



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

International Existing Building Code Committee
Revised January 27, 2025

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.

Table of Contents

101.2.1.....	4
102.4.3.....	5
103-117.....	6
202 & 302.6.....	7
301.1.....	9
310.....	10
311.....	14

101.2.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IEBC24 – 003.00

COMMITTEE: 2024 IEBC Committee

CODE SECTION: IEBC Section 101.2.1 Appendices

PROPONENT: Patrick Chan CCBC

PROPOSAL: Amend Section 101.2.1 to adopt Appendices A, B, and C

REVISE AS FOLLOWS:

Section 101.2.1 Appendices. ~~Provisions in the appendices shall not apply unless specifically adopted or referenced.~~ The following appendices, either in their entirety or as modified, are specifically adopted: Appendix A, Appendix B, and Appendix C.

JUSTIFICATION: Previous adoptions of the IEBC have included appendices A, B and C. To maintain consistency with those previous editions of the IEBC, it is proposed that these appendices be adopted with the 2024 edition of the IEBC.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: Because this is a code clarification, it neither increases nor decreases costs.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	Y	Y	Y _{HEN}	Y _{CC}		Y _{CLV}			

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

102.4.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IEBC24 – 004.00

COMMITTEE: 2024 IEBC Committee

CODE SECTION: IEBC Section 102.4.3 Adopted Codes

PROPONENT: Patrick Chan CCBC

PROPOSAL: Add Subsection 102.4.3

REVISE 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.

JUSTIFICATION: This addition is intended to address the conditions where the ICC published codes references other ICC codes which may not be adopted by the local AHJ (e.g. IPC and IMC). In these cases, the applicable codes which are adopted are to be used.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: Because this is a code clarification, it neither increases nor decreases costs.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	Y	Y	Y _{HEN}	Y _{CC}		Y _{CLV}			

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IEBC24 – 005.00

COMMITTEE: 2024 IEBC Committee

CODE SECTION: IEBC Sections 103-117

PROPONENT: Patrick Chan CCBC

PROPOSAL: Delete Sections 103 through 117 in their entirety.

REVISE 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.

JUSTIFICATION: Each local Southern Nevada AHJ will continue to adopt their own unique Building Administrative Codes (BAC’s) to address all of the items within these sections. Thus, they are not required to be part of this IBC code adoption in Southern Nevada.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H	X	I		J
---	--	---	--	---	--	---	--	---	---	---	--	---	--	---	---	---	--	---

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	Y	Y	Y _{HEN}	Y _{CC}		Y _{CLV}			

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IEBC24 – 006.00

COMMITTEE: 2024 IEBC Committee

CODE SECTION: IEBC Sections 202 & 302.6

PROPONENT: Patrick Chan CCBC

PROPOSAL: Add a New Defined Term to Section 202 & New Section 302.6 to address NRS law mandating the installation of a Baby Changing Table in new construction.

REVISE AS FOLLOWS:

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.

Exceptions:

1. 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.

JUSTIFICATION: The primary justification for this amendment is to comply with NRS 278.584 and is written to closely mirror the requirements from a similar IBC amendment. Verbiage was added to capture alterations to existing restrooms.

NRS Section 278.584 only applies to building and facilities constructed on or after October 1, 2017. This amendment intentionally leaves out references to this effective date. This may have the effect of requiring baby changing tables within existing buildings constructed prior to October 1st, 2017 where restrooms are being added or modified. This was done to simplify the design and approval process as it will not be necessary to confirm the original construction date of a building to accurately apply the provisions of this sections and the NRS.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: No impact to buildings and facilities constructed on or after October 1st, 2017 as this is already required by Nevada State Law. Work within existing buildings and facilities constructed prior to October 1st, 2017 which do not already have baby changing tables may see the added cost of providing new baby changing table(s) if the work includes new restrooms or alterations to existing restrooms.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}			

RESULT: X Approved Failed Withdrawn Tabled Other

301.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IEBC24-007.00

COMMITTEE: 2024 IEBC Committee

CODE SECTION: IEBC Section 301.1 Applicability

PROPONENT: Lauren Storla CLV

PROPOSAL: Modify the reference to include new code sections 310 and 311.

REVISE 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 ~~309~~ 311 shall apply to all *alterations, repairs, additions*, relocation of structures and *changes of occupancy* regardless of compliance method.

Justification: Per discussion with the Fire Committee and this committee it was determined that this section be modified to include the addition of 310 and 311 in the applicability.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G	X	H	X	I		J	X
----------	--	----------	--	----------	--	----------	--	----------	---	----------	--	----------	---	----------	---	----------	--	----------	---

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: The cost of modifying this section is negligible. Adding 310 and 311 will save the industry money due to the impact on existing tenants and structures with regard to sprinkler and Fire Alarms.

COMMITTEE ACTION: *(leave blank - to be assigned by Committee Chair)*

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	Y	Y	Y _{HEN}	Y _{CC}		Y _{CLV}			

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IEBC24 – 001.01

COMMITTEE: 2024 IEBC Committee

CODE SECTION: IEBC Section 310 - Fire Sprinklers

PROPOSER: Lauren Storla CLV

PROPOSAL: Add new section 310 to address Sprinkler Requirements in Existing Buildings.

REVISE AS FOLLOWS:

Add: Section 310 - Sprinkler requirements in Existing Buildings:

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 m²) (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 m²).

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 m²).
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 the 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.

JUSTIFICATION: This proposal is meant to work in conjunction with the Fire Code allowances for Existing Building Sprinkler System requirements. The new section mirrors what is in the 2024 IFC amendments.

Adding this code section to the Existing Building Code gives the designer the use of the allowances in the Fire Code without requiring an Alternate Materials and Methods to use that code.

The allowance to use Fire Barriers in lieu of Fire Walls to separate Fire Areas in Existing Buildings will normally not disrupt existing tenants that would typically have to close down areas within spaces to allow the increased construction requirements associated with Fire Walls.

This amendment has been in the 2012 Building Code but was not taken out of Chapter 34 and introduced into the 2018 IEBC when it was adopted. This amendment adds it back into the currently adopted IEBC.

Having the tie in between the Fire Code and the Building codes alleviates problems that develop for designers that don't get called out for sprinkler requirements from the Building review that come up later through Fire Department review.

10/02/24 – Revised the proposal with language that mirrors the 2024 IFC Amendment 903.6. Added language for precedence per discussion between the General Committee and the Fire Code Committee.

10/21/24 – Language corrected due to sentence errors.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G	X	H	X	I		J	X
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	---

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: This proposal should have a significant decrease to construction costs as it allows designers options that are already part of the Fire Code to design without sprinklers or limit just to the affected area using Fire Barriers rather than Fire Walls.

COMMITTEE ACTION: *(leave blank - to be assigned by Committee Chair)*

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	Y	Y	Y _{HEN}	Y _{CC}		Y _{CLV}			

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IEBC24 – 002.01

COMMITTEE: 2024 IEBC Committee

CODE SECTION: IEBC Section 311 – Fire Alarms

PROPOSER: Lauren Storla CLV

PROPOSAL: Add new section 311 to address Fire Alarm Requirements in Existing Buildings.

REVISE AS FOLLOWS:

Add: Section 310 – Fire Alarm requirements in Existing Buildings

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.

JUSTIFICATION: This proposal is meant to work in conjunction with the existing Fire Code allowances for Existing Building Fire Alarm System requirements. The new section mirrors what is in the IFC amendments. There is a concern that the Existing Building Code Section 310 Sprinkler Requirements does not allow openings in the Fire Barrier. This proposal recognizes openings in the Fire Barrier. The proponent believes this is an oversight in the Fire Code and prior codes (CH. 34 2012 IBC) that can be corrected here.

10/02/24 – Revised to add back in the openings that are allowed in the Fire Code.

Adding this code section to the Existing Building Code gives the designer the use of the allowances in the Fire Code without requiring an Alternate Materials and Methods to use that code.

The allowance to use Fire Barriers in lieu of Fire Walls to separate Fire Areas in Existing Buildings will normally not disrupt existing tenants that would typically have to close down areas within spaces to allow the increased construction requirements associated with Fire Walls.

This proposed amendment was in the 2012 Building Code chapter 34 amendments but was not taken out of Chapter 34 and introduced into the 2018 IEBC when it was adopted. This amendment adds it back into the currently adopted IEBC.

Having the tie between the Fire Code and the Building codes alleviates problems that develop for designers that don't get called out for Fire Alarm requirements from Building Reviews that come up through Fire Department review.

10/02/24 – Revised the proposal to add back in the opening allowance per the Fire Code Amendments and clean up formatting. Added language for precedence per discussion between the General Committee and the Fire Code Committee.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	----------	----------	--	----------	----------	----------	--	----------	--

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: This proposal should have a significant decrease to construction costs as it allows designers options that are already part of the Fire Code to design without Fire Alarms and limit to the affected area only up to the Fire Barrier or limit just to the affected area using Fire Barriers rather than Fire Walls.

COMMITTEE ACTION: (leave blank - to be assigned by Committee Chair)

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}			

RESULT: X Approved Failed Withdrawn Tabled Other