




- Chapter 43 is new for the 2006 Edition of the *Code*. (2007 Edition of the FFPC)
- Section 4.6.7 on building rehabilitation directs the user to Chapter 43.
- Section 4.6.7 must be followed in addition to Chapter 43 requirements.



- Chapter 43 presents provisions based on a set of concepts that differ from those of earlier editions.
 - During a rehabilitation project, a building must meet the base level of life safety required by the *Code* chapter applicable to the existing occupancy.
 - The rehabilitation work must maintain or increase the level of *Code* compliance.



- Rehabilitation work in existing construction elements or building features is held to a lower standard than rehabilitation work in new elements or features.
- Upgrades (other than those required for compliance with the existing occupancy chapter) are typically required only in the rehabilitation work areas, not throughout the building.



- There are specific sections of Chapter 43 which deal specifically with each rehabilitation type
- The performance-based option of chapter 5 is available for use in rehabilitation
- 43.1.3.1 - Work of more than one rehabilitation work category shall be permitted to be part of a single work project



- 43.1.3.2 - Separated work areas, containing different work categories, shall comply with the requirements of the respective category of rehabilitation work
- 43.1.3.3 - Where a project consisting of modification and reconstruction is performed in the same work area, or in contiguous work areas, the project shall comply with the requirements for reconstruction, UNLESS



- 43.1.3.4 -The reconstruction work area is less than 10 percent of the modification work area. In such case the two areas shall be considered as independent work areas.



- 6 Categories of rehabilitation work
 - Repair
 - Renovation
 - Modification
 - Reconstruction
 - Change of use or occupancy classification
 - Addition



- Repair
 - The patching, restoration, or painting of materials, elements, or fixtures for the purpose of maintaining such materials, elements, equipment, or fixtures in good or sound condition.



- Renovation
 - The replacement in kind or strengthening of load-bearing elements; or the refinishing, replacement, bracing, strengthening, or upgrading of existing materials, elements, equipment, or fixtures, without involving the reconfiguration of spaces.



- Modification
 - The reconfiguration of any space; the addition, relocation, or elimination of any door or window; the addition or elimination of load-bearing elements; the reconfiguration or extension of any system; or the installation of any additional equipment.



- Reconstruction

- The reconfiguration of a space that affects an exit or a corridor shared by more than a single tenant; or the reconfiguration of a space such that the rehabilitation work area is not permitted to be occupied because existing means of egress and fire protection systems, or their equivalent, are not in place or continuously maintained.



- Change of Use

- A change in the purpose or the level of activity within a structure that involves a change in the application of the requirements of the Code.



- Change of Occupancy Classification

- The change in the occupancy classification of a structure or portion of a structure.



- Addition

- An increase in the building area, aggregate floor area, height, or number of stories of a structure.



- Repairs-

- In other than Historic Buildings – The work shall not make the building less conforming with other sections of this Code, or with any previously approved alternative arrangements, than it was before the repair was undertaken



- Renovations

- The renovation work, other than that involving interior finish materials, must be performed in compliance with the Code provisions applicable to existing buildings. (interior finish materials must comply with the requirements for new construction)



- The renovation work must not reduce the level of *Code* compliance
- The building undergoing renovation must meet the requirements of the applicable existing occupancy chapter



- **Modifications**
 - Newly constructed elements, components, and systems are required to comply with the requirements of other *Code* sections applicable to new construction
 - Work must also meet the renovation standards of Section 43.4
 - The modification work must not reduce the level of *Code* compliance



- The building undergoing modification must meet the requirements of the applicable existing occupancy chapter
- **Extensive Modification**
 - The modification of an entire building or an entire occupancy within a building shall comply with the requirements for reconstruction



- Where the total area of all the rehabilitation work areas included in the modification exceeds 50 percent of the area of the building, the work shall be considered reconstruction.



- **Reconstruction**
 - Newly constructed elements, components, and systems are required to comply with the requirements of other *Code* sections applicable to new construction
 - Work must also meet the renovation standards of Section 43.4 and the modification provisions of Section 43.5



- The modification work must not reduce the level of *Code* compliance
- The building undergoing modification must meet the requirements of the applicable existing occupancy chapter



- Where the total area of all the rehabilitation work areas exceeds 50 percent of the aggregate building area, automatic sprinkler systems (where required for NEW construction) shall be provided on the highest floor containing the rehabilitation work area and on all floors below if required for new construction



- On any story with rehabilitation work areas involving over 50 percent of the area of the story, a sprinkler system shall be provided throughout the story if required for new construction
- Elevator upgrading is required
- Smoke alarm upgrading required depending on occupancy type.



- Change of Use
 - Rehabilitation shall comply with the appropriate section of Chapter 43 relative to the work undertaken
 - Use created by the change shall comply with the appropriate Code section for new construction
 - Occupancy classification – applies even if no rehabilitation occurs



- Change of Occupancy
 - In other than Historic Buildings – Where the occupancy classification occurs within the same or lesser hazard classification category the building shall comply the appropriate EXISTING occupancy chapter AND the appropriate NEW occupancy chapter for Automatic Sprinkler and detection, Alarm and Communication System requirements



- Where a change of occupancy classification occurs to an occupancy classification of a higher hazard classification category, the building shall comply with the requirements of the appropriate NEW occupancy chapter



- Portions of the building in which the occupancy classification is not changed shall be permitted to comply with the requirements of the applicable existing occupancy chapters, provided one of the following are met:
 - Occupancies are separated per 6.1.14.4
 - Occ. are separated via approved alternatives



- It is not the intent to reduce the application of any requirement of the occupancy chapter applicable to new construction if such requirement is worded to have applicability to the entire building.



- Additions
 - The addition shall comply with other sections of this Code applicable to new construction for the occupancy
 - The existing portion of the building shall comply with the requirements of the Code applicable to existing buildings for the occupancy



- An addition shall not create or extend a non-conformity with regard to fire safety or the means of egress in the existing building for which the addition is constructed
- No addition shall increase the height of an existing building beyond that permitted under the applicable provisions for new building construction



- Fire Sprinkler and Smoke Alarms may be required under certain circumstances.



- Historic Buildings
 - Historic Buildings undergoing rehabilitation shall comply with ONE of the following requirements:
 - Section 43.10
 - Applicable sections of Chapter 43
 - NFPA 914
- Use of Chapter 43.10 requires an Evaluation



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