

upon the circumstances agreed upon at the preliminary meeting to determine the existence of any potential nonconformance with the provisions of this code. The building evaluation shall include, but not be limited to, structural, mechanical, plumbing and electrical systems. The evaluation shall be limited to those areas of the existing dwelling that are directly affected by the type of work under consideration. The building evaluation shall be certified by the design professional.

The evaluation shall utilize the following sources of information, as applicable:

1. Available documentation of the existing building.
 - 1.1. Field surveys.
 - 1.2. Tests (nondestructive and destructive).
 - 1.3. Laboratory analysis.

AJ2 DEFINITIONS

SECTION AJ201 GENERAL

AJ201.1 General. For purposes of this appendix, the terms used shall be defined as follows.

SECTION AJ202 GENERAL DEFINITIONS

ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure.

ALTERATION. Any construction or renovation to an existing structure other than repair or addition. Alterations are classified as Level 1 and Level 2.

BED AND BREAKFAST DWELLING. An owner-occupied residence resulting from a conversion of a one-family dwelling, used for providing overnight accommodations and a morning meal to not more than 10 transient lodgers, and containing not more than five bedrooms for such lodgers.

CHANGE OF OCCUPANCY. A change in the occupancy or use of a building, such as a change from a one-family dwelling to a two-family dwelling, or from an occupancy regulated by the 2015 IBC to a detached one-or two-family dwelling or multiple single-family dwellings (townhouses) regulated by this code.

CONVERSION. A change of occupancy or use of a building from a one-family dwelling to a bed and breakfast dwelling.

DANGEROUS. Any building or structure or any individual member with any of the structural conditions or defects described below shall be deemed dangerous:

1. The stress in a member or portion thereof due to all factored dead and live loads is more

an on-site electrical power system, or in buildings where existing interior wall or ceiling finishes are not removed to expose the structure. Carbon monoxide alarms shall not be required to be interconnected where battery operated alarms are permitted.

AJ703.3 Automatic fire sprinkler system. An automatic sprinkler system as required for new dwellings shall be provided.

SECTION AJ704 BED AND BREAKFAST DWELLINGS

AJ704.1 Scope. Owner-occupied one-family dwellings converted for use as bed and breakfast dwellings as defined in Section J202 shall comply with this section.

AJ704.2 Occupancy. A residence converted to a bed and breakfast dwelling shall have no more than five sleeping rooms for accommodating up to 10 transient lodgers.

AJ704.3 Special conditions. A one-family dwelling is permitted to be converted for use as a bed and breakfast dwelling under the following conditions:

1. No sleeping rooms for transient use shall be located above the second story above grade plane.
2. A fire-safety notice shall be affixed to the occupied side of the entrance door of each bedroom for transient use indicating:
 - a. Means of egress;
 - b. Location of means for transmitting fire alarms, if any; and
 - c. Evacuation procedures to be followed in the event of a fire or smoke condition or upon activation of a fire or smoke-detecting or other alarm device.

AJ704.4 Means of egress. Means of egress shall include at least one of the following alternatives:

1. A limited area sprinkler system installed in conformance with NFPA 13D protecting all interior stairs serving as a means of egress;
2. An exterior stair conforming to the requirements of R311.7 of this code, providing a second means of egress from all above grade stories or levels; or
3. An opening for emergency use conforming to the requirements of Section R310 of this code within each bedroom for transient use, such opening to have a sill not more than 14 feet above level grade directly below and, as permanent equipment, a portable escape ladder that attaches securely to such sill. Such ladder shall be constructed with rigid rungs designed to stand off from the building wall, shall be capable of sustaining a minimum load of 1,000 pounds, and shall extend to and provide unobstructed egress to open space at grade.



and 2015 IEBC specifically apply to existing buildings.

2. Additions, alterations, renovations or repairs to any structure, system or equipment shall conform to that required for new construction without requiring the existing structure, system or equipment to comply with all of the requirements of the Uniform Code. Additions, alterations or repairs shall not cause an existing structure, system or equipment to become unsafe, unsanitary, hazardous or overloaded. Minor additions, alterations, renovations and repairs to existing structure, system or equipment shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing, is not hazardous, and is approved.
3. Construction trailers used as a temporary office for the purpose of monitoring construction at a construction site.
4. Structures such as radio and television transmission, communication and wind generation towers not attached to buildings.

101.2.1 The Residential Code. The provisions of the 2015 IRC shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of:

1. detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height,
2. one-family dwellings converted to owner occupied bed and breakfast dwellings with five or fewer guest rooms and their accessory structures not more than three stories above grade plane in height, and
3. plumbing, mechanical, and fuel gas systems and appliances servicing these structures.

Exceptions:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the 2015 IBC shall be permitted to be constructed in accordance with the 2015 IRC for one- and two-family dwellings. Fire suppression required by Section 419.5 of the 2015 IBC where constructed under the 2015 IRC for one- and two-family dwellings shall conform to the Section P2904 of the 2015 IRC.
2. Home occupations in dwelling units complying with the requirements of Appendix J shall be permitted.
3. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the 2015 IRC where equipped with a fire sprinkler system in accordance with Section P2904 of the 2015 IRC.

101.2.1.1 Regulation by other State of New York Departments or Agencies. Where a building or premises under the custody, licensure, supervision or jurisdiction of a department or agency of the State of New York is regulated as a one- or two-family dwelling or multiple single-family dwelling (townhouse), in accordance with established laws or regulations of that department or agency, said buildings or

SECTION P2904

DWELLING UNIT FIRE SPRINKLER SYSTEMS

P2904.1 General. The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section P2904, which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with a residential sprinkler system. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone sprinkler system from the water distribution system.

P2904.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a *dwelling unit*.

Exceptions:

1. Attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In *attics*, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m²) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
3. Bathrooms not more than 55 square feet (5.1 m²) in area.

4. Garages; carports; exterior porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

P2904.2 Sprinklers. Sprinklers shall be new listed residential sprinklers and shall be installed in accordance with the sprinkler manufacturer's instructions.

P2904.2.1 Temperature rating and separation from heat sources. Except as provided for in Section P2904.2.2, sprinklers shall have a temperature rating of not less than 135°F (57°C) and not more than 170°F (77°C). Sprinklers shall be separated from heat sources as required by the sprinkler manufacturer's installation instructions.

P2904.2.2 Intermediate temperature sprinklers. Sprinklers shall have an intermediate temperature rating not less than 175°F (79°C) and not more than 225°F (107°C) where installed in the following locations:

1. Directly under skylights, where the sprinkler is exposed to direct sunlight.
2. In *attics*.
3. In concealed spaces located directly beneath a roof.
4. Within the distance to a heat source as specified in Table P2904.2.2.

P2904.2.3 Freezing areas. Piping shall be protected from freezing as required by Section P2603.6. Where sprinklers are required in areas that are subject to freezing, dry-side-wall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area shall be installed.

P2904.2.4 Sprinkler coverage. Sprinkler coverage requirements and sprinkler obstruction requirements shall be in accordance with Sections P2904.2.4.1 and P2904.2.4.2.

P2904.2.4.1 Coverage area limit. The area of coverage of a single sprinkler shall not exceed 400 square feet (37 m²) and shall be based on the sprinkler listing and the sprinkler manufacturer's installation instructions.

TABLE P2904.2.2
LOCATIONS WHERE INTERMEDIATE TEMPERATURE SPRINKLERS ARE REQUIRED

HEAT SOURCE	RANGE OF DISTANCE FROM HEAT SOURCE WITHIN WHICH INTERMEDIATE TEMPERATURE SPRINKLERS ARE REQUIRED ^{a, b} (inches)
Fireplace, side of open or recessed fireplace	12 to 36
Fireplace, front of recessed fireplace	36 to 60
Coal and wood burning stove	12 to 42
Kitchen range top	9 to 18
Oven	9 to 18
Vent connector or chimney connector	9 to 18
Heating duct, not insulated	9 to 18
Hot water pipe, not insulated	6 to 12
Side of ceiling or wall warm air register	12 to 24
Front of wall mounted warm air register	18 to 36
Water heater, furnace or boiler	3 to 6
Luminaire up to 250 watts	3 to 6
Luminaire 250 watts up to 499 watts	6 to 12

For SI: 1 inch = 25.4 mm.

a. Sprinklers shall not be located at distances less than the minimum table distance unless the sprinkler listing allows a lesser distance.

b. Distances shall be measured in a straight line from the nearest edge of the heat source to the nearest edge of the sprinkler.

2. *Corridor smoke detection* is not required in smoke compartments that contain *sleeping units* where *sleeping unit* doors are equipped with automatic door-closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.

907.2.6.3 Group I-3 occupancies. Group I-3 occupancies shall be equipped with a manual fire alarm system and automatic smoke detection system installed for alerting staff.

907.2.6.3.1 System initiation. Actuation of an automatic fire-extinguishing system, *automatic sprinkler system*, a manual fire alarm box or a fire detector shall initiate an approved fire alarm signal that automatically notifies staff.

907.2.6.3.2 Manual fire alarm boxes. Manual fire alarm boxes are not required to be located in accordance with Section 907.4.2 where the fire alarm boxes are provided at staff-attended locations having direct supervision over areas where manual fire alarm boxes have been omitted.

907.2.6.3.2.1 Manual fire alarms boxes in detainee areas. Manual fire alarm boxes are allowed to be locked in areas occupied by detainees, provided that staff members are present within the subject area and have keys readily available to operate the manual fire alarm boxes.

907.2.6.3.3 Automatic smoke detection system. An automatic smoke detection system shall be installed throughout resident housing areas, including *sleeping units* and contiguous day rooms, group activity spaces and other common spaces normally accessible to residents.

Exceptions:

1. Other *approved* smoke detection arrangements providing equivalent protection, including, but not limited to, placing detectors in exhaust ducts from cells or behind protective guards *listed* for the purpose, are allowed when necessary to prevent damage or tampering.
2. *Sleeping units* in Use Conditions 2 and 3 as described in Section 308 of the *International Building Code*.
3. Smoke detectors are not required in *sleeping units* with four or fewer occupants in smoke compartments that are equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.

907.2.7 Group M. A manual fire alarm system that activates the occupant notification system in accordance with

Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M *occupant load* of all floors is 500 or more persons.
2. The Group M *occupant load* is more than 100 persons above or below the lowest *level of exit discharge*.

Exceptions:

1. A manual fire alarm system is not required in covered or open mall buildings complying with Section 402 of the *International Building Code*.
2. Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.

907.2.7.1 Occupant notification. During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a waterflow switch shall not be required to activate the alarm notification appliances when an alarm signal is activated at a constantly attended location from which evacuation instructions shall be initiated over an emergency voice/alarm communication system installed in accordance with Section 907.5.2.2.

907.2.8 Group R-1. Fire alarm systems and smoke alarms shall be installed in Group R-1 occupancies as required in Sections 907.2.8.1 through 907.2.8.3.

907.2.8.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-1 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual *sleeping units* and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour *fire partitions* and each individual *sleeping unit* has an *exit* directly to a *public way*, *egress court* or yard.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - 2.1. The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 2.2. The notification appliances will activate upon sprinkler water flow.

903.2.7.1 High-piled storage. An *automatic sprinkler system* shall be provided as required in Chapter 32 in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

[F] 903.2.8.2 Group R-4 Condition 1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4 Condition 1 occupancies.

[F] 903.2.8.3 Group R-4 Condition 2. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4 Condition 2 occupancies. Attics shall be protected in accordance with Section 903.2.8.3.1 or 903.2.8.3.2.

[F] 903.2.8.3.1 Attics used for living purposes, storage or fuel-fired equipment. Attics used for living purposes, storage or fuel-fired equipment shall be protected throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.2.

[F] 903.2.8.3.2 Attics not used for living purposes, storage or fuel-fired equipment. Attics not used for living purposes, storage or fuel-fired equipment shall be protected in accordance with one of the following:

1. Attics protected throughout by a heat detector system arranged to activate the building fire alarm system in accordance with Section 907.2.10.
2. Attics constructed of noncombustible materials.
3. Attics constructed of fire-retardant-treated wood framing complying with Section 2303.2 of the *International Building Code*.
4. The *automatic sprinkler system* shall be extended to provide protection throughout the attic space.

[F] 903.2.8.4 Care facilities. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above grade plane.

3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

1. Buildings having two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one story above grade plane, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet (566 m³) shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

903.2.10 Group S-2 enclosed parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the *International Building Code* where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

903.2.10.1 Commercial parking garages. An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

903.2.11 Specific buildings areas and hazards. In all occupancies other than Group U, an *automatic sprinkler system* shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.

903.2.11.1 Stories without openings. An *automatic sprinkler system* shall be installed throughout all stories, including *basements*, of all buildings where the