

**City of Bryan**  
**Building Services Staff Code Review for 2015 IEBC**  
**Significant Changes since 2012 IEBC**

**2015 International Existing Building Code (IEBC)**

- 104.11      Alternative Materials, Design and Methods of Construction and Equipment
- The section adds where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.
- 202            General Definitions
- Definitions for Approved, Deferred, Submittal, Relocatable Building, Reroofing, Roof Recover, Roof Repair and Roof Replacement are added. The definition of Change of Occupancy was rewritten to clarified level of activity in a building. The definition of Historic Building is rewritten to simplify the definition.
- Chapter 3     Provisions for All Compliance Methods
- The chapter title is change from Compliance Methods to Provisions for All Compliance Methods.
- 301.1.4       Seismic Evaluation and Design Procedures
- Section deletes ASCE 31 as an option for design.
- 301.1.4.1     Compliance with International Building Code-Level Seismic Forces
- The second criteria for compliance change using both the BSE-1 and BSE-2 earthquake hazard levels to using a Tier 3 procedure and the two-level performance objective in Table 301.1.4.1 for the applicable risk category.
- Table 301.1.4.1 Performance Objectives for Use in ASCE-41 for Compliance with International Building Code-Level Seismic Forces
- The title change for the table also adds changes to the table.
- 301.1.4.      Compliance with Reduced International Building Code-Level Seismic Forces
- Criteria 2.5 change from All Risk Categories are Permitted to Risk Category I, II or III specified in Chapter 5. Criteria 3 deletes ASCE 3 as an option. Criteria 4 deleted entirely.
- Table 301.1.4.2 Performance Objective for Use in ASCE-41 for Compliance with Reduced International Code-Level Seismic Forces
- Title change and column for Performance Level for use with ASCE-31 deleted.
- 302.3         Existing Materials

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New section addressing materials already in use in a buildings that had prior approval may remain unless unsafe.

302.4      New and Replacement Materials

New section addressing new materials and replacement materials.

302      Occupancy and Use

2012 IEBC Section 501.3 moved to this section stating that Chapter 3 of the IBC be used to determine occupancy and use of a building.

402.2      Flood Hazard Areas

Section adds the IRC Section 322 to the requirements.

402.4      Existing Structural Elements Carrying Lateral Load

Section adds ASCE-41 using Tier 3 procedure and two level performance objective in Table 301.1.4.1 for applicable risk category to meet the requirement of Section 1613.

403.2      Flood Hazard Zones

Section adds Section R322 of the IRC to the requirements.

403.4      Existing Structural Elements Carrying Lateral Load (Alterations)

Section adds ASCE-41 using Tier 3 procedure and two level performance objective in Table 301.1.4.1 for applicable risk category to meet the requirement of Section 1613 of the IBC.

403.4.      Seismic Design Category F

New section addressing provisions to meet earthquake design for intended alteration that exceed 50% of the aggregate area of a building.

403.5      Bracing for Unreinforced Masonry Parapets upon Reroofing

New section addressing intended alternations for reroofing and involves removal of roofing materials from more than 25% of the roof area of a building in a Seismic Design Category D, E, or F.

403.6      Wall Anchorage for Unreinforced Masonry Walls in Major Alternations

New section addresses buildings undergoing alterations that exceed 50% of the aggregate area of the building that is in Seismic Design Category C, D, E or F.

403.7      Bracing for Unreinforced Masonry Parapets in Major Alterations

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New section addresses buildings undergoing alterations that exceed 50% of the aggregate area of the building that is in Seismic Design Category C, D, E or F.

- 403.8      Roof Diaphragms Resisting Wind loads in High-Wind Regions
- New section addressing requirements for alterations requiring a permit for reroofing and involves removal of roofing materials from more than 50% of the roof diaphragm of the building locate where the ultimate design wind speed is greater than 115mph.
- 403.11      Refuge Areas
- New section addressing alterations affecting the configuration of areas used as a refuge area.
- 403.11.1      Smoke Compartments
- New section addressing alteration requirements for Group I-2 and I-3 occupancies for refuge areas for smoke compartments.
- 403.11.2      Ambulatory care
- New section addressing alteration requirements for Ambulatory Care Facilities.
- 403.11.3      Horizontal Exits
- New section addressing alteration requirements for refuge area for horizontal exits.
- 404.2.1      Evaluation (Repairs)
- Section adds an alteration compliance with ASCE-41 shall be deemed to meet the earthquake evaluation requirements.
- 406      Glass replacement and Replacement windows
- Section adds new Section 406.2 Replacement Window Opening Control Devices requirements for Group R-2 or R-3 buildings, Section 406.3 Replacement Window Emergency Escape Rescue Opening requirements for Group R-2 or R-3 occupancies.
- 407      Change of Occupancy
- Section adds compliance with ASCE-41, using Tier 3 procedures with two-level performance objectives in Table 301.1.4 shall be deemed to meet the requirements of Section 1613 of the IBC.

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- 408.1          Historic Buildings
- Section rewritten and removes such buildings judged by the building official to not constitute a distinct life safety hazard and made a new Section 408.2 Safety Hazard for the requirement.
- 408.3          Flood Hazard Areas
- Section adds R322 of the IRC to the requirements.
- 408.6          Performance Areas (2012 IEBC)
- This section deleted.
- 410.8.10        Toilet Rooms
- Section adds at the inaccessible toilet and bathing rooms, need to provide directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room, also provides requirements for the signage.
- 410.8.14        Amusement Rides
- New section addressing requirements where the structured or operational characteristics of an amusement ride are altered.
- 606.2.4        Flood Hazard Areas (Repairs)
- Section adds IRC Section 322 to the requirements.
- 702.4          Window Opening Control device
- New section added for requirements in Group R-2 or R-3 buildings for window control devices complying with ASTM F 2090 where existing windows is replaced an provides 5 requirements applying to the replacement window.
- 702.5          Emergency Escape and rescue Openings
- New section adding requirements for emergency and rescue openings in Group R-2 and R-3occupancies,one and two family dwellings and townhouses for replacement windows.
- 705.1.6        Performance Areas (2012 IEBC)
- This section is deleted.
- 705.1.9        Toilet Rooms (Alterations-Level 1)

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Section adds at the inaccessible toilet and bathing rooms, need to provide directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room.

- 706                      Reroofing
- New section addressing materials and methods used for recovering or replacing an existing roof covering with Section 706.1 General, 706.2 Structural and Construction Loads, 706.3 Recovering Versus Replacement, 706.4 Recovering, 706.5 Reinstallation of Materials and 706.6 Flashing.
- 803.3, 803.3.1      Smoke Barriers, Compartmentation (2012 IEBC)
- Both sections deleted and replaced with Section 803.3 Smoke Compartments providing requirements for Group I-2 occupancies.
- 803.6                      Fire-Resistance Ratings
- New section providing requirements where approved by the building official when an automatic sprinkler system is installed throughout the building.
- 805.3.1.1              Single-Exit Buildings
- Section changes item 4 to read in Group R-4 occupancies, the maximum occupant load excluding staff is 16, from 2012 IEBC in community residences for the developmentally disabled, the maximum occupant load excluding staff is 12.
- 805.3.1.2              Fire Escape Required
- Section adds Group I-2 occupancies to clarify the section.
- 805.4.5                      Emergency Power Source in Group I-3
- Section rewritten and adds two exception for emergency power in facilities with 10 or fewer locks and where remote mechanical operating release are provided.
- 805.5.2                      Transoms
- Section adds Group I-2 and R-2 to the requirements.
- 805.10                      Refuge Areas (Means of Egress)
- New sections added; Section 805 10.1 Capacity, Section 805,10.1.1 Group I-2, Section 805.10.1.2 Group I-3, Section 805.10.1.3 Ambulatory Care and Section 805.10.1.4 Horizontal Exits providing section numbers from the IBC for compliance.

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- 806.3 Accessible Dwelling Units and Sleeping Units (2012 IEBC)  
Section relocated to Section 1105.2 in the 2015 IEBC.
- 806.4 Type A Dwelling or Sleeping Units (2012 IEBC)  
Section relocated to Section 1105.3 in the 2015 IEBC.
- 806.5 Type B Dwelling or Sleeping Units (2012 IEBC)  
Section relocated to Section 1105.3 in the 2015 IEBC.
- 807.5 Existing Structural Elements Resisting Lateral Loads  
Section rewritten and adds exception for lateral load-carrying structural element whose demand capacity ratio with the alteration considered is not more than 10% greater than its demand-capacity ratio with the alteration ignored shall be permitted to remain unaltered.
- 808.1 New Installations (Electrical)  
Section removes reference requirements of Chapter 7 to comply with requirements of NFPA 70 except as provided for in Section 808.3.
- 902.2 Boiler and furnace Equipment Rooms  
Section rewritten adds an additional exception; Hot water boilers operating at pressures of 170psig or less are not required to be enclosed. Also changes the requirement 200,000 BTU per hour rating or less to 400,000 BTU per hour or less is not require to be enclosed.
- 902.2.1 Emergency Controls (2012 IEBC)  
This section has been deleted.
- 904.1.3 Upholstered Furniture or Mattresses  
New section requiring requirements for an automatic sprinkler system for Groups F-1, M and S-1 occupancies.
- 904.2 Fire Alarm and Detection Systems  
Section changes the reference to Sections 804.4.1 and 804.4.3 to Section 907 of the IBC for fire alarm detection requirements.
- 906.2 Type B Dwelling or Sleeping Units (Accessibility)

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Section adds an exception for Groups I-1, I-2, R-1, R-3 and R-4 or sleeping units where the first C.O. was issued before March 15, 1991 are not required to provide Type B dwelling or sleeping units.

907.4.3            Seismic Design Category F

New section provides requirements for the lateral load-resisting systems.

1001                Change of Occupancy

Section rewritten to clarified and simplified the requirements.

1002.1            Compliance Use and Occupancy

Section adds Group I-2 occupancies to the list.

1004.1            General (Fire Protection)

Section adds where there is a change of occupancy within a space where there is a different fire protection system threshold requirements in Chapter 9 of the IBC, the fire protection requirements of Section 1012 apply.

1012.2.2        Fire Alarm and Detection System (Change of Occupancy Classification)

Section adds where the change of occupancy occurs in accordance with Section 907 of the IBC is required for new construction.

1103.3            Lateral Force-Resisting System (Additions)

Section adds additional information to the item 2 in exception that clarifies the exception.

1103.5            Flood Hazard Areas (Additions)

Section adds R 322 of the IRC to the requirements.

1105.2            Accessible Dwelling Units and Sleeping Units

Section 806.3 of the 2012 IEBC moved to this section.

1105.3            Type A Dwelling or Sleeping Units

Section 806.4 of the 2012 IEBC moved to this section.

1105.4            Type B dwelling or Sleeping Units

Section 806.5 of the 2012 IEBC moved to this section.

1201.4            Flood Hazard Areas (Historic Buildings)

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Section adds R 322 of the IRC to the requirements.

1302.6 Flood Hazard Areas (Relocated or Moved Buildings)

Section adds R 322 of the IRC to the requirements.

1401.2 Applicability (Performance Compliance Methods)

Section adds Group I-2 occupancies to the list of Groups.

1401.2.5 Accessibility Requirements

Section adds Section 605 to the requirements.

1401.3.3 Compliance with Flood Hazard Provisions

Section adds R 322 of the IRC to the requirements.

1401.6 Evaluation Process

Section now list the Groups A, B, F, M, R, S and U to the requirements for existing buildings in Group I-2, the evaluation process specified shall be followed and applied to each and every individual smoke compartment.

1401.6.1.1 Height Formula

Section changes reference of Table 503 of the IBC to Section 504 of the IBC for determining the building height value.

1401.6.2 Building Area

Section changes Section 503 of the IBC to Section 506 of the IBC for determining building area. Also states Group I-2 occupancies shall be scored zero.

1401.6.4 Tenant and Dwelling Unit Separations

Section adds Group I-2 occupancies shall evaluate the rating of the separation between patients sleeping rooms for fire-resistance rating of floors and walls separating tenants.

Table 1401.6.4 Separation Values

Table adds Group I-2 occupancies to the table.

Table 1401.6.5 Corridor Wall Values

Table adds Group I-2 occupancies to the table.



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1401.6.7 HVAC Systems

Section adds facilities in Group I-2 occupancies meeting categories a, b, or c shall be considered to fail the evaluation.

1401.6.8 Automatic Fire Detection

Section adds facilities in Group I-2 occupancies meeting categories a, b, or c shall be considered to fail the evaluation.

Table 1401.6.8 Automatic Fire Detection Values

Table adds Group I-2 occupancies to the table.

1401.6.8.1 Categories

Section adds Category F smoke detectors in corridors only to categories for automatic fire detection requirements.

Table 1401.6.9 Fire Alarm System Values

Table adds Group I-2 occupancies to the table.

Table 1401.6.10 Smoke Control Values

Table adds Group I-2 occupancies to the table.

Table 1401.6.11 Means of Egress Values

Table adds Group I-2 occupancies to the table.

Table 1401.6.12 Dead-End Values

Table adds Group I-2 occupancies and category d to the table.

1401.12.1 Categories

Section adds new Category d Dead-Ends exceeding Category a.

1401.6.16 Mixed Occupancies

Section adds Group I-2 occupancies meeting Category a, shall be considered to fail the evaluation.

Table 1401.6.16 Mixed Occupancy Values

Table adds Group I-2 occupancies to the table.

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1401.6.17 Automatic Sprinklers

Section adds Group I-2 occupancies meeting Category a, b, c or f shall be considered to fail the evaluation.

Table 1401.6.17 Sprinkler System Values

Table adds Group I-2 occupancies and footnote NP = not permitted to the table.

1401.6.20 Smoke Compartmentation

New section addressing requirements for evaluating smoke compartments for compliance with Section 407.5 of the IBC.

Table 1401.6.20 Smoke Compartmentation Values

New table for occupancies with smoke compartments.

1401.6.20.1 Categories

New section establishes categories for smoke compartment sizes.

1401.6.21 Patient Ability, Concentration, Smoke Compartment Location and Ratio to Attendant

New section providing requirements for Group I-2 occupancies to evaluate the ability of the patients, their concentration and ratio to attendants for each smoke compartment.

Table 1401.6.19 Incidental Use Areas Values

Table adds new column AS with CRS.

1401.6.21.1 Patient Ability for Self-Preservation

New section providing requirements for evaluating the ability of patients for self-preservation in each smoke compartment in an emergency.

Table 1401.6.21.1 Patient Ability Values

New table providing categories a, b and c for Group I-2 occupancies.

1401.6.21.1 Categories

New section providing categories a, b and d for patients ability for self-preservation.

1401.6.21.2 Patient Concentration

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New section providing requirements for evaluating the concentration of patients in each smoke compartment.

Table 1401.6.21.2 Patient Concentration Values

New table for Categories a, b and c for Group I-2 occupancies.

1401.6.21.3 Attendant to Patient Ratio

New section for evaluating the attendant to patient ratio for each smoke compartment.

1401.6.21.3 Categories

New section for the ratio categories for attendant to patient concentrations.

Table 1401.6.21.3 Attendant-To-Patient Values

New table for Group I-2 occupancies.

Table 1401.8 Mandatory Safety Scores

Table adds Group I-2 occupancies to the Table.

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102.4 Referenced Codes and Standards (Applicability)

Section adds Section 102.4.1 Conflicts and 102.4.2 Conflicting Provisions. The two new sections states where a conflict occurs between provisions of this code and referenced codes and standards this code shall apply.

202 General Definitions

The definition of Substantial Structural Damage # 1 change that the lateral-load –carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent (2009 IEBC) from its predamage condition to 33 percent (2012 IEBC) from its predamage condition .

Chapter 3 Compliance Methods

This is a new Chapter 3. Sections 101.5, 101.5.1, 101.5.2, 101.5.3, 101.5.4, 101.5.4.1, Table 101.5.4.1, 101.5.4.2 and Table 101.5.4.2 of the 2009 IEBC are moved to the 2012 IEBC Chapter 3 with new Sections 301.1.1.1 through 301.1.1.3. These sections shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the building official.

Chapter 4 Prescriptive Compliance Method

This chapter is the 2009 IEBC Chapter 3. Also Section 302.4.1 Seismic, Section 304.1.1 Dangerous Conditions, Section 307.5 Energy, Section 307.6 Electrical, Section 307.7 Fuel Gas, Section 307.8 Mechanical and Section 307.9 Plumbing of the 2009 IEBC are deleted.

401.2.3 Existing Seismic Force-Resisting Systems

This is a new section.

402.5 Smoke Alarms in Existing Portions of a Building

New section requires existing buildings additions of Group R or I-1 occupancies shall be provided with smoke alarms in accordance with the IFC.

404.2 Substantial Structural Damage to Vertical Elements of the Lateral Force-Resisting Systems

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New exception added for buildings assigned to Seismic Design Category A, B or C and for one and two family dwellings.

404.2.1 Evaluations

This new section requires a registered design professional to evaluate to establish whether the damaged building, if repaired to its predamage state, would comply with the provisions of the IBC for wind and earthquake loads.

404.3.1.1 Lateral Force-Resisting Elements

New exception added for buildings assigned to Seismic Design Category A, B or C and for one and two family dwellings.

410.1 Scope (Accessibility for Existing Buildings)

The exception in the 2009 IEBC is deleted stating that Type B dwelling or sleeping units are not required to be provided in existing buildings being altered or undergoing change of occupancy.

410.4 Change of Occupancy

Section adds the exception that was deleted in Section 410.1 and adds where the work area is 50 percent or less of the area of the building.

410.4.2 Complete Change of Occupancy

New exceptions for accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.

410.6 Alterations

New Item 4 added addressing Type B dwelling or sleeping units are not required to be provided in existing buildings undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the area of the building.

410.7 Alterations Affecting an Area Containing a Primary Function

New exception 5 adds this provision does not apply to altered areas limited to Type B dwelling or sleeping units be required in historic buildings.

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- Chapter 5      Classification of Work
- This chapter is the 2009 IEBC Chapter 4.
- Chapter 6      Repairs
- This chapter is the 2009 IEBC Chapter 5.
- 606.2.2      Substantial Structural Damage to Vertical Elements of the lateral Force-Resisting System.
- Section adds new exception 1. for buildings assigned to Seismic Design Category A, B or C and exception 2. for one and two family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.
- 606.2.3.1      Lateral Force-Resisting Elements
- Section adds new exception 1. for buildings assigned to Seismic Design Category A, B or C and exception 2. for one and two family dwellings need not be evaluated or rehabilitated for load combinations that include earthquake effects.
- Chapter 7      Alterations Level-1
- This chapter is the 2009 IEBC Chapter 6.
- 705.2      Alterations Affecting an Containing a Primary Function
- Section adds new Item 5. Providing the provision in Section 705.2 does not apply to altered areas limited to Type B dwelling and sleeping units.
- Chapter 8      Alterations Level-2
- This chapter is the 2009 IEBC Chapter 7.
- 804.2.2      Groups A,B,E,F-1,H,I,M,R-1,R-2,R-4,S-1 and S-2
- Item 3 is deleted that required that sufficient municipal water supply for design of a fire sprinkler system be available to the floor without installation of a new fire pump. Also new exception 1 addresses work areas in Group R occupancies three stories or less in height and exception 2 addresses requirements when

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buildings does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

Chapter 9      Alteration Level-3

This chapter is the 2009 IEBC Chapter 8.

907.4.3      Limited Structural Alteration

This section was rewritten and simplified.

907.4.4      Wall Anchors for Concrete and Masonry

New section providing requirements for buildings assigned to Seismic Design Category D, E or F.

907.4.5      Bracing for Unreinforced Masonry Parapets

New section providing requirements for parapets in buildings assigned to Seismic Design Category D, E, or F.

Chapter 10      Change of Occupancy

This chapter is the 2009 IEBC Chapter 9.

1002.1      Compliance with the Building Code (Special Use and Occupancy)

Section adds Ambulatory Care Facilities to the list of special uses.

1012.5.1.1      Fire Wall Alternative

New section providing requirements in other than Group H, F-1 and S-1 for fire barriers and horizontal assemblies to be used in lieu of fire walls to subdivide the building into separate buildings.

1012.8.2      Complete Change of Occupancy

Section adds new exception that Type B units are not required to meet the Items listed.

Chapter 11      Additions

This chapter is the 2009 IEBC Chapter 10.

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- 1104            Smoke Alarms in Occupancy Groups R and I-1
- Section change Groups R-3 and R-4 to Groups R and I-1 and change the reference to the IBC or IRC to Section 1103.8 of the IFC or Section R 314 of the IRC.
- 1106            Energy Conservation
- New section added requiring additions to existing buildings shall conform to the energy requirements of the IECC or the IRC.
- Chapter 12     Historic Buildings
- This chapter is the 2009 IEBC Chapter 11. Section 1102.4 Chapter 5 Compliance of the 2009 IEBC is deleted.
- 1202.1         General (Repairs)
- Section adds provisions for hazardous materials.
- 1202.4.1       Accessibility Requirements (Alterations)
- Section adds new exception for Type B dwelling and sleeping units are not required to be provided in historic buildings.
- 1205.15        Accessibility Requirements (Change of Occupancy)
- Section adds new exception for Type B dwelling and sleeping units are not required to be provided in historic buildings.
- Chapter 13     Relocated or Moved Buildings
- This chapter is the 2009 IEBC Chapter 12.
- 1302.3         Wind Loads
- Section changes the exception Item 2 for structural elements whose stress is not increased by more than 5 percent to whose stress is not increased more than 10 percent.
- 1302.4         Seismic Loads



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Section changes the exception Item 2 for structural elements whose stress is not increased by more than 5 percent to whose stress is not increased more than 10 percent

Chapter 14      Performance Compliance Methods

This chapter is the 2009 IEBC Chapter 13. Section

1401.6.11      Means of Egress Capacity and Number

Section changes reference to Section 1025.1 to Section 1024.1 and Section 1027.6 to Section 1027.5.

Chapter 15      Construction Safeguards

This chapter is the 2009 IEBC Chapter 14.

1501.5          Fire Safety during Construction

Section deleted the 2009 IEBC Section 1401.5 Facilities Required that require sanitary facilities during construction and replace it with requirements for fire safety during construction.

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