

3412.1 Compliance. The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, *alteration*, *addition* and change of occupancy without requiring full compliance with Chapters 2 through 33, or Sections 3401.3, and 3403 through 3409, except where compliance with other provisions of this code is specifically required in this section.

3412.2 Applicability. Structures existing prior to the effective date of this code, in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

3412.2.1 Change in occupancy. Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

3412.2.2 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, and that portion is separated from the remainder of the building with fire barriers or horizontal assemblies having a *fire-resistance rating* as required by Table 508.4 for the separate occupancies, or with *approved* compliance alternatives, the portion changed shall be made to comply with the provisions of this section.

Where a portion of the building is changed to a new occupancy classification, and that portion is not separated from the remainder of the building with *fire barriers* or *horizontal assemblies* having a *fire-resistance rating* as required by Table 508.4 for the separate occupancies, or with *approved* compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

3412.2.3 Additions. *Additions* to existing buildings shall comply with the requirements of this code for new construction. The combined height and area of the existing building and the new *addition* shall not exceed the height and area allowed by Chapter 5. Where a *fire wall* that complies with Section 706 is provided between the *addition* and the existing building, the *addition* shall be considered a separate building.

3412.2.4 Alterations and repairs. An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the *alteration* or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33.

3412.2.4.1 Flood hazard areas. For existing buildings located in flood hazard areas established in Section 1612.3, if the *alterations* and repairs constitute substantial