

CODE GUIDE

OFFICE OF PLANNING & DEVELOPMENT REVIEW

TOPIC: Commercial Energy Standards--UBC/13/#3

CODE: Structural Specialty Code; 1998 Edition

REVISED: March 1, 1999

REFERENCE: Section 1313.4

SUBJECT: Add Air-conditioning to an Existing Building

QUESTION: A submitted plan adds air-conditioning to an older existing building. No work is shown to the exterior envelope or the heating system.

The existing walls are without insulation, the windows are single-glazed and without proper weather stripping, and the existing space is heated by an outdated boiler system. Do the elements of the building envelope or the heating system require updating to current code?

RESPONSE: Additions, alterations, or repairs to an existing building must comply with the code. The requirement only applies to building components, specific pieces of equipment, or systems that are part of the construction project. See Sections 1312.3, 1313.4, 1314.2, 1315.5, and 1316.2.3 for more information.

In this example, the construction project consists of a new air-conditioner, controls, and ductwork. Only these components must meet current code.