

**BUILDING CODE, and EXISTING BUILDING CODE WORKSHOP - Agenda Item 4b  
Chapter 2 Definitions**

| <b>TERM</b>       | <b>2015 IEBC</b>  | <b>2013 CBC</b>  | <b>2015 IBC</b>  |
|-------------------|---|--|--|
| <b>ADDITION</b>   | An extension or increase in floor area, number of stories, or height of a building or structure.  | An extension or increase in floor area or height of a building or structure <b>[DSA-AC]</b> <i>An expansion, extension or increase in floor area or height of a building or facility.</i>  | An extension or increase in floor area or height of a building or structure.           |
| <b>ALTERATION</b> | Any construction or renovation to an existing structure other than a repair or addition. Alterations are classified as Level 1, Level 2, Level 3. | Any construction or renovation to an existing structure other than repair or addition. <b>[DSA-AC]</b> <i>A change, addition or modification in construction, <u>change in occupancy</u> or use, or structural repair to an existing building or facility. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.</i> | Any construction or renovation to an existing structure other than repair or addition. |

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### APPROVED

Acceptable to the code official or authority having jurisdiction.

Acceptable to the building official or authority having jurisdiction.

Acceptable to the building official.

**[HCD 1, HCD 2 & DSA-AC]** "Approved" means meeting the approval of the enforcing agency, except as otherwise provided by law, when used in connection with any system, material, type of construction, fixture or appliance as the result of investigations and tests conducted by the agency, or by reason of accepted principles or tests by national authorities or technical, health or scientific organizations or agencies.

**Notes: [HCD 1 & HCD 2]**

1. See Health and Safety Code Section 17920 for "Approved" as applied to residential construction and buildings or structures accessory thereto, as referenced in Section 1.8.2.1.1.

2. See Health and Safety Code Section 17921.1 for "Approved" as applied to the use of hotplates in residential construction referenced in Section 1.8.2.1.1.

3. See Health and Safety Code Section 19966 for "Approved" as applied to factory built housing as referenced in Section 1.8.3.2.5.

4. See Health and Safety Code Section 18201 for "Approved" as applied to mobilehome parks as referenced in Section 1.8.2.1.3.

5. See Health and Safety Code Section 18862.1 for "Approved" as applied to special occupancy parks as referenced in Section 1.8.2.1.3.

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| <b>CHANGE OF OCCUPANCY</b> | A change in the use of the building or portion of a building. A change of occupancy shall include any change occupancy classification and change from one group to another group within an occupancy classification or any change in use within a group for a specific occupancy classification.   | N/A  | A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.   |
| <b>CODE OFFICIAL</b>       | The officer or other designated authority charged with the administration and enforcement of this code.  | N/A  | N/A  |
| <b>DANGEROUS</b>           | Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:<br>1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.<br>2. There exists a significant risk of collapse, detachment of dislodgement or any portion, member, appurtenance or ornamentation of the building or structure under service loads. | Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:<br>1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.<br>2. There exists a significant risk of collapse, detachment of dislodgement or any portion, member, appurtenance or ornamentation of the building or structure under service loads. | Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:<br>1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.<br>2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads. |
| <b>DEFERRED SUBMITTAL</b>  | Those portions of the design that are not submitted at the time of the application and that are to be submitted to the code official within a specified period.  | N/A  | Those portions of the design that are not design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.  |

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**EQUIPMENT OR  
FIXTURE**

Any plumbing, heating, electrical, ventilating, air condition, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services.

N/A

**EXISTING BUILDING**

A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

**EXISTING BUILDING OR FACILITY. [DSA-AC]** *A facility in existence on any given date, without regard to whether the facility may also be considered newly constructed or altered under this code.*

**EXISTING CONSTRUCTION.** Any building and structures for which the start of construction commenced before the effective date of the community's first flood plain management code, ordinance or standard. "Existing construction" is also referred to as "existing structures".

**EXISTING STRUCTURE (For Section 1612.2).** See "Existing construction."

**EXISTING STRUCTURE (For Chapter 34).** A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.

**EXISTING STRUCTURE.** A structure erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued. For application of provisions in flood hazard areas, an existing structure is any building or structure for which the start of construction commenced before the effective date of the community's first flood plain management code, ordinance or standard.

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|----------------------------|--|--|---|
| <b>FACILITY</b>            | All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.   | All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site. <b>[DSA-AC]</b><br><i>All or any portion of buildings, structures, site improvements, elements, and pedestrian routes or vehicular ways located on a site.</i>  | All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.  |
| <b>FLOOD HAZARD AREA</b>   | The greater of the following two areas:<br>1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year. 2.<br>The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.   | The greater of the following two areas:<br>1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year. 2. The<br>area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.   | N/A   |
| <b>HISTORIC BUILDING</b>   | <b>HISTORIC BUILDING.</b> Any building or structure that is one or more of the following:<br>1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places. 2.<br>Designated as historic under an applicable state or local law. 3.<br>Certified as a contributing resource within a National Register, state designated or locally designated historic district. | <b>HISTORIC BUILDING"S".</b> Buildings that are listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law (see Sections 3409 and 3411.9). <b>[DSA-AC]</b><br><i>See "Qualified historical building or property, " C.C.R., Title 24, Part 8.</i> | <b>HISTORIC BUILDING"S".</b> Buildings that are listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law. |
| <b>LOAD-BERING ELEMENT</b> | Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.   | N/A  | N/A   |

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### **NONCOMBUSTIBLE MATERIAL**

A material that, under the conditions anticipated, will not ignite or burn when subjected to fire or heat. Materials that pass ASTM E 136 are considered noncombustible materials.

**NONCOMBUSTIBLE. [SFM]** *Noncombustible as applied to building construction material means a material which, in the form in which it is used, is either one of the following:*

- 1. Material of which no part will ignite and burn when subjected to fire. Any material passing ASTM E 136 shall be considered noncombustible.*
- 2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over 1/8 inch (3.2 mm) thick which has a flame-spread index of 50 or less.*

*"Noncombustible" does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to the material conforming to Item 1. No material shall be classed as noncombustible which is subject to increase in combustibility or flame-spread index, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.*

### **NONCOMBUSTIBLE MEMBRANE**

**STRUCTURE.** A membrane structure in which the membrane and all component parts of the structure are noncombustible.

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| <b>PRIMARY FUNCTION</b>                                     | A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function. | A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function. | N/A   |
| <b>REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE</b> | A registered design professional engaged by the owner to review and coordinate certain aspects of the project, as determined by the code official, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents and phased submittal documents.  | A registered design professional engaged by the owner to review and coordinate certain aspects of the project, as determined by the code official, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents and phased submittal documents.  | A registered design professional engaged by the owner or the owner's authorized agent to review and coordinate certain aspects of the project, as determined by the building official, for compatibility with the design of the building or structure, including submittal documents prepared by others, deferred submittal documents and phased submittal documents. |
| <b>REHABILITATION</b>                                       | Any work, as described by the categories of work defined herein, undertaken in an existing building.   | N/A  | N/A   |
| <b>REHABILITATION, SEISMIC</b>                              | Work conducted to improve the seismic lateral force resistance of an existing building.  | N/A  | N/A   |

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|-----------------------------|--|---|---|
| <b>RELOCATABLE BUILDING</b> | A partially or completely assembled building constructed and designed to be reused multiple times and transported to different building sites.                           | <b>RELOCATABLE BUILDING (PUBLIC SCHOOL).</b> <i>Any building with an integral floor structure which is capable of being readily moved. (See Education Code Section 17350.) Relocatable buildings that are to be placed on substandard foundations not complying with the requirements of Part 2, Title 24, C.C.R., require a statement from the school district stating that the durability requirements for those foundations may be waived and acknowledging the temporary nature of the foundations.</i> | N/A   |
| <b>REPAIR</b>               | The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.   | The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.   | The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.                |
| <b>REROOFING</b>            | The process of recovering or replacing an existing roof covering. See "Roof recover" and "Roof replacement."   | The process of recovering or replacing an existing roof covering. See "Roof recover" and "Roof replacement."  | The process of recovering or replacing an existing roof covering. See "Roof recover" and "Roof replacement."                              |
| <b>ROOF RECOVER</b>         | The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering.                                | The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering.   | The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering. |
| <b>ROOF REPAIR</b>          | Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.   | Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.  | Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance.  |
| <b>ROOF REPLACEMENT</b>     | The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering.  | The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering.   | The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering.                   |
| <b>SEISMIC LOADING</b>      | The forces prescribed herein, related to the response of the structure to earthquake motions, to be used in the analysis and design of the structure and its components. | N/A   | N/A   |



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**SUBSTANTIAL DAMAGE**

For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged conditions would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged conditions would equal or exceed 50 percent of the market value of the structure before the damage occurred.

For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged conditions would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT**

For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered sub-stantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to ensure safe living conditions; or
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

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#### **SUBSTANTIAL STRUCTURAL DAMAGE**

A condition where one or both of the following apply:

1. In any story, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

A condition where:

1. In any story, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floors and roofs has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

**SUBSTANTIAL  
STRUCTURAL DAMAGE. [OSHPD 1 & 4]** A condition where one or both of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 10 percent from its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floors and roofs has been reduced more than 10 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less

A condition where one or both of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floors and roofs has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

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|-----------------------------------|--|---|-----|
| <b>TECHNICALLY<br/>INFEASIBLE</b> | An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.  | An alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility. | N/A |
| <b>UNSAFE</b>                     | Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe. | N/A   | N/A |
| <b>WORK AREA</b>                  | That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.  | N/A   | N/A |