



THE CODE ADVISOR

Approved Code
Services, Inc.
717-215-5849

November/December
2007
Volume 1
Issue 8

Professional Assistance in the Building Codes for Architects,
Engineers and Contractors

Question of the Month

From the "Quick Code Answers"
Telephone Support records.

Quick Code Answers is an annual subscription service that provides Phone & On-site technical support for Building Code questions.



Q: We are making a limited modification to the dining and kitchen area of an existing restaurant. The alterations fall within Level 2 of the (IEBC) International Existing Building Code. We are not impacting the egress paths or the occupant loading.

Do we have to make any ADA/Accessibility changes?

A. The Existing Building Code requires any new work to fully comply with all current building codes - including accessibility. When changes are made to a "Primary Function Area" as in this situation, there is also a provision that requires the egress route to that area be made accessible. So, if the egress route to this kitchen/dining area is not fully accessible, it must be upgraded. The code places first priority on toilet facilities and drinking fountains. It also limits the cost of this additional work to 20% of the cost of the original alterations.

See **IEBC 605.2** for details.

Current Events

Gettysburg under attack again?



A 10/21/07 article by Erin James in the Hanover Evening Sun details the legal efforts of a disabilities advocate to press local businesses toward ADA compliance. This action concerns existing buildings that have been renovated to restaurants and other public shops. The ADA laws are ultimately enforced by the federal government, since they are Civil Rights issues. So, these property owners, including the local borough government, will be defending themselves in federal court against the US Dept of Justice.

A frustrating twist to this story is that most of these properties have PA L&I occupancy certificates - issued under the pre-UCC system. These certificates have not shielded the owners from this federal action. This situation serves to highlight the high stakes attached to ADA/Accessibility code compliance. The article is available in the archives section at www.eveningsun.com or write to us for a copy.

~"Making the Building Codes Work for You!"~

New Client Highlight

Richard C. Kochenour
Registered Architect

825 Pennsylvania Ave.
Lemoyne, PA 17043
717.737.7788

Code Tip



The latest building code advisory

from PA L&I concerns public swimming pools. This would be any pool other than one associated with a single family dwelling. The advisory requires all **non-residential pools** to be fully accessible - including "access to the pool area and to the pool itself". It also requires all plans for these pools to be approved by the state Accessibility Advisory Board.

Read the full advisory on PA L&I's web site -

www.dli.state.pa.us and follow the

Quick Link to Building Codes.

Approved Code Product Highlight



L&I Certified Third-Party Review Services

Professional UCC plan review and inspection services with a significant difference!

Early in 2008 we will offer UCC services to our **commercial** clients. Many municipalities will allow local building owners to retain a state certified plan reviewer for their project. The reviewer you choose does make a difference! A reviewer that passes over large code issues is a hidden liability. The cost of non-compliance is high - personal injury claims that uncover code deficiencies are difficult to defend, state audits and federal ADA complaints happen months or years after a building is complete. The responsibility for code compliance ultimately falls on the building owner and designer. Our experience and resources give you confidence that your design is code compliant. One unique feature is a pre-review, custom Code Requirements Summary. This report is created for the designer and highlights the major IBC & Accessibility requirements for their unique project. Following this detailed guideline significantly reduces the review time and limits the delays and liability of non-compliance.

Call or e-mail for our Fee Sheet.



Recommended Resources

Significant Changes Series. These excellent reference books help you easily identify and understand the key changes from the 2003 to 2006 codes.



There are 4 separate volumes that cover the

1. Building, 2. Residential, 3. Plumbing, Mechanical & Fuel Gas and 4. Fire Codes.

The full-color text includes hundreds of photos and illustrations.

Soft Cover - \$39.95 each ~ Order from us and get free shipping!

Got Questions?

Do you have a code question?

Maybe something that has been inspected and passed on one job and failed on the next?

Or maybe you are just wondering about the reason for a certain code.

Submit your code question to **Questions@ApprovedCode.com**

Be sure to include a daytime telephone number in case we need more information.

We will respond to your question by e-mail or phone as soon as possible.



APPROVED Code Services, Inc. provides building code support services, training and products to assist design professionals and builders in the proper application of the building code. Our staff is experienced and fully certified in all areas of the Pennsylvania State Building Code, both residential and commercial. Information provided in this newsletter is believed to be accurate and appropriate for the situation being presented. All information must be cross checked with a code book for suitability to the application. The local building code official and the appeals board have the final authority for interpreting the code in each jurisdiction.

Post Office Box 614 Dillsburg, Pennsylvania 17019

www.ApprovedCode.com

~“Making the Building Codes Work for You!”~

