

**OPTION B –
AMENDMENTS TO THE 2024 INTERNATIONAL EXISTING BUILDING CODE**

4-8-4: OPTION B – AMENDMENTS TO THE 2024 INTERNATIONAL EXISTING BUILDING CODE

The following sections of the 2024 International Existing Building Code, adopted by reference as set forth in Section 4-8-3, are amended as follows:

CHAPTER 1 SCOPE AND ADMINISTRATION

101.1 Title. These regulations shall be known as the Mesa Existing Building Code, hereinafter referred to as “this code.” For administration of this Section, refer to Title 4, Chapter 1, Mesa Administrative Code.

A new **Section 101.1.1 International Code References** is added as follows:

101.1.1 International Code References. Within the technical codes and the referenced codes and standards therein, specific references to the following International Codes shall be deemed and interpreted to mean the specific City of Mesa Codes as listed herein:

1. International Building Code (IBC) is redefined as Mesa Building Code (MBC)
2. International Fire Code (IFC) is redefined as Mesa Fire Code (MFC)
3. International Residential Code (IRC) is redefined as Mesa Residential Code (MRC)
4. International Mechanical Code (IMC) is redefined as Mesa Mechanical Code (MMC)
5. International Fuel Gas Code (IFGC) is redefined as Mesa Fuel Gas Code (MFGC)
6. International Existing Building Code (IEBC) is redefined as Mesa Existing Building Code (MEBC)
7. International Plumbing Code (IPC) is redefined as Mesa Plumbing Code (MPC)
8. International Swimming Pool and Spa Code (ISPSA) is redefined as Mesa Swimming Pool and Spa Code (MSPSC)
9. International Energy Conservation Code (IECC) is redefined as Mesa Energy Conservation Code (MECC).

Sections 101.4 through 101.6 are deleted in their entirety. Any reference to Sections 101.4 through 101.6 shall comply with the Mesa Administrative Code (Mesa City Code, Title 4, Chapter 1).

A new **Section 101.4 Existing Occupancy** is added as follows:

101.4 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.

A new **Section 101.5 Maintenance** is added as follows:

101.5 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 re-inspected.

Sections 102.1 through 117.4 are deleted in their entirety.

CHAPTER 2 DEFINITIONS

EXISTING BUILDING. A building erected prior to the date of adoption of the appropriate code, or one for which a Certificate of Occupancy has been issued for at least one year.

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS

306.7.12 Toilet Rooms. Where it is technically infeasible to alter existing toilet rooms to be accessible, one accessible single-user toilet room or one accessible family or assisted-use toilet room constructed in accordance with Section 1110.2.1 of the International Building Code is permitted. This toilet room shall be located on the same floor and in the same area as the existing toilet rooms. At the inaccessible toilet rooms, directional signs indicating the location of the nearest such toilet room shall be provided. These directional signs shall include the International Symbol of Accessibility, and sign characters shall meet the visual character requirements in accordance with ICC A117.1. One of two or more fixtures (water closets and/or urinals) may be removed to create space for one wheelchair accessible toilet compartment in each existing toilet room. The resulting reduction in water closets is permitted to create a conforming wheelchair accessible toilet compartment in each existing toilet room. Alterations under this section shall not reduce other accessibility requirements including, but not limited to, required clear floor spaces and clearances.

CHAPTER 10 CHANGE OF OCCUPANCY

A new **Section 1001.1 Occupancy Comparison** is added as follows:

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.

Table 1001.1 Occupancy Comparison (Building Code year and Occupancies)

2018	2006	2003	1994	1988	1985	1982	1979
A1	A1	A1	A1, A2, A2.1	A1, A2	A1, A2	A1, A2	A1, A2
A2	A2	A2	A2.1, A3	A1, A2, A2.1, A3, B2	A1, A2, A2.1, A3, B2	A1, A2, A2.1, A3, B2	A1, A2, A2.1, A3, B2

				(Food/Drink Occupancy Under 50)	(Food/Drink Occupancy Under 50)	(Food/Drink Occupancy Under 50)	(Food/Drink Occupancy Under 50)
A3	A3	A3	A2.1, A3	A2.1, A3	A2.1, A3	A2.1, A3	A2.1, A3
A4	A4	A4	A2.1, A3	A4	A4	A4	A4
		A5	A4	A4	A4	A4	A4
B	B	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	E	E	E1, E2, E3	E1, E2, E3	E1, E2, E3	E1, E2, E3	E1, E2, E3
F1	F1	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	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	H1	H1
H2	H2	H2	H2	H2, B2 (Wood-working)	H2, H3, B2 (Wood-working)	H2, H3, B2 (Wood-working)	H2, H3, B2 (Wood-working)
H3	H3	H3	H3	H3	None	None	None
H4	H4	H4	H7	H7	None	None	None
H5	H5	H5	H6	H6	H6	None	None
I-1	I-1	I-1	R1/R3 Greater Than 16	None	None	None	None
I-2	I-2	I-2	I-1.2, I-2, I-3	I-1, I-2, I-3	I-1, I-2, I-3	I-1, I-2, I-3	I-1, I-2, I-3
I-3	I-3	I-3	I-3	I-3 (Jail)	I-3 (Jail)	I-3 (Jail)	I-3 (Jail)
I-4	I-4	I-4 Day Care Facilities	E3 & R3	E3 & R3	E3 & R3	E3 & R3	E3 & R3
I-4	I-4	Adult Care Facility	R3 & R4	R3 & R4	R3 & R4	R3 & R4	R3 & R4
I-4	I-4	Child Care Facility	R3 & E3	R3 & E3	R3 & E3	R3 & E3	R3 & E3
m	m	M	M	B2 Retail Stores, Paint Stores	B2 Retail Stores, Paint Stores	B2 Retail Stores, Paint Stores	B2 Retail Stores, Paint Stores
r1	r1	r1	R1 (Hotel)	R1 (Hotel/Motel)	R1 (Hotel/Motel)	R1 (Hotel/Motel)	R1 (Hotel/Motel)

			R3 Lodging/ Boarding House/ Transient	R3 Lodging/ Boarding House/ Transient	R3 Lodging/ Boarding House/ Transient	R3 Lodging/ Boarding House/ Transient	R3 Lodging/ Boarding House/ Transient
r2	r2	r2		R1 (Convent/ Monasteries)	R1 (Convent/ Monasteries)	R1 (Convent/ Monasteries)	R1 (Convent/ Monasteries)
r3	r3	r3	R3	R3	R3	R3	R3
i-2	i-2	i-2	R4 Non-ambulatory	R4 Non-ambulatory	R4 Non-ambulatory	R4 Non-ambulatory	R4 Non-ambulatory
r4	r4	r4	R4 Ambulatory	R4 Ambulatory	R4 Ambulatory	RA Ambulatory	R4 Ambulatory
s1	s1	S1 Moderate Hazard Storage	H4 & H5 H5 (Aircraft Repair Hangars) S1, S3 Aircraft Hangar 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	s2	S2 Low-hazard Storage	S2, S4 (Parking Garages) & S5	B3 (Parking Garages)	B3 (Parking Garages)	B3 (Parking Garages)	B3 (Parking Garages)
				B4 (Cold Storage / Storage Non-combustible)	B4 (Cold Storage / Storage Non-combustible)	B4 (Cold Storage / Storage Non-combustible)	B4 (Cold Storage / Storage Non-combustible)
u	u	u	U1, U2	M1, M2	M1, M2	M1, M2	M1, M2
*irc/r5	*irc/r5	*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 R5.

CHAPTER 11 ADDITIONS

To **Section 1103.3 Flood Hazard Areas**, a new **sub-paragraph 5** is added 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 constructed 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.

CHAPTER 12 HISTORIC BUILDINGS

A new **Section 1201.6 Energy Efficiency** is added as follows:

1201.6 Energy Efficiency. Exterior alterations to a historic building shall be exempt from the provisions of the International Energy Conservation Code. New construction within designated historic districts shall be subject to the provisions of the International Energy Conservation Code.

CHAPTER 16 REFERENCE STANDARDS

NFPA (National Fire Protection Association):

72 – 25 National Fire Alarm Code