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MNNESOTA RULES, CHAPTER 1311
ADOPTION OF THE 2012 INTERNATIONAL EXISITNG BUILDING
CODE

1311.0010 ADOPTION OF THE INTERNATIONAL EXISTING BUILDING CODE BY REFERENCE

Subp. 1. General. For the purposes of this chapter, “IEBC means the 2012 edition of the International Existing Building Code as promulgated by the International Code Council, Falls Church, Virginia. The IEBC is incorporated by reference and made a part of the Minnesota State Building Code, except as qualified by the applicable provisions in chapter 1300, and as amended in this chapter. The 2012 IEBC is not subject to frequent change and a copy of the 2012 IEBC, with amendments for use in Minnesota, is available in the office of the Commissioner of Labor and Industry. The IEBC is copyright 2012 by the International Code Council. All rights reserved.

[D1]

Subp. 2. Mandatory chapters. IEBC chapters 2 through 14 and 16 must be administered by any municipality that has adopted the code, except as qualified by the applicable provisions in chapter 1300, and as amended by this chapter.

Resource A “Guidelines on Fire Ratings of Archaic Materials and Assemblies” is provided as useful information intended to assist the code user and shall not be adopted as part of this code.

[D2]

Subp. 3. Replacement chapters and provisions. The following IEBC chapters and/or sections are deleted and replace with the provisions listed below:

A. Chapter 1 of the 2012 IEBC and any references to code administration in this code are deleted and replaces with Minnesota Rules, Chapter 1300, Administration of the State Building Code.

[D3]

B. **Accessibility for existing buildings.** Accessibility provisions found in the following sections of the IEBC are deleted in their entirety: 410, 605, 705, 801.1 *exception*, 806, 901.2 *exception*, 906, 1006, 1012.8, 1105, 1204, 1205.15 and 1401.2.5. Requirements for accessibility are found in MN Rules Chapter 1341. [D4]

C. **Elevators and platform lifts provisions.** Reference to elevator and platform lift provisions in the IEBC mean the Minnesota Elevators and Related Devices Code, adopted pursuant to MN Rules Chapter 1307 and Minnesota Statutes, section 16B.61, subdivision 1.

D. **Flood hazard or floodproofing provisions.** Any flood hazard or floodproofing provisions in the IEBC, and any reference to those provisions, are deleted in their entirety. Requirements for floodproofing are located in MN Rules Chapter 1335, Floodproofing Regulations. [D5]

E. Seismic or earthquake provisions. Any seismic or earthquake provisions of the IEBC and any references to them are deleted and are not included in this code. [D6]

1311.0020 REFERENCES TO OTHER INTERNATIONAL CODE COUNCIL CODES.

Subp. 1. General. References to other codes and standards promulgated by the International Code Council in the IEBC are modified in subparts 2 to 9.

Subp. 2. Building Code. References to the International Building Code in this code mean the Minnesota Building Code, adopted pursuant to MN Rules, Chapter 1305, and Minnesota Statutes, section 326B.106, subdivision 1. [D7]

Subp. 3. Fire code. References to the International Fire Code in this code mean the Minnesota State Fire Code, adopted pursuant to MN Rules Chapter 1346 and Minnesota Statutes, section 16B.61, subdivision 1.

Subp. 4. International Property Maintenance Code. References to the International Property Maintenance Code in this code do not apply and are deleted. [D8]

Subp. 5. Fuel gas code. References to the International Fuel Gas Code in this code mean the Minnesota Mechanical Code, adopted pursuant to MN Rules Chapter 1346 and Minnesota Statutes, section 326B.106, subdivision 1.

Subp. 6. Mechanical code. References to the International Mechanical Code in this code mean the Minnesota Mechanical Code, adopted pursuant to MN Rules Chapter 1346 and Minnesota Statutes, section 326B.106, subdivision 1.

Subp. 7. Plumbing code. References to the International Plumbing Code in this code mean the Minnesota Plumbing Code, adopted pursuant to MN Rules Chapter 4715 and Minnesota Statutes, section 326B.106, subdivision 1 and 2.

Subp. 8. Energy conservation code. References to the International Energy Conservation Code in this code mean the Minnesota Energy Code, MN Rules, Chapter 1322 and chapter 1323 adopted pursuant to Minnesota Statutes, 326B.106 subdivision 1.

Subp. 9. Residential code. References to the International Residential Code in this code do not apply and are deleted. [D9]

Subp. 10. Private sewage disposal code. References to the International Private Sewage Disposal Code, in this code mean the Minnesota Pollution Control Agency's minimum standards and criteria for individual sewage treatment systems adopted pursuant to MN Rules Chapter 7080 and Minnesota Statutes, chapters 103F, 103G, 115 and 116.

Subp. 11. Electrical code. References to the NFPA 70 National Electrical Code in this code mean the Minnesota Electrical Code, adopted pursuant to MN Rules Chapter 1315 and Minnesota Statutes, section 326B.35.

1311.0030 ADMINISTRATIVE PROCEDURE CRITERIA.

Procedures relating to the administration and enforcement of this code under Minnesota Statutes, section _____, are contained in MN Rules Chapter 1300, Administration Of The State Building Code. MN Rules, Chapter 1300, governs the application of this code. [D10]

CHAPTER 2 DEFINITIONS

1311.0202 EXISTING BUILDING. A building erected prior to the date of adoption of ~~the~~ appropriate ~~this~~ [D11] code, or one for which a legal building permit has been issued.

1311.0202 HISTORIC BUILDING. Any building or structure that is listed in the National Register of Historic Places; designated as a historic property under local or state designation law ~~or survey;~~ [D12] certified as a contributing ~~resources~~ [CM13] within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

CHAPTER 3 COMPLIANCE METHODS

IEBC Section 301.1 IEBC Section 301.1 is amended to read as follows:

1311.0301.1 Prescriptive compliance method. *Repairs, alterations, additions, and changes of occupancy* complying with Chapter 4 of this code in buildings complying with ~~Chapter 11 of the International Fire Code~~ Minnesota State Fire Code shall be considered in compliance with the provisions of this code. The building official may require the owner to provide a written report prepared by a Registered Design Professional or other Approved Agency that demonstrates the building complies with Chapter 11 of the Minnesota State Fire Code. [D14]

CHAPTER 4 PRESCRIPTIVE COMPLIANCE METHOD

IEBC Section 401.1 IEBC Section 401.1 **Exception** is amended to read as follows:

1311.401.1 Scope. The provisions of this chapter shall control the *alteration, repair, addition, and change of occupancy or relocation of existing buildings and structures, including historic buildings and structures* as referenced in Section 301.1.1.

Exception: Existing bleachers, grandstands and folding and telescoping seating shall comply with ~~ICC 300 1305.1028.~~ [D15]

IEBC Section 403.1 IEBC Section 403.1 **Exceptions** is amended to read as follows:

1311.403.1 Exceptions:

1. An existing stairway shall not be required to comply with the requirements of Section 1009 of the *International Building Code* ~~where the existing space and construction does not allow a reduction in pitch or slope.~~ provided the existing stairway complies with section 1104.10, 1104.11, 1104.12 and 1104.13 of the MN State Fire Code. [D16]

2. Handrails otherwise required to comply with Section 1009.12 of the International Building Code shall not be required to comply with the requirements of Section 1012.6 of the International Building Code regarding full extension of the handrails where such extensions would be hazardous due to plan configuration.

CHAPTER 5 CLASSIFICATION OF WORK

IEBC Section 502.1 is amended to read as follows:

1311.0502.1 Scope. *Repairs*, as defined in Chapter 2, include the patching or restoration or replacement of worn or [D17] *damaged materials, elements, equipment or fixtures* for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

CHAPTER 7 ALTERATIONS-LEVEL 1

IEBC Section 704.1 is amended to read as follows:

1311.0704.1 General. ~~Repairs~~ Alterations [D18] shall be done in a manner that maintains the level of fire protection.

CHAPTER 8 ALTERATIONS-LEVEL 2

IEBC Section 801.1 is amended to read as follows:

1311.0801.1 Scope. Level 2 alterations as described in Section 404 504 [D19] shall comply with the requirements of this chapter.

IEBC Section 802.1. IEBC Section 802.1 is amended to read as follows:

1311.802.1 General. *Alteration* of buildings classified as special use and occupancy as described in Chapter 4 of [D20] *the International Building Code* shall comply with the requirements of Section 801.1 ~~and the scoping provisions of Chapter 1 where applicable~~ [D21].

IEBC Section 803.3.2. IEBC Section 803.3.2 is amended to read as follows:

1311.803.3.2 Fire-resistance rating. The smoke barriers shall be fire-resistance rated for 30 minutes 1-hour [D22] and constructed in accordance with the *International Building Code*.

IEBC Section 804.2. IEBC Section 804.2 is amended to read as follows:

1311.804.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 804.2.1 through 804.2.5. Installation requirements shall be in accordance with ~~the *International Building Code*~~ Minnesota Rules Chapter 1305 and 1306, if specifically adopted by the jurisdiction. [D23]

IEBC Section 804.2.2 #1. IEBC Section 804.2.2 is amended by modifying 804.2.2 #1 to read as follows:

1311.804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4 S-1 and S-2. In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4 S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The *work area* is required to be provided with automatic sprinkler protection in accordance with ~~the *International Building Code*~~ Minnesota Rules Chapter 1305 and 1306, if specifically adopted by the jurisdiction. [D24] as applicable to new construction; and

IEBC Section 804.2.3. IEBC Section 804.2.3 is amended to read as follows:

1311.804.2.3 Windowless stories. Work located in a windowless story, as determined in accordance with the *International Building Code*, shall be sprinklered where the *work area* is required to be sprinklered under the provisions of ~~the *International Building Code*~~ Minnesota rule chapter 1305 and 1306, if specifically adopted by the jurisdiction. [D25] for newly constructed buildings and the building has a sufficient municipal water supply without installation of a new fire pump.

IEBC Section 804.2.4 #1. IEBC Section 804.2.4 is amended by modifying 804.2.4 #1 to read as follows:

1311.804.2.4 Other required automatic sprinkler systems. In buildings and areas listed in Table 903.2.11.6 of the *International Building Code*, *work areas*, that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with and automatic sprinkler system under the following conditions:

1. The *work area* is required to be provided with and automatic sprinkler system in accordance with ~~the *International Building Code*~~ Minnesota Rules Chapter 1305 and 1306, if specifically adopted by the jurisdiction. [D26] applicable to new construction; and

IEBC Section 805.2. IEBC 805.2 is amended by deleting *exception* #1.

1311.805.2 General. The means of egress shall comply with the requirements of this section.

Exceptions:

1. ~~Where the work area and the means of egress serving it complies with NFPA 101.~~
[D27]
2. Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the *code official*, they do not constitute a distinct hazard to life.

IEBC 805.3.1.1. IEBC Section 805.3.1.1 is amended by deleting #4.

1311.805.3.1.1 Single-exit buildings. Only one exit is required from buildings and spaces of the following occupancies:

4. ~~In community residences for the developmentally disabled, the maximum occupant load excluding staff is 12.~~ [D28]

IEBC Section 808.1 is amended to read as follows:

1311.808.1 New Installations. All newly installed electrical equipment and wiring relating to work done in any *work area* shall comply with the materials and methods requirements of Chapter 7 ~~NFPA 70.~~ [D29]

Exception: Electrical equipment and wiring in newly installed partitions and ceiling shall comply with all applicable requirements of NFPA 70.

IEBC Section 808.2 is amended to read as follows:

1311.808.2 Existing installations. Existing wiring in all work areas in Group A-1, A-2, A-5, H and I occupancies shall be upgraded to meet the materials and methods requirements of ~~Chapter 7.~~ ~~NFPA 70.~~ [D30]

IEBC Section 810.1 IEBC Section 810.1 is amended by modifying 810.1 to read as follows:

1311.810.1 Minimum fixtures. Where the occupant load of the story is increased by more the 20 percent, plumbing fixtures for the story shall be provided in quantities specified in ~~the~~ ~~*International Plumbing Code*~~ ~~Minnesota rule chapter 1305~~ [D31] based on the increased occupant load.

CHAPTER 9 ALTERATIONS-LEVEL 3

IEBC Section 901.2. IEBC Section 901.2 is amended by deleting the **exception**.

1311.901.2 Compliance. In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapter 7 and 8. The requirements of Sections 803, 804 and 805 shall apply within all *work areas* whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

Exception. Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 705.2 shall not be required to comply with this chapter. [D32]

IEBC Section 903.2.1. IEBC Section 903.2.1 is amended to read as follows:

903.2 Fire partitions in Group R-3. Fire separation in Group R-3 occupancies shall be in accordance with Section 903.2.1.

1311.903.2.1 Separation required. Where the *work area* is in any attached dwelling unit in Group R-3 ~~or any multiple single family dwelling (townhouse)~~ [D33], walls separating the dwelling units that are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures. All work shall be performed on the side of the dwelling unit wall that is part of the work area.

Exception. Where alteration or repairs do not result in the removal of wall or ceiling finishes exposing the structure, wall are not required to be continuous through concealed floor spaces.

CHAPTER 10 CHANGE OF OCCUPANCY

IEBC 1010.1 is amended to read as follows:

1311.1010.1 Increased demand. Where the occupancy of an *existing buildings* or part of an *existing building* is changed such that the new occupancy is subject to increased or different plumbing fixture requirements based on Minnesota rule chapter 1305, [D34] or to increased water supply requirements in accordance with the International Plumbing Code, the new occupancy shall comply with the intent of the respective International Plumbing Code.

IEBC 1012.2.1 is amended to read as follows:

1311.1012.2.1 Fire sprinkler system. Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of ~~the International Building Code and~~ MN rule chapter 1305 and 1306 if specifically adopted by the jurisdiction, [D35] such system shall be provided throughout the area where the *change of occupancy* occurs.

CHAPTER 12 HISTORIC BUILDINGS

IEBC 1201.2 is amended to read as follows:

IEBC 1201.2 Report. A *historic building* undergoing *repair, alteration, or change of occupancy* shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the *code official* by

a registered design professional when such a report is necessary in the opinion of the *code official*. Such report ~~shall be in accordance with Chapter 1 and~~ [D36] shall identify each required safety feature that is in compliance with this chapter and where compliance with other chapters of the provisions would be damaging to the contributing historic features. ~~For building assigned to Seismic Design Category D, E or F, a structural evaluation describing, at a minimum, the vertical and horizontal elements of the lateral force resisting system and any strengths or weaknesses therein shall be prepared. Additionally, the report shall describe each feature that is not in compliance with these provisions and shall demonstrate how the intent of these provisions is complied with in providing an equivalent level of safety.~~ [D37]

IEBC 1203.10.1 is amended to read as follows:

IEBC 1203.10.1 Height. Existing guards shall comply with the requirements of Section ~~605~~ 805. [D38]

CHAPTER 13 RELOCATED OR MOVED BUILDINGS

IEBC 1301.2 is amended to read as follows:

IEBC 1301.2 Conformance. ~~The building shall be safe for human occupancy as determined by the International Fire Code and the International Property Maintenance Code.~~ [D39] Buildings which are unsafe pursuant to MN Rules 1300.0180 shall not be moved. [D40] Any repair, alteration, or change of occupancy undertaken within the moved structure shall comply with the requirements of the code applicable to the work being performed. Any field-fabricated elements shall comply with the requirements of the International Building Code or the International Residential Code as applicable.