



**SOUTHERN NEVADA AMENDMENTS  
TO THE  
2024 INTERNATIONAL  
EXISTING BUILDING CODE**

## **Preface**

This document was developed by the Southern Nevada Building Officials' (SNBO) International Existing Building Code Committee and presents amendments to the 2024 International Existing Building Code (IEBC) as published by the International Code Council (ICC).

Participation in the 2024 International Existing Building Code Committee was open to all interested parties. However, voting on amendments proposals was limited to one vote each for seven Southern Nevada municipalities (Clark County, Henderson, Las Vegas, North Las Vegas, Boulder City, Pahrump, and Mesquite), the Clark County School District, and three industry representatives. All committee proceedings were conducted in accordance with Robert's Rules of Order.

The recommended amendments contained herein are not code unless adopted and codified by governmental jurisdictions. These amendments are not intended to prevent the use of any material or method of construction not specifically prescribed herein, provided any alternates have been approved and their use authorized by the Building Official. This document may be copied and used in whole or in part without permission or approval from the organizations listed on the cover page.

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## Section 101.2.1

*Amend Section 101.2.1 to adopt Appendices A, B, and C, as follows:*

**Section 101.2.1 Appendices.** The following appendices, either in their entirety or as modified, are specifically adopted: Appendix A, Appendix B, and Appendix C.

## Section 102.4.3

*Add Subsection 102.4.3, as follows:*

**Section 102.4.3 Adopted Codes.** Where this code references other codes and standards not adopted by this jurisdiction (including but not limited to the *International Mechanical Code*, *International Plumbing Code*, etc.), the applicable codes and standards adopted by the jurisdiction shall govern.

## Section 103 – 117

*Delete Sections 103 through 117 in their entirety, as follows:*

Delete Sections 103 through 117 in their entirety. Please refer to the Building Administrative Code (BAC), as adopted by each respective local Authority Having Jurisdiction, for requirements related to administration and enforcement of these provisions.

## Section 202 & 302.6

*Amend Section 202 to include the following new definition:*

**BABY CHANGING TABLE.** A fold-up or fixed type diaper changing table or surface that is safe and sanitary for changing the diaper of a child aged three (3) or younger.

*Add a new Section 302.6, as follows:*

**Section 302.6 Baby Changing Tables.** Where an existing restroom is altered or new restroom is constructed for use by the public, a minimum of one (1) *baby changing table* shall be provided to comply with all of the following:

1. Located within a public restroom or other area as approved by the *building official*.
2. Continuously available to both male and female occupants.
3. Applicable provisions of ICC A117.1 for Diaper Changing Tables.

**Exception:**

Baby changing tables are not required in facilities that have been issued a permit or license which restricts the admission of children on the basis of age.

## Section 301.1

*Modify the reference to include new code sections 310 and 311, as follows:*

**301.1 Applicability.** The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with Section 301.2, 301.3 or 301.4. The provisions of Sections 302 through 311 shall apply to all alterations, repairs, additions, relocation of structures and changes of occupancy regardless of compliance method.

## Section 310

*Add new section 310 to address Sprinkler Requirements in Existing Buildings, as follows:*

**310.1 Where required in existing buildings and structures.** Automatic sprinkler systems in accordance with International Building Code Section 903 and designed per the Fire Code shall be provided in *Existing Structures* at the locations described in Sections 310.1 through 310.1.4.

Where these provisions result in partially sprinklered buildings, durable weatherproof signage shall be provided at the Fire Department Connection(s) clearly indicating that the building is partially protected with fire sprinklers and clearly identifying the portion(s) of the building covered by the fire sprinkler systems.

Where required by the fire code official, the underground fire service and fire sprinkler lead-in to the first portion of an existing unsprinklered building shall be sized to a minimum Ordinary Hazard Group II sprinkler design for future expansion of the fire sprinkler system to cover all other portions of the building.

Where there is conflict with other portions of this code, this section will take precedence.

**310.1.2 Additions.** Additions to any building shall comply with this Section, International Building Code Section 903 and the International Fire Code.

**310.1.2.1 Addition with Sprinklers.** In existing unsprinklered buildings where sprinklers are provided for a building addition, whether required or not, the entire building shall be sprinklered.

### **Exceptions:**

1. In other than Group H occupancies, sprinklers are not required to be provided beyond the fire area of the addition where the addition fire area is separated from the remainder of the building by a fire barrier constructed in accordance with Section 707 of the *International Building Code*, and without openings.
2. When approved by the fire code official, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

**310.1.2.2 Addition without sprinklers.** In existing unsprinklered buildings where sprinklers are not otherwise required or provided in the building addition, the remainder of the building is not required to be provided with sprinklers where any of the following conditions are met:

1. The building has a total area of less than 5,000 sq ft (464 m<sup>2</sup>) (existing building area plus the addition) and the addition does not cause the existing building to trigger fire sprinkler protection due to occupancy-specific requirements contained in *International Building Code* Section 903.

2. In other than Group H occupancies, the fire area containing the addition is separated from adjacent fire areas by a fire barrier constructed in accordance with Section 707 of the *International Building Code*, and without openings.

3. For new construction expanding existing unsprinklered Group R-3 buildings or one – and two-family dwellings built in accordance with the *International Residential Code*, sprinklers are not required to be retrofitted into the building where the building is provided with fire flow in accordance with Appendix B of the *International Fire Code* and the newly added living space does not exceed 5,000 sq ft (464 m<sup>2</sup>).

**310.1.3 Alterations.** Alterations within existing buildings shall comply with this Section, *International Building Code* Section 903 and the *International Fire Code*.

**310.1.3.1 Alterations with sprinklers added.** In existing unsprinklered buildings where sprinklers are provided for an alteration, whether required or not, the entire building shall be sprinklered.

**Exceptions:**

1. In other than Group H occupancies, sprinklers are not required to be provided beyond the fire area containing the alteration where it is separated from the remainder of the building by a fire barrier constructed in accordance with Section 707 of the *International Building Code*, and without openings.
2. When approved by the fire code official, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

**310.1.3.2 Alterations without sprinklers.** In existing unsprinklered buildings where sprinklers are not otherwise required or provided in the alteration, the remainder of the building is not required to be provided with sprinklers due to the alteration.

**310.1.4 Change of Occupancy.** A change of occupancy within an existing building shall comply with this Section, *International Building Code* Section 903 and the *International Fire Code*.

**310.1.4.1 Change of Occupancy with Sprinklers Added.** In existing unsprinklered buildings where sprinklers are provided for an area containing a change of occupancy, whether required or not, the entire building shall be sprinklered.

**Exceptions:**

1. In other than Group H occupancies, sprinklers are not required to be provided beyond the fire area containing the change of occupancy where it is separated from the remainder of the building by a fire barrier constructed in accordance with Section 707 of the *International Building Code*, and without openings.
2. The building has a total area of less than 5000 sq ft (464 m<sup>2</sup>).

3. When approved by the building official and fire code official, a change in occupancy to an equal or lesser hazard shall not require the installation of sprinklers for any part of the building. To make such a determination, the building official and fire code official may consider changes in occupant load, relative fire hazard and other relevant data.
4. When approved by the fire code official, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

**310.1.4.2 Change of Occupancy without sprinklers.** In existing buildings without sprinklers, sprinklers are not required to be provided where the change of occupancy meets the provisions of this code and the provisions of Section 903 of the *International Building Code*. If sprinklers are not required the remainder of the building is not required to be provided with sprinklers where in accordance with Section 310.1.4.1.

## Section 311

*Add new section 311 to address Fire Alarm Requirements in Existing Buildings, as follows:*

**311.1 Where Required in Existing buildings and structures.** Fire alarm systems, installed in accordance with *International Building Code* Section 907 and the Fire Code, shall be provided in existing structures at the locations described in Sections 311.1 through 311.1.4.

Where there is conflict with other portions of this code, this section will take precedence.

**311.1.2 Additions.** Additions to any building shall comply with this Section, *International Building Code* section 907 and the International Fire Code. In existing buildings where fire alarms are provided for the addition, whether required or not, coverage shall be extended to include the entire building.

**Exception:** In other than Group H occupancies, fire alarm system coverage is not required beyond the fire area containing the addition where the additional fire area is separated from the remainder of the building by a fire barrier constructed in accordance with Section 707 of the *International Building Code*. Openings with automatic-closing devices, protected per Section 716, are permitted.

**311.1.3 Alterations.** Existing buildings that undergo an alteration shall comply with this Section, the *International Building Code* and the *International Fire Code*.

**Exception:** Alterations consisting solely of 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.

In existing buildings where fire alarms are provided for an alteration, whether required or not, coverage shall be extended to include the entire building.

**Exception:** In other than Group H occupancies, fire alarm system coverage is not required beyond the fire area containing the alteration where the alteration fire area is separated from the remainder of the building by a fire barrier constructed in accordance with Section

707 of the *International Building Code*. Openings with automatic-closing devices, protected per Section 716, are permitted.

**311.1.4 Change of Occupancy.** Existing buildings that undergo a change of occupancy shall comply with this Section, the *International Building Code* and the *International Fire Code*.

**Exception:** When approved by the building official, a change in occupancy to an equal or lesser hazard shall not require the installation of a fire alarm system for any part of the building. To make such a determination, the building official may consider changes in occupant load, relative fire hazard and other relevant data.

In existing buildings where fire alarms are provided for a change of occupancy, whether required or not, coverage shall be extended to include the entire building.

**Exception:** In other than Group H occupancies, fire alarm system coverage is not required beyond the fire area containing the change of occupancy where the change of occupancy fire area is separated from the remainder of the building by a fire barrier constructed in accordance with Section 707 of the *International Building Code*. Openings with automatic-closing devices, protected per Section 716, are permitted.