the building line, the lowest landing shall not be less than 7 feet (2134 mm) or more than 12 feet (3658 mm) above grade, and shall be equipped with a counterbalanced stairway to the street. In alleyways and thoroughfares less than 30 feet (9144 mm) wide, the clearance under the lowest landing shall not be less than 12 feet (3658 mm).

**3404.3 Construction.** The fire escape shall be designed to support a live load of 100 pounds per square

foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type 5 construction. Walkways and railings located over or supported by combustible roofs in buildings of Type 3 and 4 construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

**3404.4 Dimensions.** Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm) and landings at the foot of stairs not less than 40 inches (1016mm) wide by 36 inches (914mm) long, located not more than 8 inches (203 mm) below the door.

**3404.5 Opening protectives.** Doors and windows along the fire escape shall be protected with 3/4-hour opening protectives.

## [EB] SECTION 3405 GLASS REPLACEMENT

**3405.1 Conformance.** The installation or replacement of glass shall be as required for new installations.

## [EB] SECTION 3406 CHANGE OF OCCUPANCY

**3406.1 Conformance.** No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

**3406.2 Certificate of occupancy.** A certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.

**3406.3 Stairways.** Existing stairways in an existing structure shall not be required to comply with the maximum riser height and minimum tread depth requirements of a new stairway as outlined in Section 1009.3 where the existing space and construction will not allow a reduction in pitch or slope.

**3406.4 Means of egress.** In addition to the requirements of this code, means of egress in existing buildings undergoing additions, alterations or repairs shall meet the requirements of the provisions of Part IV of the Connecticut State Fire Safety Code for the proposed occupancy.

## [EB] SECTION 3407 HISTORIC BUILDINGS

**3407.1 Historic buildings.** Exemptions may be granted to the provisions of this code for historic structures pursuant to section 29-259 of the Connecticut General Statutes.

**3407.2 Flood hazard areas.** Within flood hazard areas established in accordance with Section 1612.3, where the work proposed constitutes substantial improvement as defined in Section 1612.2, the building shall be brought into conformance with Section 1612.

**Exception:** Historic buildings that are:

- a. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or
- b. Determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or c. Designated as historic under a state or local historic

preservation program that is approved by the Department of Interior.

## [EB] SECTION 3408 MOVED STRUCTURES

**3408.1 Conformance.** Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

**Exception:** Buildings or structures moved into or within the jurisdiction shall be permitted to comply with the 2003 International Existing Building Code for relocated or moved buildings or structures.

## [EB] SECTION 3409 ACCESSIBILITY FOR EXISTING BUILDINGS

**3409.1 Scope.** The provisions of Sections 3409.1 through 3409.8 apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

**Exception:** Type B dwelling or sleeping units required by Section 1107 are not required to be provided in existing buildings and facilities undergoing alteration or in the existing portion of buildings to which additions are being made.

**3409.2 Maintenance of facilities.** A building, facility or element that is constructed or altered to be accessible shall be maintained accessible during occupancy.

**3409.3 Change of occupancy.** Existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with Section 1110.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when passenger loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.
7. At least one accessible toilet room or toilet and bathing facility per gender complying with Section 1109.2.
8. At least one accessible means of egress complying with Section 1007.
9. Type A and Type B units as required by Section 1107.

Where it is technically infeasible as defined in Section 3402.1 to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with this section and Sections 3409.4, 3409.5, 3409.6 and 3409.7.

**3409.4 Additions.** Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of primary function, shall comply with the requirements in Section 3409.6 for accessible routes.

**3409.5 Alterations.** A building, facility or element that is altered shall comply with the applicable provisions in Chapter 11 and ICC/ANSI A117.1-2003, unless technically infeasible. When it has been determined that the alteration is technically infeasible, as defined herein, the alteration shall provide access to the maximum extent technically feasible.

### **Exceptions:**

1. The altered element or space is not required to be on an accessible route, unless required by Section 3409.6.
2. Accessible means of egress required by Chapter 10 are not required to be provided in existing buildings and facilities undergoing alteration.
3. *Alterations to individually owned Type A dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units and shall comply with the applicable provisions of Chapter 11 and ICC/ANSI A117.1-2003.*

**3409.5.1 Extent of application.** An alteration of an existing element, space or area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility.

**3409.6 Alterations affecting an area containing a primary function.** Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.

**Exceptions:**

1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

**3409.7 Scoping for alterations.** The provisions of Sections 3409.7.1 through 3409.7.12 shall apply to alterations to existing buildings and facilities.

**3409.7.1 Entrances.** Accessible entrances shall be provided in accordance with Section 1105. Exception: Where an alteration includes alterations to an entrance, and the building or facility has an accessible entrance, the altered entrance is not required to be accessible, unless required by Section 3409.6. Signs complying with Section 1110 shall be provided.

**3409.7.2 Elevators.** Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.

**3409.7.3 Lifts and limited use, limited access elevators in existing buildings.** Vertical wheelchair or incline lifts, inclined stairway chairlifts and limited use, limited access elevators shall not be a part of an accessible route in existing buildings undergoing alteration or repair except that vertical wheelchair lifts and limited use, limited access elevators shall be permitted in existing buildings where permitted in the locations set forth in Section 1109.7. Pursuant to section 29-200 of the Connecticut General Statutes, the following additional exceptions are allowed:

**Exceptions:**

1. In existing buildings principally used for meeting, gathering or assembling by any civic, religious, fraternal or charitable organization.
2. In residential buildings designed to be occupied by one or two families.

3. In other existing buildings and structures only if the Executive Director of the Office of Protection and Advocacy for Persons with Disabilities and the State Building Inspector jointly approve such installation.

Lifts and limited use, limited access elevators shall be installed in accordance with regulations adopted under authority of section 29-200 of the Connecticut General Statutes. Limited use, limited access elevators shall also be installed in accordance with regulations adopted under authority of section 29-192 of the Connecticut General Statutes .

**3409.7.4 Stairs and escalators in existing buildings.** In alterations where an escalator or stair is added where none existed previously, an accessible route shall be provided in accordance with Sections 1104.4 and 1104.5.

**3409.7.5 Ramps.** Where steeper slopes than allowed by Section 1010.2 are necessitated by space limitations, the slope of ramps in or providing access to existing buildings or facilities shall comply with Table 3409.7.5.

**TABLE 3409.7.5 RAMPS**

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

For SI: 1 inch = 25.4 mm.

**3409.7.6 Performance areas.** Where it is technically infeasible to alter performance areas to be on an accessible route, at least one of each type of performance area shall be made accessible.

**3409.7.7 Dwelling or sleeping units.** Where I-1, I-2 , I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107 for Accessible, Type A or Type B units and Chapter 9 for accessible alarms apply only to the quantity of spaces being altered or added.

**3409.7.8 Jury boxes and witness stands.** In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the means of egress.

**3409.7.9 Toilet rooms.** Where it is technically infeasible to alter existing toilet and bathing facilities to be accessible, an accessible unisex toilet or bathing facility is permitted. The unisex facility shall be located on the same floor and in the same area as the existing facilities.

**3409.7.9.1 Directional signage.** Where existing toilet or bathing rooms are being altered and are not made accessible, directional signage shall be provided indicating the location of the nearest accessible toilet or bathing facility within the facility.

**3409.7.10 Dressing, fitting and locker rooms.** Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

**3409.7.11 Check-out aisles.** Where check-out aisles are altered, at least one of each check-out aisle serving each function shall be made accessible until the number of accessible check-out aisles complies with Section 1109.12.2.

**3409.7.12 Thresholds.** The maximum height of thresholds at doorways shall be 3/4 inch (19.1 mm). Such thresholds shall have beveled edges on each side.

**3409.7.13 Assembly seating.** Where it is technically infeasible to disperse accessible seating throughout an altered assembly area, accessible seating areas may be clustered. Each accessible wheelchair space shall have provisions for companion seating and shall be located on an accessible route that also serves as an accessible means of egress.

**3409.8 Historic buildings.** These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 3409.8.1 through 3409.8.5 for that element shall be permitted.

**3409.8.1 Site arrival points.** At least one accessible route from a site arrival point to an accessible entrance shall be provided.

**3409.8.2 Multilevel buildings and facilities.** An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

**3409.8.3 Entrances.** At least one main entrance shall be accessible.

**Exceptions:**

1. If a main entrance cannot be made accessible, an accessible nonpublic entrance that is unlocked while the building is occupied shall be provided; or
2. If a main entrance cannot be made accessible, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1110 shall be provided at the primary entrance and the accessible entrance.

**3409.8.4 Toilet and bathing facilities.** Where toilet rooms are provided, at least one accessible toilet room complying with Section 1109.2.1 shall be provided.

**3409.8.5 Ramps.** The slope of a ramp run of 24 inches (610 mm) maximum shall not be steeper than one unit vertical in eight units horizontal (12-percent slope).

## [EB] SECTION 3410 COMPLIANCE ALTERNATIVES

**3410.1 Compliance.** The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy without requiring full compliance with Chapters 2 through 33, or Sections 3401.3, and 3403 through 3407, except where compliance with other provisions of this code is specifically required in this section.

**3410.1.1 Means of egress.** In addition to the requirements of this code, means of egress in existing buildings utilizing the compliance alternatives of Section 3410 shall meet the requirements of the provisions of Part IV of the Connecticut State Fire Safety Code for the proposed occupancy.

**3410.2 Applicability.** Structures existing prior to the adoption date of the 2005 State Building Code, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Groups H or I.

**3410.2.1 Change in occupancy.** Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

**3410.2.2 Partial change in occupancy.** Where a portion of the building is changed to a new occupancy classification, and that portion is separated from the remainder of the building with fire barrier wall assemblies having a fire-resistance rating as required by Table 302.3.2 for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section.

Where a portion of the building is changed to a new occupancy classification, and that portion is not separated from the remainder of the building with fire separation assemblies having a fire-resistance rating as required by Table 302.3.2 for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

**3410.2.3 Additions.** Additions to existing buildings shall comply with the requirements of this code for new construction. The combined height and area of the existing building and the new addition shall not exceed the height and area allowed by Chapter 5. Where a fire wall that complies with Section 705 is provided between the addition and the existing building, the addition shall be considered a separate building.

**3410.2.4 Alterations and repairs.** An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33.

**3410.2.5 Accessibility requirements.** All portions of the buildings proposed for change of occupancy shall conform to the accessibility provisions of Chapter 11.

**3410.3 Acceptance.** For repairs, alterations, additions and changes of occupancy to existing buildings that are evaluated in accordance with this section, compliance with this section shall be accepted by the building official.

**3410.3.1 Hazards.** Where the building official determines that an unsafe condition exists, as provided for in Section 115, such unsafe condition shall be abated in accordance with Section 115.

**3410.3.2 Compliance with other codes.** Buildings that are evaluated in accordance with this section shall comply with the International Fire Code and International Property Maintenance Code.

**3410.4 Investigation and evaluation.** For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section.

**3410.4.1 Structural analysis.** The owner shall have a structural analysis of the existing building made to determine adequacy of structural systems for the proposed alteration, addition or change of occupancy. The existing building shall be capable of supporting the minimum load requirements of Chapter 16.

**3410.4.2 Submittal.** The results of the investigation and evaluation as required in Section 3410.4, along with proposed compliance alternatives, shall be submitted to the building official.

**3410.4.3 Determination of compliance.** The building official shall determine whether the existing building, with the proposed addition, alteration or change of occupancy, complies with the provisions of this section in accordance with the evaluation process in Sections 3410.5 through 3410.9.

**3410.5 Evaluation.** The evaluation shall be comprised of three categories: fire safety, means of egress and general safety, as defined in Sections 3410.5.1 through 3410.5.3.

**3410.5.1 Fire safety.** Included within the fire safety category are the structural fire resistance, automatic fire detection, fire alarm and fire suppression system features of the facility.

**3410.5.2 Means of egress.** Included within the means of egress category are the configuration, characteristics and support features for means of egress in the facility.

**3410.5.3 General safety.** Included within the general safety category are the fire safety parameters and the means of egress parameters.

**3410.6 Evaluation process.** The evaluation process specified herein shall be followed in its entirety to evaluate existing buildings. Table 3410.7 shall be utilized for tabulating the results of the evaluation. References to other sections of this code indicate that compliance with those sections is required in order to gain credit in the evaluation herein outlined. In applying this section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 3410.6.16, the score for each occupancy shall be determined and the lower score determined for each section of the evaluation process shall apply to the entire building. Where the separation between the mixed occupancies qualifies for any category indicated in Section 3410.6.16, the score for each occupancy shall apply to each portion of the building based on the occupancy of the space.

**SUMMARY - CSBC :** These Sections point out that:

(a) Changes may be required, at the discretion of the Local Building Official, in existing structures which do not conform to the requirements for new buildings, when he believes that it is necessary for the general safety and welfare of the occupants and the public, even in cases when no new work or change of use or occupancy is proposed. Inspection and enforcement in existing buildings is traditionally performed, however, by the Fire Marshal, under the Connecticut State Fire Safety Code.

(b) Where there is a Change of Occupancy, Accessibility provisions for new construction shall apply to the change of occupancy. In addition, the Code Official can exercise discretion as to which provisions of the CSBC will apply, in response to the relative level of hazard to the public. Any special provisions for the new Use which are more stringent than the requirements for the previous use will apply.

(c) Addition or alteration work itself must comply with the requirements for new construction, without requiring the existing structure to comply with all the requirements of the CSBC, however, alterations to a primary functional area triggers a requirement to provide access for persons with disabilities to that area and to the restrooms and drinking fountains serving that area.

(d) When a building is in a flood hazard zone, repair work in excess of 50% of the replacement value will require the building to be in compliance with the code requirements for new construction.

- (e) Any building plus new addition shall not exceed the height, number of stories and area specified for new buildings.
- (f) The use of Chapter 34, Section 3410 is an option available to the designer for a rehabilitation project, but it is not mandatory. Alternatively one could provide full compliance with Chapters 2 through 33, Sections 3401.3, and 3403 through 3409.
- (g) Existing buildings undergoing repair, alterations or additions and change of occupancy shall be *permitted* to comply with the International Existing Building Code.
- (h) The Building Official does have jurisdiction over maintenance of existing means of egress, however this is traditionally allocated to the Fire Marshal, under the Connecticut State Fire Safety Code.

## CONNECTICUT STATE FIRE SAFETY CODE

The Connecticut State Fire Safety Code/2005, became effective about December 31, 2005. This Code is based on the 2003 Edition of the International Fire Code, for new work and alterations and additions, and the 2003 edition of NFPA 101 Life Safety Code, for existing occupancies. The 2009 CT Amendments became effective August 1, 2009.

### **Part III of the CSFSC/2005 applies to New Construction, renovations and Change of Use.**

As an alternative to meeting the requirements of the International Fire Code, the applicant has the option of complying with the International Existing Building Code, as adopted by the CSBC/2005.

#### **Sec. 29-292-14e Application**

The provisions of this section shall apply to all buildings or structures, or portions thereof, constructed, renovated, altered or undergoing a change of occupancy.

Any references within the body of this code to the International Building Code<sup>®</sup>, International Mechanical Code<sup>®</sup> and International Residential Code<sup>®</sup> shall be considered references to the State Building Code.

Any references within the body of this code to the International Electrical Code<sup>™</sup> shall be considered references to the National Electrical Code<sup>®</sup>, NFPA 70.

#### **Sec. 29-292-15e Alternative Compliance**

Any building or structure, or portion thereof, evaluated and determined to be in compliance with the International Existing Building Code<sup>®</sup>, as adopted and amended by the State Building Code, shall be deemed in compliance with this Part III of the Connecticut State Fire Safety Code. Those portions not affected by alteration, addition or change of occupancy shall comply with Part IV of this code.

#### **Sec. 29-292-16e. Adopted Standard**

The following standard promulgated by the International Code Council, Inc., is hereby adopted as part of sections 29-292-14e to 29-292-17e, inclusive, of the Regulations of Connecticut State Agencies:

International Fire Code<sup>®</sup> of the International Code Council, Inc., 2003 edition except as amended, altered or deleted and by the addition of certain provisions as indicated in section 29-292-17e of the Regulations of Connecticut State Agencies.

This standard is available from the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478-5795.

### **Part IV of the CSFSC/2005 applies to Existing Buildings / Occupancies.**

#### **Sec. 29-292-18e. Application**

The provisions of this section shall only apply to an occupancy or use located within buildings or structures, or portions thereof, that existed prior to the adoption of this code.

The provisions of Part III of this code shall apply to all buildings or structures, or portions thereof, undergoing a change of occupancy.

The design and construction of new structures shall comply with Part III of this code.

Repairs, alterations and additions to existing structures shall comply with Part III of this code.

**Sec. 29-292-19e. Changes of Use**

A change from one occupancy classification to another in any building or structure shall be in accordance with section 29-292-11e of the Regulations of Connecticut State Agencies.

**Sec. 29-292-20e.**

The following standard promulgated by the National Fire Protection Association (NFPA) is hereby adopted as part of sections 29-292-18e to 29-292-21e, inclusive, of the Regulations of Connecticut State Agencies:

Life Safety Code® of the National Fire Protection Association, Standard 101 (NFPA 101®), 2003 edition, with appendices, except as amended, altered or deleted and by the addition of certain provisions as indicated in section 29-292-21e of the Regulations of Connecticut State Agencies.

The standards promulgated by the NFPA are available from the National Fire Protection Association, Batterymarch Park, Quincy, Massachusetts 02269; telephone 1-800-344-3555.

**Part V of the CFSC applies to Maintenance and Operational Issues for all existing and new occupancies and uses.**

**Sec. 29-292-22e. Application.** The provisions of this section shall apply to all occupancies and uses located within buildings and structures.

**Sec. 29-292-23e. Classification of Occupancy or Use** Classification of the occupancy or use of a facility used in sections 29-292-22e to 29-292-25e, inclusive, of the Regulations of Connecticut State Agencies shall be as defined in Parts III and IV of this code.

**Sec. 29-292-24e. Adopted Standard** The following standard promulgated by the National Fire Protection Association (NFPA) is hereby adopted as part of sections 29-292-22e to 29-292-25e, inclusive, of the Regulations of Connecticut State Agencies:

Uniform Fire Code™ of the National Fire Protection Association, Standard 1 (NFPA 1), 2003 edition, with relevant appendices, except as amended, altered or deleted and by the addition of certain provisions as indicated in section 29-292-25e of the Regulations of Connecticut State Agencies.

This standard is available from the National Fire Protection Association, Batterymarch Park, Quincy, Massachusetts 02269; telephone 1-800-344-3555.

**SUMMARY CSFSC:** It has been clear since 1981 that the CSFSC is retroactive for existing buildings. The CSFSC/2005 code has separate parts and referenced standards for existing buildings or portions of buildings, and for new construction, additions, renovations and Change of Use. It also has a part for Maintenance and Operational Issues that applies to all buildings, whether new or existing.

END