

## BUILDING DIVISION – POLICIES AND PROCEDURES

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### HISTORIC BUILDINGS

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**ISSUE:** Under what guidelines shall allowances for Historic Buildings be permitted as allowed by 2021 International Existing Building Code.

**ANALYSIS:** The 2021 IEBC (Existing Structures) generally states that all existing structures may continue their existing use and occupancy if they are properly maintained in a safe and sanitary condition as required by the codes under which they were built. However, any new additions, alterations, or repairs must comply with today's codes. All such new work shall also not cause the existing structure, or elements thereof, to become unsafe or create hazardous conditions.

Historic requirements of privately held structures are generally only applicable to the exterior elements of the structure.

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**POLICY & PROCEDURE:** Repairs and replacements of any portion of the exterior elements of a historic building or structure may be made with the original materials, methods of construction, and designs provided all the following are found to exist.

- (a) The building is an officially listed historic structure
- (b) The Historic Preservation Board has issued a certificate of appropriateness for the overall proposed project and any specific noncompliant code regulated elements are identified as integral and necessary elements affecting and necessary to continued historic character of the structure.
- (c) The restored building or building element shall be no more hazardous based on life safety, fire safety and sanitation than the existing building.

This modification of code requirements shall not apply to historic buildings undergoing a change of use or character.