

## Chapter 34 - Existing Buildings and Structures

### SECTION 3401 GENERAL

**3401.1 Scope.** The provisions of this chapter shall control the *alteration*, repair, *addition* and change of occupancy of existing buildings and structures.

**Exception:** Existing *bleachers*, grandstands and folding and telescopic seating shall comply with ICC 300.

**3401.2 Maintenance.** Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the *building official* shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing buildings and structures.

**3402.2.1 Maintenance Program.** Prior to issuance of a permit to install, enlarge or alter any plumbing or mechanical system a maintenance program shall be prepared by a *registered design professional* or the system contractor and submitted for review as may be required by the *building official*. Such program shall be designed to maintain the system as efficient as originally designed and in such a way as to prevent the growth and spread of harmful bacteria such as legionella

**3401.3 Compliance.** Alterations, repairs, additions and changes of occupancy to existing buildings and structures shall comply with the provisions for alterations, repairs, buildings and additions and changes of occupancy in the *UAE Fire and Life Safety code of Practice*, *Abu Dhabi International Fuel Gas Code*, *Abu Dhabi International Mechanical Code*, *Abu Dhabi Uniform Plumbing Code*, *Abu Dhabi International Property Maintenance Code*, *Abu Dhabi International Private Sewage Disposal Code* and *The Electricity Wiring Regulations 2007, Revision 1*, dated January, 2009, as promulgated by the Regulation and Supervision Bureau, Emirate of Abu Dhabi.

**3401.4 Building materials.** Building materials shall comply with the requirements of this section.

**3401.4.1 Existing materials.** Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the *building official* to be dangerous to life, health or safety. Where such conditions are determined to be dangerous to life, health or safety, they shall be mitigated or made safe.

**3401.4.2 New and replacement materials.** Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no hazard to life, health or property is created. Hazardous materials shall not be used where the code for new construction would not *permit* their use in buildings of similar occupancy, purpose and location.