

CHAPTER 8

MESA EXISTING BUILDING CODE

(4112,4641)

- 4-8-1: GENERAL (4249,4641)
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4-8-1: GENERAL (4249,4641)

- (A) Title. This Chapter shall be known as the "Mesa Existing Building Code," may be cited as such, and will be referred to herein as "this Chapter." (4249)
- (B) Intent. The purpose of this Chapter is to establish the minimum requirements to safeguard the public health, safety, and welfare to the extent they are affected by the repair, renovation, alteration, change of occupancy, addition, and relocation of existing buildings. (4249)
- (C) Existing Occupancy. The legal occupancy of any building or structure existing on the date of the adoption of this Chapter shall be permitted to continue without change, provided such continued use is not dangerous to life, health, and safety as determined by the Building Safety Director. (4249)
- (D) Maintenance. Buildings, structures, and building service equipment, existing and new, and parts thereof shall be maintained in a safe and sanitary condition. Devices or safeguards, which are required by the technical codes, shall be maintained in conformance with the technical code under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of building structures and their building service equipment. To determine compliance with this Section, the Building Safety Director may cause a structure to be reinspected. (4249)
- (E) Compliance Options. The owner of an existing building, or the agent of the owner, that desires to repair, renovate, alter, change the occupancy of, construct an addition to, or relocate the existing building shall comply with one (1) of the following options: (4249)
 - 1. Section 4-8-2 - International Building Code, or (4249,4641)
 - 2. Section 4-8-3 - International Existing Building Code, (4249)

The owner or agent shall select one (1) option and the entire project shall comply with the requirements of the selected option. In addition, the owner shall comply with Title 4, Chapter 1, Mesa Administrative Code and Title 7, Chapter 2, Mesa Fire Code. (4249)

- 4-8-2: OPTION A – INTERNATIONAL BUILDING CODE: (4249,4641)**
Option A requires compliance with Title 4, Chapter 2, Mesa Building Code, especially Chapter 34 (Existing Structures) of the International Building Code 2006 Edition. (4249,4641)

4-8-3: OPTION B – INTERNATIONAL EXISTING BUILDING CODE: (4249,4641)

Option B requires compliance with that certain document known as the International Existing Building Code, which has been published as a Code in book form by the International Code Council and entitled International Existing Building Code, 2006 Edition, is hereby referred to, adopted, and made a part hereof as if fully set forth in this Section, with the following changes in and amendments to said Code: (4249,4641)

- (A) Sections 101.1 through 101.4.2 and 101.6 through 117.4 inclusive are deleted in their entirety. For administration of this Section, refer to Title 4, Chapter 1, Mesa Administrative Code. (4249,4641)
- (B) Section 202 General Definitions shall be amended by revising the definition of Existing Building to read as follows: (4249)

EXISTING BUILDING: A building erected prior to February 4, 2007 and one for which a legal Certificate of Occupancy has been issued for at least one year. (4249,4641)

- (C) Section 306.1 Scope is amended to read as follows: (4249)

306.1 Scope. Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2 and where the building has been legally occupied for at least one (1) year. (4249)

- (D) Section 704.2.1 High-Rise Buildings is amended to read as follows: (4249,4641)

704.2.1 High-Rise Buildings. In high-rise buildings, work areas that include exits or corridors shared by more than one (1) tenant or that serve an occupant load greater than thirty (30) shall be provided with automatic sprinkler protection. (4249,4641)

- (E) Section 704.2.2 Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2 is amended to read as follows: (4249,4641)

704.2.2 Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2. In buildings with occupancies in Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2, work areas that include exits or corridors shared by more than one (1) tenant or that serve an occupant load greater than thirty (30) shall be provided with automatic sprinkler protection where the work area is required to be provided with automatic sprinkler protection in accordance with the Mesa Building Code as applicable to new construction and the work area exceeds fifty percent (50%) of the floor area. (4249,4641)

- (F) Section 704.2.3 Windowless Stories is amended to read as follows: (4249,4641)

704.2.3 Windowless Stories. Work located in a windowless story, as determined in accordance with the Mesa Building Code, shall be sprinklered where the work area is required to be sprinklered under the provisions of the Mesa Building Code for newly constructed buildings. (4249,4641)

(G) Section 704.2.4 is amended to read as follows: (4249,4641)

704.2.4 Other Required Suppression Systems. In buildings and areas listed in Table 903.2.13 of the Mesa Building Code, work areas that include exits or corridors shared by more than one (1) tenant or serving an occupant load greater than thirty (30) shall be provided with sprinkler protection when the work area is required to be provided with automatic sprinkler protection in accordance with the Mesa Building Code applicable to new construction. (4249,4641)

(H) Section 901.1 scope is amended to read as follows:

901.1 Scope. The provisions of this chapter shall apply where a change of occupancy occurs, as defined in Section 202, including:

1. Where the occupancy classification is not changed; (4641)
2. Where there is a change in occupancy classification or the occupancy group designation changes. (4641)

The following occupancy comparison table is added as guidance for determining the appropriate change of occupancy or use classification for an existing building that has a legal Certificate of Occupancy based on City adopted codes. (4641)

TABLE 901.1 OCCUPANCY COMPARISON
(BUILDING CODE YEAR AND OCCUPANCIES)

2003	1994	1988	1985	1982	1979
A1	A1, A2, A2.1	A1, A2	A1, A2	A1, A2	A1, A2
A2	A2.1, A3	A1, A2, A2.1, A3, B2 (Food / Drink Occupancy under 50)	A1, A2, A2.1, A3, B2 (Food / Drink Occupancy under 50)	A1, A2, A2.1, A3, B2 (Food / Drink Occupancy under 50)	A1, A2, A2.1, A3, B2 (Food / Drink Occupancy under 50)
A3	A2.1, A3	A2.1, A3	A2.1, A3	A2.1, A3	A2.1, A3
A4	A2.1, A3	A4	A4	A4	A4
A5	A4	A4	A4	A4	A4
B	B (Food / Drink Occupancy Under 50)	B2 (Offices, Police / Fire) B (Food / Drink Occupancy Under 50)	B2 (Offices, Police / Fire) B (Food / Drink Occupancy Under 50)	B2 (Offices, Police / Fire) B (Food / Drink Occupancy Under 50)	B2 (Offices, Police / Fire) B (Food / Drink Occupancy Under 50)
E	E1, E2, E3	E1, E2, E3	E1, E2, E3	E1, E2, E3	E1, E2, E3
F1	F1	B4 (Power Plants), B2 (Printing Plants)	B4 (Power Plants), B2 (Printing Plants)	B4 (Power Plants), B2 (Printing Plants)	B4 (Power Plants), B2 (Printing Plants)
F2	F2	B4 (Ice Plants / Factories), B2 Factories / Work Shops	B4 (Ice Plants / Factories), B2 Factories / Work Shops	B4 (Ice Plants / Factories), B2 Factories / Work Shops	B4 (Ice Plants / Factories), B2 Factories / Work Shops
H1	H1	H1	H1	H1	H1
H2	H2	H2, B2 (Woodworking)	H2, H3, B2 (Woodworking)	H2, H3, B2 (Woodworking)	H2, H3, B2 (Woodworking)
H3	H3	H3	None	None	None
H4	H-7	H7	None	None	None
H5	H-6	H6	H6	None	None
I1	R1 / R3 Greater Than 16	None	None	None	None
I2	I1.2, I2 & I3	I1, I2, I3	I1, I2, I3	I1, I2, I3	I1, I2, I3
I3	I3	I3 (Jail)	I3 (Jail)	I3 (Jail)	I3 (Jail)
I4 Day Care Facilities	E3 & R3	E3 & R3	E3 & R3	E3 & R3	E3 & R3
Adult Care Facility	R3 & R4	R3 & R4	R3 & R4	R3 & R4	R3 & R4
Child Care Facility	R3 & E3	R3 & E3	R3 & E3	R3 & E3	R3 & E3

BUILDING CODE YEAR AND OCCUPANCIES, CONTINUED)

2003	1994	1988	1985	1982	1979
M	M	B2 Retail Stores, Paint Stores	B2 Retail Stores, Paint Stores	B2 Retail Stores, Paint Stores	B2 Retail Stores, Paint Stores
R1	R1 (Hotel) & R3 (Lodging) - Transit	R1 (Hotel / Motel), R3 Lodging - Boarding House Transient	R1 (Hotel / Motel), R3 Lodging - Boarding House Transient	R1 (Hotel / Motel), R3 Lodging - Boarding House Transient	R1 (Hotel / Motel), R3 Lodging - Boarding House Transient
R2		R1 (Convent / Monasteries)	R1 (Convent / Monasteries)	R1 (Convent / Monasteries)	R1 (Convent / Monasteries)
	R1 (Appt) & R3 (Lodging) Not Transit	R3 Lodging Boarding House Transient	R3 Lodging Boarding House Transient	R3 Lodging Boarding House Transient	R3 Lodging Boarding House Transient
R3	R3	R3	R3	R3	R3
I2	R4 Non Ambulatory	R4 Non Ambulatory	R4 Non Ambulatory	R4 Non Ambulatory	R4 Non Ambulatory
R4	R4 Ambulatory	R4 Ambulatory	R4 Ambulatory	R4 Ambulatory	R4 Ambulatory
S1 Moderate- Hazard Storage	H4 & H5, H5 (Aircraft Repair Hangars), S1, S3 Aircraft Hanger - Parking, S5	B1 (Service Stations) B3 & H5 (Aircraft Hangars) H4 (Repair Garages) B2 Storage	B1 (Service Stations) B3 & H5 (Aircraft Hangars) H4 (Repair Garages) B2 Storage	B1 (Service Stations) B3 & H5 (Aircraft Hangars) H4 (Repair Garages) B2 Storage	B1 (Service Stations) B3 & H5 (Aircraft Hangars) H4 (Repair Garages) B2 Storage
S2 Low- Hazard Storage	S2, S4 (Parking Garages) & S5	B3 (Parking Garage)	B3 (Parking Garage)	B3 (Parking Garage)	B3 (Parking Garage)
		B4 (Cold Storage / Storage Noncombustible)	B4 (Cold Storage / Storage Noncombustible)	B4 (Cold Storage / Storage Noncombustible)	B4 (Cold Storage / Storage Noncombustible)
U	U1 & U2	M1, M2	M1, M2	M1, M2	M1, M2
*IRC/R5	R3	R3 (Dwellings)	R3 (Dwellings)	R3 (Dwellings)	R3 (Dwellings)

***THE OCCUPANCY CLASSIFICATION OF ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES WILL BE DESIGNATED AS R-5.**

(I) Section 1001.1 Scope is amended to read as follows: (4249,4641)

An addition to a building or structure shall comply with the building, plumbing, electrical, fire, and mechanical codes and all other codes and standards for new construction, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions. (4249)

EXCEPTION: In flood hazard areas, the existing building is subject to the requirements of Section 903.5. (4249)

(J) Section 1003.5 Flood Hazard Areas is amended by adding a new subparagraph 5 to read as follows:

5. Buildings, structures, appliances, equipment and system installations located in flood hazard areas shall comply with all Maricopa County Planning and Development Department regulations. No reference to flood hazard requirements in this chapter or the technical codes shall be construed as allowing installations in violation of Maricopa County Planning and Development regulations. Where conflicts exist between the requirements of this chapter and the Maricopa County Planning and Development Department regulations, the Maricopa County regulations shall govern. (4641)

(K) Section 1301.2 Applicability is amended by adding date of applicability:

Section 1301.2 Applicability. Structures existing prior to June 19, 1980 in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 12. The provisions of Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in group H or group I. (4641)

(L) Chapter 15 Reference Standards is amended by modifying the NFPA Standards to read as follows: (4249,4641)

NFPA Standards. (4249,4641)

13R – 02 Installation of Sprinkler Systems in Residential Occupancies up to and Including Four (4) Stories in Height. (4249)

72 – 02 National Fire Alarm Code. (4249)

99 – 02 Health Care Facilities. (4249)

4-8-4: PENALTY CLAUSE: (4249,4641)

Any person, firm, or corporation who shall violate any of the provisions of this Chapter of the Mesa City Code as amended shall be subject to all penalties and provisions of Section 4-1-9. (4249,4641)