**REPI-143 Modification #1**

**Add new section as follows:**

**SECTION R501 GENERAL**

**R501.1 Scope.** The provisions of this chapter shall control the *alteration*, *repair*, *addition* and change of occupancy of existing *buildings* and structures.

**R501.1.1 General.** Except as specified in this chapter, this code shall not be used to require the removal, *alteration* or abandonment of, nor prevent the continued use and maintenance of, an existing *building* or *building* system lawfully in existence at the time of adoption of

this code. Unaltered portions of the existing *building* or *building* supply system shall not be required to comply with this code.

**R501.2 Compliance.** *Additions*, *alterations*, *repairs* or changes of occupancy to, or relocation of, an existing *building*, *building* system or portion thereof shall comply with Section R502, R503, R504 or R505, respectively, in this code. Changes where unconditioned space is changed to *conditioned space* shall comply with Section R502.

**R501.3 Maintenance.** *Buildings* and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices and systems that are required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner’s authorized agent shall be responsible for the maintenance of *buildings* and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of energy conservation, fire protection and safety systems and devices in existing structures.

**R501.4 Compliance.** *Alterations*, *repairs*, *additions* and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for *alterations*, *repairs*, *additions* and changes of occupancy or relocation, respectively, in this code and the *International* *Residential Code*, *International Building Code*, *International* *Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical* *Code*, *International Plumbing Code*, *International Property* *Maintenance Code*, *International Private Sewage Disposal* *Code* and NFPA 70.

**R501.5 New and replacement materials.** Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *repairs*, provided that hazards to life, health or property are not created. Hazardous materials shall not be used where the code for new construction would not allow their use in *buildings* of similar occupancy, purpose and location.

**R501.6 Historic buildings.** Provisions of this code relating to the construction, *repair, alteration*, restoration and movement of structures, and *change of occupancy* shall not be mandatory for *historic buildings* provided that a report has been submitted to the code official and signed by the owner, a *registered design professional*, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the *building*.

**R501.7 Change in space conditioning.** Any unconditioned

or low-energy space that is altered to become *conditioned*

*space* shall be required to be brought into full compliance

with this code.

**Exceptions:**

1. Where the simulated performance option in

Section R405 is used to comply with this section,

the annual energy cost of the *proposed design* is

permitted to be 110 percent of the annual energy

cost otherwise allowed by Section R405.2.

2. Where the Total UA, as determined in Section

R402.1.5, of the existing *building* and the *addition*,

and any *alterations* that are part of the

project, is less than or equal to the Total UA

generated for the existing *building*.

3. Where complying in accordance with Section

R405 and the annual energy cost or energy use of

the *addition* and the existing *building*, and any

*alterations* that are part of the project, is less than

or equal to the annual energy cost of the existing

*building*. The *addition* and any *alterations* that are

part of the project shall comply with Section R405

in its entirety.

**Revise as Follows:**

**Move entire Section R502.2 to R501.7 with no change in language**

**SECTION R502 ADDITIONS**

**~~R502.2 Change in Space Conditioning~~** ~~Any unconditioned~~

~~or low-energy space that is altered to become~~ *~~conditioned~~*

*~~space~~* ~~shall be required to be brought into full compliance~~

~~with this code.~~

**~~Exceptions:~~**

~~1. Where the simulated performance option in~~

~~Section R405 is used to comply with this section,~~

~~the annual energy cost of the~~ *~~proposed design~~* ~~is~~

~~permitted to be 110 percent of the annual energy~~

~~cost otherwise allowed by Section R405.2.~~

~~2. Where the Total UA, as determined in Section~~

~~R402.1.5, of the existing~~ *~~building~~* ~~and the~~ *~~addition~~*~~,~~

~~and any~~ *~~alterations~~* ~~that are part of the~~

~~project, is less than or equal to the Total UA~~

~~generated for the existing~~ *~~building~~*~~.~~

~~3. Where complying in accordance with Section~~

~~R405 and the annual energy cost or energy use of~~

~~the~~ *~~addition~~* ~~and the existing~~ *~~building~~*~~, and any~~ *~~alterations~~*

~~that are part of the project, is less than or equal to the annual~~

~~energy cost of the existing~~ *~~building~~*~~. The~~ *~~addition~~* ~~and any~~

*~~alterations~~* ~~that are part of the project shall comply with~~

~~Section R405 in its entirety.~~

**Reason Statement:**

The existing Section **R502.2 Change in space conditioning** in the additions chapter 5 Existing homes has no reference to additions. Is speaks to a general condition of changing a low energy space during an alteration to become a conditioned space. This is not an addition, so it was moved to a new section in R501 General as an overarching general requirement rather than one specific to additions.

**Cost** of construction will not be impacted