

CHAPTER 16 STRUCTURAL DESIGN

SECTION 1612.1 IBC Interpretation No. 42-06 2006 Edition Issued: 12-08-2006

1612.1 General. Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

REFERENCED SECTIONS:

1612.2 Definitions. The following words and terms shall, for the purposes of this section, have the meanings shown herein.

EXISTING CONSTRUCTION. Any buildings and structures for which the “start of construction” commenced before the effective date of the community’s first flood plain management code, ordinance or standard. “Existing construction” is also referred to as “existing structures.”

EXISTING STRUCTURE. See “Existing construction.”

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.. Any alteration of a historic structure provided that the alteration will not preclude the structure’s continued designation as a historic structure.

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for [INSERT NAME OF JURISDICTION],” dated [INSERT DATE OF ISSUANCE], as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.



Q: An existing building constructed prior to the effective date established in Section 1612.3 is located within a flood hazard area.

Is an addition (to the existing building) that is not defined as a substantial improvement required to comply with the provisions of Section 1612.1 of the *International Building Code* for new construction?

A: No. The provisions in Section 1612.1 apply only to new construction to the extent indicated. As defined in Section 1612.2 of the *International Building Code*, a structure constructed prior to the effective date established in Section 1612.3 is considered an existing structure. Additions (improvements) to an existing building that does not equal or exceed 50 percent of the market value of the existing structure before the improvement is not a substantial improvement and is not required to comply with the provisions of Section 1612.1 for the effects of flood hazards and flood loads.
