



GOVERNMENT OF THE DISTRICT OF COLUMBIA
CONSTRUCTION CODES COORDINATING BOARD
c/o DCRA – 1100 4th Street, SW, Washington, DC 20024

CODE CHANGE PROPOSAL FORM

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CODE: Existing Building SECTION NO: 1012.4.2 SUBCOMMITTEE AMENDMENT ExBC-EB-10-1-13

PROPOSING SUBCOMMITTEE: Existing Building CHAIR: Fetterman PHONE: 202 625 2525 E-mail: fetterman-dc@att.net

DATES OF PROPOSAL: 3-27-2012 CCCB PRESENTATION: 4-12-2012 CCCB APPROVAL: 4-19-2012

CHECK ONE Revise section to read as follows: Delete section and substitute the following:
 Add new section to read as follows: Delete section without substitution.

TYPE ALL TEXT IN 12-POINT TIMES NEW ROMAN FONT

~~LINE THROUGH TEXT TO BE DELETED~~ (highlight text, under Format, click font and check strikethrough)

UNDERLINE TEXT TO BE ADDED

Use additional sheets of the form, if necessary.

See next page.

Anticipated impact of code change on cost of construction (CHECK ONE)

Increase Decrease Negligible Unknown

Per 1,000 SF single-family dwelling to
Per 1,000SF of commercial building to

JUSTIFICATION OF CHANGE:

Please reference one or more of the criteria required

- To address a critical life/safety, health, general welfare need.
- To address a specific District of Columbia policy or statute
- For consistency with federal, or with reference to the Metro DC area (MD, VA) codes
- Address a unique character issue in the District of Columbia
- Correction of errors and omissions
- Other (explain)

This maintains a provision of the 2003 IEBC. The deletion in subsequent model codes was done without reasonable justification. In a single family home, people can sleep on a third floor and egress via a single open stair (or an alternate means of egress if one was required and provided when the home was built). The codes recognize B is less hazardous than R-3. If it was safe to sleep in a building when it was a residence, it would be safer to work at a desk in this building. This code change was labeled EX-10-2-13 when approved by the TAG during this code cycle and labeled EX-9-2-11 when approved as a part of 2011 12 DCMR J, on 11-18-2010.



CHAPTER 10 CHANGE OF OCCUPANCY

SECTION

1012 Change of Occupancy Classification

1012 CHANGE OF OCCUPANCY CLASSIFICATION

Strike Section 1012.4.2 of the International Existing Building Code in its entirety and insert new Section 1012.4.2 to the Existing Building Code in its place to read as follows:

1012.4.2 Means of egress for change of use to equal or lower hazard category. When a change of occupancy classification is made to an equal or lesser hazard category (higher number) as shown in Table 1012.4, existing elements of the means of egress shall comply with the requirements of Section 905 for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the *Building Code*.

Exceptions:

1. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
2. When the following conditions are met, a single open stair shall be permitted to serve as the exit:
 1. Change of use Group from R-3 to B;
 2. The building is three stories above grade or less;
 3. Occupant load served is fewer than 50 persons;
 4. Egress capacity is met; and
 5. The existing egress features are maintained or improved.