

# The Regulation of Existing Buildings

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# Objectives

- New versus existing buildings
- What requirements apply to existing buildings?
- Conclusions

# New versus Existing

- Delicate balance - encouraging the reuse of existing buildings and obtaining the goals of society with issues such as
  - Safety
  - Sustainability
  - Accessibility
  - Energy consumption

# New versus Existing

- New
  - Positives
    - Less complex
    - Easier to meet regulations
    - Energy efficiency and sustainable design less difficult
  - Negatives
    - Leaves buildings under utilized
    - More materials used
    - Improvements not made to existing

# New versus Existing

- Existing
  - Positives
    - Improves built environment overall
    - Potentially reduces hazards associated with vacant building
  - Negatives
    - More complex and expensive to meet current regulations
    - Even more complex for historic buildings.

# Types of requirements

- New construction
- Point in time regulations
- Retroactive
- Operational
- Maintenance

# Types of requirements

REGULATORY SPECTRUM

New  
construction

Point in time

Retroactive

Operational

Maintenance

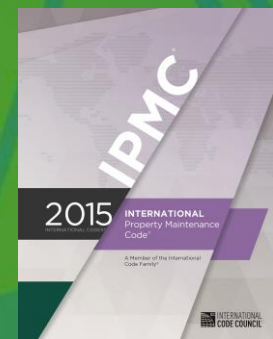
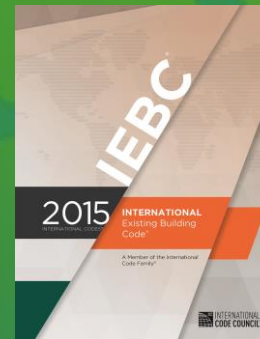
# Types of requirements

- The following types of regulations are always applicable
  - Retroactive
  - Operational
  - Maintenance



# Types of requirements

- ICC Codes of interest
- *International Building Code (IBC)*
- *International Fire Code (IFC)*
- *International Existing Building Code (IEBC)*
- *International Property Maintenance Code (IPMC)*



# Conclusions

- Important to understand the pros and cons of existing and new buildings
- There are various types of regulations that may apply to buildings not simply construction requirements.
- Careful balance of safety, accessibility sustainability, energy and remaining reasonable

