



**TOWN OF CICERO**  
**Building Department**  
**4949 W Cermak Rd**  
**Cicero, IL 60804**

**Building Department**  
**P: 708-656-3600**

## Permit Instructions

Form Revision level: 09/19/13

# EXISTING BUILDINGS

The provisions of the International Existing Building Code (IEBC 2009) shall apply to **the repair, alteration, change of occupancy, addition and relocation of historic buildings**. The IEBC shall be used to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings. The International Existing Building Code shall be applied with the exception that (1) a building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion, or (2) the legal occupancy of any building existing on the date of adoption of this code, shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or the International Property Maintenance Code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

**How to use this document:** To identify the need for compliance with the International Existing Building Code 2009 and applicable Chapters, check any and all items below that apply:

## 1. CLASSIFICATION OF WORK

- Repairs:** Repairs are defined as the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.
- Alterations – Level 1:** Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.
- Alterations – Level 2:** Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.
- Alterations – Level 3:** Level 3 apply where the work area exceeds 50% of the total building area.
- Change of Occupancy** – Change of Occupancy is a change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.
- Addition** – Additions are defined as an extension or increase in floor area, number of stories, or height of a building or structure.
- Historic Buildings** – Historic Buildings provisions shall apply to buildings as defined in Chapter 2, which states: . Except as specifically provided for in Chapter 11, historic buildings shall comply with applicable provisions of this code for the type of work being performed.
- Relocated Buildings** – Relocated buildings provisions shall apply to relocated or moved buildings. Relocated buildings shall comply with the provisions of Chapter 12.

## 2. CODE REQUIREMENTS BASED ON CLASSIFICATION OF WORK



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**Repairs:** Repairs as defined as the Classification of Work segment of this document shall comply with the provisions of Chapter 5. *Use the notes below to help determine which Section of Chapter 5 must be referenced in order to comply with IEBC.*

- All materials used for repairs, existing or new shall conform to Chapter 5 of the *IEBC* as outlined in Section 502.
- All repairs shall be performed so as to maintain the level of fire protection previously provided, as stated in Section 503 of the *IEBC*.
- All repairs shall be performed so as to maintain the level protection previously provided for the means of egress, as stated in Section 504 of the *IEBC*.
- All repairs shall be performed so as to maintain the level of accessibility previously provided, as stated in Section 505 of the *IEBC*.
- Structural repairs shall be in compliance with Section 506. Regardless of the extent of structural or nonstructural damage, dangerous conditions shall be eliminated. Regardless of the scope of repair, new structural members and connections used for repair or rehabilitation shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.
- Repairs to damaged buildings shall comply with Section 506.2 of the *IEBC*.
- Existing electrical wiring and equipment undergoing repair shall be allowed to be repaired or replaced with like material. Repairs involving Receptacles, plug fuses, nongrounding-type receptacles, group I-2 receptacles, or grounding appliances shall comply with provisions outlined in Section 507 of the *IEBC*.
- Existing mechanical systems undergoing repair shall not make the building less conforming that it was before the repair was undertaken
- Mechanical draft systems for manually fired appliances and fireplaces shall comply with provisions outlined in Section 508.2 of the *IEBC*.
- Repairs made to all plumbing elements shall conform to the *International Plumbing Code*, or as otherwise covered in Section 509 of the *IEBC*.

**Alterations – Level 1:** Level 1 alterations shall comply with the provisions of Chapter 6. *Use the notes below to help determine which Section of Chapter 6 must be referenced in order to comply with IEBC.*

- An existing building or portion shall not be altered such that the building becomes less safe than its existing condition with the exception that the area proposed to be reduced, that portion shall conform to the requirements of the *International Building Code*.
- All building elements and materials used during an alteration must comply with the provisions as stated in **Section 602** of the *IEBC*.
- All alterations shall be performed so as to maintain the level of fire protection previously provided, as stated in **Section 603** of the *IEBC*.
- All alterations shall be performed so as to maintain the level protection previously provided for the means of egress, as stated in **Section 604** of the *IEBC*.



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- A building, facility or element that is altered shall comply with the applicable provisions in **Section 605** of the *IEBC*, Chapter 11 of the *International Building Code* and *ICC A117.1* unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.
- Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of **Section 606** of the *IEBC* shall apply.
- Alterations to existing buildings or structures are not required to comply with the energy requirements of the *International Energy Conservation Code (IECC)* or *International Residential Code (IRC)*. The alterations shall conform to the energy requirements of the *IECC* or *IRC* as they relate to new construction only.

**Alterations – Level 2:** Level 2 alterations shall comply with the provisions of Chapter 6 as well as Chapter 7.

- Level 2 alterations shall comply with the provisions of Chapter 7. For all general exceptions refer to **Section 701** of the *IEBC*.
- Buildings classified as “Special Use and Occupancy” by the *IBC* must comply with the requirements of **Section 701** of the *IEBC* as well as the scoping provisions of **Chapter 1** where applicable.
- All building elements and materials used during a Level 2 alteration must comply with the provisions as stated in **Section 703** of the *IEBC*.
- Fire Protection requirements shall comply with provisions stated in **Section 704** of the *IEBC*.
- Any building, facility, or element that is altered shall comply with the accessibility provisions outlines in **Section 605** of the *IEBC*. For the following exceptions comply with the provisions listed in **Section 706**; stairs and escalators in existing buildings, accessible dwelling units and sleeping units, type A dwelling or sleeping units, and type B dwelling or sleeping units.
- Structural elements and systems within buildings undergoing Level 2 alterations shall comply with **Section 707** of the *IEBC*.
- **Section 602.4** (

**Alterations – Level 3:** Level 3 apply where the work area exceeds 50% of the total building area. Level 3 alterations shall comply with the provisions of Chapter 6 and 7 as well as the provisions for Chapter 8.

- Level 3 alterations shall comply with the provisions of chapter 6, 7, & 8 of the *IEBC*.

**Change of Occupancy –** Change of Occupancy provisions apply where the activity is classified as a change of occupancy in Chapter 2, which states: a change in the purpose or level of activity within a building that involves a change in application of the requirements of this code. Changes of occupancy shall comply with the provisions of Chapter 9.

- A change in occupancy, as defined in Section 202, with no change of occupancy classification shall not be made to any structure that will subject the structure to any special provisions of the applicable International Codes, including the provisions of Sections 902 through 911, without the approval of the code official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change in occupancy have been met.



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- Any repair or alteration work undertaken in connection with a change of occupancy that does not involve a change of occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 4 and to the requirements of Sections 902 through 911.
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- Where the character or use of an existing building or part of an existing building is changed to one of the following special use or occupancy categories as defined in the *IBC*, the building shall comply with all of the applicable requirements of the *IBC*:
  - Covered mall buildings
  - Atriums
  - Motor-vehicle occupancies
  - Aircraft-related occupancies
  - Motion picture projection rooms
  - Stages and platforms
  - Special amusement buildings
  - Incidental use areas
  - Hazardous materials
  - Underground buildings (*IBC* requirements applicable to underground buildings)
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- The following requirements listed in **Section 912** shall apply where a building or portions of a building undergo change of occupancy; Building elements and materials, fire protection, means of egress, accessibility.
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**Addition** – Provisions for additions shall apply where work is classified as an addition as defined in Chapter 2, which states: an extension or increase in floor area, number of stories, or height of a building or structure. Additions to existing buildings shall comply with the provisions of Chapter 10.

- No addition shall increase the height or area of an existing building beyond that permitted under the applicable provisions of **Chapter 5** of the *IBC* for new buildings. In-filling of floor openings and nonoccupiable appendages (elevator shafts, exterior stairwells, etc...) shall be permitted beyond that permitted by the *IBC*. Fire areas increased by the addition shall comply with **Chapter 9** of the *IBC*.
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- Additions to existing buildings are considered new construction and shall comply with the *IBC*. Any exceptions to this are outlined in **Section 1003.1 – 1003.5**.
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- Additions to a building or structure of a Group R-3 or R-4 occupancy shall provide smoke alarms to the existing building as required by the *IBC* or *IRC*.
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- Accessibility provisions for new construction shall apply to all additions. If an addition affects the accessibility to and area of primary function, it shall comply with the requirements of **Section 605 & 706**.

**Historic Buildings** – Historic Buildings provisions shall apply to buildings classified as historic as defined in Chapter 2. Except as specifically provided for in Chapter 11, historic buildings shall comply with applicable provisions of this code for the type of work being performed; repairs, alterations, relocation, or change of occupancy.

- Repairs to a historic building shall be permitted with like materials and original methods, while still complying with the provisions of **Section 1102**.
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- Historic buildings undergoing alteration, changes of occupancy, or relocation shall comply with the fire safety provisions of **Section 1103**.
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- Alterations to a historic building shall comply with the provisions of **Chapter 605** and **706** as applicable. When it is determined by the code official that the provisions of **605** and **706** would destroy the historic significance, alternative requirements shall be followed as stated in **Section 1104.1.1 – 1104.1.4**.
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- Historic buildings undergoing a change of occupancy they shall comply with **Chapter 9** with the exceptions being stated in **Sections 1105.1 – 1105.15**
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- When **Chapter 9** requires compliance with **Chapters 5, 6 & 7** and those chapters are subject to exceptions in **Section 1102**, the same exceptions shall apply to **Chapter 11** (this chapter).
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- Historic buildings shall comply with the structural provisions outlined in **Chapter 4** with the applicable exceptions stated in **Sections 1106.1 – 1106.2**.

**Relocated Buildings** – Relocated buildings provisions shall apply to relocated or moved buildings. Relocated buildings shall comply with the provisions of Chapter 12.

- The building shall be safe for human occupancy as determined by the International Fire Code and the International Property Maintenance Code. Any repair, alteration, or change of occupancy undertaken within the moved structure shall comply with its required Chapter per the *IEBC*.
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- Any field-fabricated elements shall comply with the requirements of the International Building Code or the International Residential Code as applicable.
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- Any exceptions to the above statements regarding wind loads, seismic loads, snow loads, flood hazard areas, and required inspections should comply with the provisions of **Section 1202.3 - 1202.7** of the *IEBC*.