

City of Newport Beach - Building Department

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
November 29, 2005	Lateral Design for Additions to and Alterations of an Existing Building	UBC 3403

UBC Chapter 34 contains the requirements for maintenance, addition, alteration or repair to existing buildings.

UBC Section 3403.2 states, “**When allowed** additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code, provided the addition, alteration or repair conforms to that required for a new building or structure.”

Section 3403.2 also states, “additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provisions of this code except when such addition or alteration will result in the existing building or structure being no more hazardous based on life safety fire safety and sanitation, than before such additions or alterations are undertaken.”

The objective of this policy is to clarify that when additional lateral load from a building addition or alteration is resisted by existing lateral force resisting elements, the existing lateral resisting elements and their connections shall be strengthened to resist tributary forces from the existing structure plus addition. The lateral forces shall be calculated as required under current code.

This requirement shall also apply to existing lateral resisting elements which are required to resist additional lateral load from an addition with lateral resisting elements of lower “R” value located along the same grid line. Such existing lateral resisting elements shall be strengthened to resist tributary lateral forces from the existing structure plus addition calculated under current code and using the lower R value.

Additions may be designed to comply with one of the following options:

1. As outlined in this policy.
2. Addition to comply with the current code only when designed and constructed independent and isolated from the existing structure.
3. Addition attached to the existing structure and the existing plus addition to comply with the prescriptive provisions of the code.

Jay Elbettar, Building Director