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**Life Safety Issues that Must Be Addressed
To Ensure Safety of the Building’s Occupants
While Providing Relief from Other Code Provisions**

GUIDELINE

Life safety issues that must be addressed are always dependent upon the use of the building. Different life safety issues are associated with each occupancy classification. The primary areas of focus should include structural integrity, electrical safety, exiting and accessibility.

The 2018 International Existing Building Code (IEBC) provides relief from code provisions required for new buildings. Chapter 10 of the IEBC, the change of occupancy chapter, provides relief in building elements and materials, fire protection and means of egress based on the relative hazard level associated with each occupancy classification.

This policy applies to Tiers 1, 2, and 3 for structures permitted prior to 2000.

Tier 1: 5,000 square foot maximum. This can include an addition to the existing building. The addition cannot exceed 50% of the square footage of the existing building and a combined total of 5,000 square feet.

Tier 2: Greater than 5,000 square feet to 25,000 square feet.

Tier 3: Greater than 25,000 square feet to 100,000 square feet and Large Scale Commercial Retail as defined in the Zoning Ordinance “big box” (Mercantile Occupancy).

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.