

Rule 8. Indiana Building Rehabilitation Standard

675 IAC 12-8-1 Definitions

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 1. The following definitions apply throughout this rule:

(1) "Building code" means the Indiana Building Code under 675 IAC 13-2.4.

(2) "Existing building" means a building or structure that has been:

- (A) issued a certificate of occupancy; or
- (B) legally occupied.

(3) "Historic building" means any structure that is important to the:

- (A) general;
- (B) archaeological;
- (C) agricultural;
- (D) economic;
- (E) social;
- (F) political;
- (G) architectural;
- (H) industrial; or
- (I) cultural;

history of the United States or Indiana.

(4) "Protected opening" means an opening in a fire barrier or fire wall meeting the requirements of the Indiana Building Code.

(5) "Rehabilitation" means returning or upgrading a building or structure to a state of utility through any of the following:

- (A) Additions.
- (B) Alterations.
- (C) Repairs.

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-1; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1275, eff Mar 1, 1988; filed Oct 19, 1990, 2:38 p.m.: 14 IR 442; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2102; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-2 Purpose

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 2. This rule shall maintain or increase public safety, health, and general welfare in existing buildings by permitting rehabilitation, change of use, occupancy, or location without requiring full compliance to the criteria for new construction unless otherwise specified in this rule. This rule also provides a means to evaluate the adequacy of fire and life safety systems in an existing building. *(Fire Prevention and Building Safety Commission; 675 IAC 12-8-2; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1275, eff Mar 1, 1988; filed Nov 20, 2000, 3:25 p.m.: 24 IR 1008; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)*

675 IAC 12-8-3 Application and scope

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 3. (a) This rule applies to existing buildings when specifically requested by the building owner or owner's agent at the time of an application for design release under 675 IAC 12-6. Upon receipt of a request, the division shall have the plans for rehabilitation reviewed against the requirements of this rule to determine whether or not the existing building, with proposed work incorporated, is in compliance. The division may require an on-site inspection by a division employee, together with payment of the

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fee required under 675 IAC 12-3-11, to assist in the determination. If compliance with this rule has been achieved, a design release for that rehabilitation shall be issued. Full compliance with all the rules of the commission shall be required for all construction work done in the rehabilitation. The minimum number of exits and egress width required by the building code shall be provided before this rule may be used.

(b) This rule may be applied to existing buildings that will continue to be, or are proposed to be, Building Types 1 through 11 of Table 3, as follows:

- (1) If an existing building is to be changed in use, occupancy, or location, this rule regarding that new use, occupancy, or location shall apply.
- (2) If a portion of an existing building is to be changed in use, occupancy, or location, this rule regarding that new use, occupancy, or location shall apply to the entire building.
- (3) Additions to existing buildings shall comply with the rules for new construction. The combined height or area of any existing building with its additions shall not exceed the values prescribed in the building code.
- (4) An existing building or portion thereof shall not be altered or repaired so as to make it less safe than it was before the alteration or repair.
- (5) When there is a change of use, only those elements of the existing building proposed for alteration of, or addition to, must conform to the accessibility requirements for new construction. The following are not required to conform to the accessibility requirements for new construction under the building code where there is a change of use under this rule:
 - (A) Type 9 buildings (see Table 3) less than four (4) stories on floors or levels where accessibility is not existing.
 - (B) Type 6 and Type 7 buildings less than four (4) stories on floors or levels, other than grade, where accessibility is not existing.
 - (C) Type 10 and Type 11 buildings on floors or levels, other than grade, where accessibility is not existing.
- (6) Where a conflict between provisions of this rule occurs, those provisions that secure the greatest public safety shall apply.

INTENDED USE OF EXISTING BUILDINGS

TABLE 3

Building Types	Description
1	Theaters
2	Nightclubs, dance halls, and similar uses that serve over fifty (50) persons
3	Lecture halls, auditoriums, terminals, recreation centers, and restaurants other than nightclubs that serve over fifty (50) persons
4	Churches and other religious facilities, including "Sunday schools", but excluding Building Type 5 structures
5	School buildings and day care centers that are not classified as I-4 occupancies
6	Office buildings, other buildings where income is based upon service provided, and assembly areas for fewer than fifty (50) persons
7	Factories and industrial buildings other than those involving flammable, combustible, or explosive products or materials
8	Wholesale and retail stores, other than buildings where income is based upon goods provided
9	Hotels, motels, apartments, condominiums, barracks, dormitories, bed and breakfast establishments, and attached one (1) and two (2) family dwellings
10	Moderate hazard storage and automotive and aircraft storage and repair
11	Low hazard storage, including automotive and aircraft storage without repair

(7) For institutional occupancies, National Fire Protection Association Standard Number 101A, 2001 Edition, shall be recognized as an alternative means of evaluation for conversion to and for existing buildings of I-1, I-2, and I-4 occupancies.

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-3; filed Dec 3, 1987, 2:22 p.m.: 11 IR 1275, eff Mar 1, 1988; filed Apr 26, 1988, 2:45 p.m.: 11 IR 3042; filed Oct 19, 1990, 2:38 p.m.: 14 IR 443; errata, 14 IR 761; errata filed Dec 12, 1990, 1:45 p.m.: 14 IR 1070; filed Jul 15, 1991, 5:30 p.m.: 14 IR 2236; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2102; filed Nov 20, 2000, 3:25 p.m.: 24 IR 1008; errata filed Jan 31, 2001, 9:22 a.m.: 24 IR 1670; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-4 Implementation

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 4. (a) For any proposed work to be governed by this rule, the owner or owner's agent shall cause the existing building to be investigated and evaluated in accordance with this rule.

(b) The owner or owner's agent shall have a structural evaluation of the existing building made to determine the adequacy of all structural systems for the proposed:

- (1) alterations;
- (2) addition;
- (3) change of use;
- (4) occupancy; or
- (5) location.

The results of this investigation and evaluation, along with any proposed compliance alternatives, shall be submitted to the division under the seal and signature of an architect or engineer licensed to practice in Indiana. Work shall not commence unless the existing building meets or can be made to sustain the design loads for new construction.

(c) The owner or owner's agent shall have an evaluation of the existing building made regarding the fire safety of the building. In conducting this evaluation, the worst case condition shall be used to establish values for tabulation. This investigation and evaluation shall be divided into the following three (3) categories as represented by the three (3) columns on the building score sheet in section 23 of this rule:

(1) Fire safety includes:

- (A) structural fire-resistance;
- (B) detection;
- (C) alarm; and
- (D) extinguishing;

features of the building.

(2) Means of egress includes the:

- (A) configuration;
- (B) characteristics; and
- (C) support features;

for the means of egress.

(3) General safety includes the fire safety and means of egress parameters.

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-4; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1276, eff Mar 1, 1988; filed Oct 19, 1990, 2:38 p.m.: 14 IR 444; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2103; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-5 Fire safety tabulation

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 5. A building score sheet conforming to section 23 of this rule shall be used for tabulation of existing building values for each building, or portion thereof, to be considered for rehabilitation, change of use, occupancy, or location. The:

- (1) completed building score (sheet) of the existing building; and
- (2) plans and specifications for any proposed compliance alternatives;

shall be submitted to the division under the seal and signature of an architect or engineer licensed to practice in Indiana. Elements of the building shall be scored in accordance with this section and sections 6 through 22 of this rule. *(Fire Prevention and Building Safety Commission; 675 IAC 12-8-5; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1277, eff Mar 1, 1988; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2103; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)*

675 IAC 12-8-6 Height and area

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 6. (a) Determine the height of the existing building in both feet and number of stories, including proposed additions, and compare that height with the maximum allowable height under the rules for new construction.

(b) Determine the floor area of the existing building, including proposed additions, and compare the area with the maximum allowable floor area under the rules for new construction. When an area separation wall or 2, 3, or 4-hour fire wall conforming to the requirements of the building code is provided between the existing building and any addition, that addition shall be considered a separate building.

(c) Using subsections (a) and (b), categorize the existing building, then use the following procedure to determine the value to be entered on the building score sheet under fire safety, means of egress, and general safety:

CATEGORY	VALUES*
a	If both height and area exceed the maximum allowable limits of the building code, multiply -2 by the construction type factor found in Table 11-B in section 11(b) of this rule
b	If either height or area, but not both, exceed the maximum allowable limits of the building code, multiply -1 by the construction type factor found in Table 11-B in section 11(b) of this rule
c	If both height and area conform to the requirements of the building code, the value is zero (0)

*Round the value off to the closest whole number. *(Fire Prevention and Building Safety Commission; 675 IAC 12-8-6; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1277, eff Mar 1, 1988; filed Oct 19, 1990, 2:38 p.m.: 14 IR 444; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2104; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)*

675 IAC 12-8-7 Automatic fire-extinguishing systems

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 7. (a) Determine the existence and extent, and evaluate the capacity of, sprinkler systems in the existing building, including proposed additions, alterations, and corrections to those systems. Use the categories in subsection (b) and Table 7 to:

(1) obtain the fire-extinguishing systems value; and

(2) enter that value on the building score sheet under fire safety, means of egress, and general safety.

(b) Fire-extinguishing systems categories shall be as follows:

(1) Category a. Systems not provided when the building code would require them.

(2) Category b. None, when the building code would not require them and partial systems provided in accordance with the building code.

(3) Category c. Buildings protected with an automatic fire-extinguishing system designed and installed according to the standards listed in the building code for new construction, for the use, type of construction, and occupancy proposed.

Exception: Water supply requirements for the standpipes or hose stream need not be included in the calculations when a fire department connection is provided.

(c) Partial sprinkler systems not otherwise required by the building code may be given partial credit by the commission.

FIRE-EXTINGUISHING SYSTEMS VALUES

TABLE 7

Building Type (Renovation)	Categories		
	a	b	c
1	-15	0	21
2	-20	0	17
3	-15	0	21
4	-10	0	30
5	-10	0	30

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6	-10	0	36
7	-15	0	29
8	-15	0	28
9	-15	0	28
10	-15	0	35
11	-10	0	35

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-7; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1277, eff Mar 1, 1988; filed Oct 19, 1990, 2:38 p.m.: 14 IR 444; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2104; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-8 Fire area

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 8. (a) Calculate the total net square footage of the largest area within the existing building that is separated from the remainder of the building by not less than two-hour fire-resistive construction, as specified in the building code. Use Table 8 and the categories listed in subsection (b) to:

- (1) determine the compartment area value for the existing building; and
- (2) enter that value on the building score sheet under fire safety, means of egress, and general safety.

(b) Fire area categories shall be as follows:

- (1) Category a. Greater than fifteen thousand (15,000) square feet.
- (2) Category b. Ten thousand one (10,001) to fifteen thousand (15,000) square feet.
- (3) Category c. Seven thousand five hundred one (7,501) to ten thousand (10,000) square feet.
- (4) Category d. Seven thousand five hundred (7,500) square feet or less.

FIRE AREA VALUES
TABLE 8

Building Type	Categories			
	a	b	c	d
1	-8	-2	2	3
2	-12	-6	-2	-1
3	-8	-2	2	3
4	-6	-1	4	5
5	-6	-1	4	5
6	-6	-1	4	5
7	-4	0	6	8
8	-4	0	6	8
9	-4	0	6	8
10	-4	0	6	8
11	-6	1	4	5

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-8; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1278, eff Mar 1, 1988; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2104; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-9 Space division

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

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Sec. 9. (a) Evaluate the subdivision of a fire area by walls and partitions exclusive of those described in sections 8 and 10 of this rule using the categories listed in subsection (b) and Table 9 then enter that value on the building score sheet under fire safety, means of egress, and general safety.

(b) Space division categories shall be as follows:

- (1) Category a. No partitions or partial partitions.
- (2) Category b. Fixed partitions to ceilings, with self-closing or automatic-closing doors.
- (3) Category c. Floor to deck partitions, without self-closing or automatic-closing doors.
- (4) Category d. Floor to deck partitions, with self-closing or automatic-closing doors.

SPACE DIVISION VALUES

TABLE 9

BUILDING TYPE	CATEGORIES TYPE			
	a	b	c	d
1	0	0	0	0
2	-6	-4	-1	0
3	0	1	4	6
4	0	1	4	6
5	0	1	4	6
6	0	1	4	6
7	0	1	4	6
8	0	1	4	6
9	0	1	4	6
10	0	1	4	6
11	1	4	6	8

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-9; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1278, eff Mar 1, 1988; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-10 Corridor walls/partitions

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 10. (a) Evaluate the corridor walls and partitions based upon their fire resistance and completeness. Using the categories listed in subsection (b) and Table 10, obtain the corridor walls/partition value, then enter that value on the building score sheet under fire safety, means of egress, and general safety.

(b) Corridor wall/partition categories shall be as follows:

- (1) Category a. No partitions, incomplete partitions, no doors, or doors not self-closing.
- (2) Category b. Less than one-hour fire-resistive or not floor to deck.
- (3) Category c. One-hour to less than two-hour fire-resistive, in accordance with the building code (to include exceptions).
- (4) Category d. Walls or partitions with a fire-resistive rating of two (2) hours or more, with protected openings.

CORRIDOR PARTITION/WALL VALUES

TABLE 10

Building Type	Categories			
	a	b	c	d
1	-10	-4	0	2
2	-30	-12	0	2
3	-7	-3	0	2
4	-5	-2	0	5
5	-5	-2	0	5

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6	-5	-2	0	5
7	-7	-3	0	2
8	-7	-3	0	2
9	-7	-3	0	2

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-10; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1279, eff Mar 1, 1988; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2105; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-11 Vertical openings

Authority: IC 22-13-4-5
 Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 11. (a) Use the formula in subsection (b), Table 11-A, and Table 11-B to determine the vertical opening value, then enter it on the building score sheet under fire safety, means of egress, and general safety. Unenclosed vertical openings conforming to the building code shall not be considered in the evaluation of vertical openings.

- (b) The vertical opening formula shall be as follows:
 (1) *VO = PV × CF.
 (2) VO = vertical opening value.
 (3) PV = protection value from Table 11-A.
 (4) CF = construction type factor from Table 11-B.
 *Round the value off to the closest whole number.

VERTICAL OPENING PROTECTION VALUES
TABLE 11-A

Protection	Value
None (unprotected opening)	-10
Less than one-hour	-5
One to less than two-hour*	1
Two-hour or more	2

*Or when shafts of fire-resistive construction are not required by the building code

CONSTRUCTION TYPE FACTOR
TABLE 11-B

Type of Construction*	I		II		III		IV	V	
	A	B	A	B	A	B	H.T.	A	B
FACTOR	1	1.2	2.2	3.5	2.5	3.5	2.3	3.3	7

*As defined in the building code.

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-11; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1279, eff Mar 1, 1988; filed Oct 19, 1990, 2:38 p.m.: 14 IR 445; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2105; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-12 Heating, ventilating, and air-conditioning (HVAC) systems

Authority: IC 22-13-4-5
 Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 12. (a) Determine the number of floors served by an individual HVAC system, then use the categories listed in subsection (b) and Table 12 to obtain the HVAC system value, then record that value on the building score sheet under fire safety, means of egress, and general safety.

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(b) HVAC categories shall be as follows:

- (1) Category a. Greater than five (5) floors, or combustibles in air plenums or corridors used as air plenums.
- (2) Category b. Three (3) to five (5) floors.
- (3) Category c. Two (2) floors.
- (4) Category d. One (1) floor, or central boiler/chiller with no ductwork connecting two (2) or more floors.

HVAC SYSTEM VALUES
TABLE 12

BUILDING TYPES	CATEGORIES			
	a	b	c	d
1	0	2	5	7
2	-10	-5	0	2
3	-5	0	2	5
4	0	2	5	7
5	0	2	5	7
6	0	2	5	7
7	-5	0	2	5
8	-5	0	2	5
9	-5	0	2	5
10	-5	0	2	5
11	0	2	5	7

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-12; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1280, eff Mar 1, 1988; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-13 Automatic alarms

Authority: IC 22-13-4-5

Affected: IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 13. (a) Evaluate the ability of automatic fire alarms to detect smoke in all areas of the existing building. Using the categories listed in subsection (b) and Table 13:

- (1) determine the alarm system values; and
- (2) enter that value on the building score sheet under fire safety, means of egress, and general safety.

(b) Automatic alarm categories shall be as follows:

- (1) Category a. None.
- (2) Category b. HVAC return only.
- (3) Category c. Elevator lobby only.
- (4) Category d. HVAC return, elevator lobby, and single station units in Type 9 buildings.
- (5) Category e. All corridors, including elevator lobby.
- (6) Category f. Total space, including HVAC return, conforming to the requirements for new construction.

AUTOMATIC ALARM VALUES
TABLE 13

Building Type	Categories					
	a	b	c	d	e	f
1	-10	-5	0	2	4	6
2	-30	-10	-5	0	2	4

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3	-10	-5	0	2	4	6
4	0	2	4	6	8	12
5	0	2	4	6	8	12
6	0	2	4	6	8	12
7	-10	-5	0	2	4	6
8	-10	-5	0	2	4	6
9	-10	-5	0	2	4	6
10	-10	-5	0	2	4	6
11	0	2	4	6	8	12

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-13; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1280, eff Mar 1, 1988; filed Apr 26, 1988, 2:45 p.m.: 11 IR 3044; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2106; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-14 Communications

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 14. (a) Evaluate the capability of building alarm systems to communicate with all building occupants in an emergency using the categories in subsection (b) and Table 14, and record that communication value on the building score sheet under fire safety, means of egress, and general safety.

(b) Communication categories shall be as follows:

- (1) Category a. None.
- (2) Category b. Manual fire alarms conforming to the building code.
- (3) Category c. Fire alarms conforming to the building code, with a public address or voice communication system installed throughout the building.
- (4) Category d. Central control stations conforming to the building code.

COMMUNICATION VALUES

TABLE 14

Building Type	Categories			
	a	b	c	d
1	-10	-5	0	5
2	-10	-5	0	5
3	-10	-5	0	5
4	-10	-5	0	5
5	-10	-5	0	5
6	-5	0	5	10
7	0	5	10	15
8	-5	0	5	10
9	-5	0	5	10
10	0	5	10	15
11	0	5	10	15

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-14; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1280, eff Mar 1, 1988; errata, 11 IR 1309; filed Oct 19, 1990, 2:38 p.m.: 14 IR 446; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2106; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA)

20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-15 Smoke control

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 15. (a) Evaluate the ability to control the movement of smoke in the existing building by natural or mechanical means. Using the categories listed in subsection (b) and Table 15:

- (1) determine the smoke control value; and
- (2) record that value under means of egress and general safety on the building score sheet.
- (b) Smoke control categories shall be as follows:
 - (1) Category a. None.
 - (2) Category b. Windows operable without special keys or tools (total building).
 - (3) Category c. One (1) smoke-proof enclosure and building having operable windows.
 - (4) Category d. One (1) stair having operable exterior windows and building having operable windows.
 - (5) Category e. Smoke control systems in accordance with the building code.
 - (6) Category f. Smoke-proof enclosures in accordance with the building code.

SMOKE CONTROL VALUES*

TABLE 15

Building Type	Categories					
	a	b	c	d	e	f
1	-6	-5	-4	-3	0	0
2	-6	-5	-4	-3	0	0
3	-6	-5	-4	-3	0	0
4	-3	-3	-3	-2	0	2
5	-3	-3	-3	-2	0	2
6	0	2	3	3	3	4
7	0	2	2	3	3	3
8	0	2	3	3	3	4
9	0	2	3	3	3	4
10	0	2	2	3	3	3
11	0	2	2	3	3	3

*Any positive value shall be zero (0) if compliance with Category d, e, or f in Table 13 in section 13 of this rule has not been obtained. (Fire Prevention and Building Safety Commission; 675 IAC 12-8-15; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1281, eff Mar 1, 1988; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2107; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-16 Exit capacity

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 16. (a) Evaluate the means of egress of the existing building, then, using the categories in subsection (b) and Table 16, determine the exit capacity value and enter that value under means of egress and general safety on the building score sheet.

- (b) Exit capacity categories shall be as follows:
 - (1) Category a. Minimum number of exits in accordance with the building code are provided.
 - (2) Category b. The total width of exits in accordance with the building code is exceeded.
 - (3) Category c. Horizontal exits comply with the building code.

(4) Category d. The width of exits meets the requirements of the building code and the number of exits exceeds the requirements of the building code.

EXIT CAPACITY VALUES
TABLE 16

Building Type	Categories			
	a	b	c	d
1	0	5	10	20
2	0	5	10	20
3	0	5	10	20
4	0	5	10	20
5	0	5	10	20
6	0	2	5	10
7	5	10	20	30
8	0	2	5	10
9	0	5	10	20
10	5	10	20	30
11	5	10	20	30

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-16; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1281, eff Mar 1, 1988; filed Oct 19, 1990, 2:38 p.m.: 14 IR 446; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2107; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-17 Dead ends

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 17. (a) Determine the length of any dead-end corridors. Using the categories in subsection (b) and Table 17:

(1) obtain the dead end value; and

(2) enter that value under means of egress and general safety on the building score sheet.

Dead-end corridors in excess of fifty (50) feet are prohibited.

(b) Dead-end categories:

(1) Category a. Dead-end corridors of more than twenty (20) feet, but less than fifty (50) feet.

(2) Category b. Dead-end corridors of twenty (20) feet or less.

DEAD END VALUES
TABLE 17

BUILDING TYPE	CATEGORIES	
	a	b
1	-5	0
2	-10	0
3	-5	0
4	-5	0
5	-5	0
6	0	5
7	0	5
8	0	5
9	-5	0

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10	0	5
11	0	5

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-17; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1281, eff Mar 1, 1988; errata, 11 IR 1309; errata, 11 IR 1607; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-18 Maximum travel distance

Authority: IC 22-13-4-5
 Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 18. (a) Determine the longest length of travel to an approved exit, then, using the categories listed in subsection (b) and Table 18:

- (1) obtain the maximum travel distance value; and
- (2) enter that value under means of egress and general safety on the building score sheet.
- (b) Travel distance categories shall be as follows:
 - (1) Category a. Exceeds the limits set by the building code.
 - (2) Category b. Complies with the limits set by the building code.
 - (3) Category c. Is less than one-half (½) the limits set by the building code.

TRAVEL DISTANCE VALUES
TABLE 18

Building Type	Categories		
	a	b	c
1	-10	0	5
2	-10	0	5
3	-10	0	5
4	-10	0	5
5	-10	0	5
6	-5	0	10
7	-5	0	10
8	-5	0	10
9	-10	0	5
10	-5	0	10
11	-5	0	10

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-18; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1282, eff Mar 1, 1988; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2108; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-19 Elevator control

Authority: IC 22-13-4-5
 Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 19. (a) Evaluate the elevator equipment and controls, then using the categories listed in subsection (b) and Table 19:

- (1) determine the elevator control value; and
- (2) enter it on the building score sheet under fire safety, means of egress, and general safety.
- (b) Elevator control categories shall be as follows:

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- (1) Category a. None, or no elevator in buildings four (4) or more stories high.
- (2) Category b. Fire department control or no elevator in buildings two (2) or three (3) stories high.
- (3) Category c. Automatic recall.
- (4) Category d. Fire department control and automatic recall or buildings one (1) story high.

ELEVATOR CONTROL VALUES
TABLE 19

BUILDING TYPE	CATEGORIES			
	a	b	c	d
1	0	3	6	9
2	0	3	6	9
3	-7	0	3	6
4	-7	0	3	6
5	-7	0	3	6
6	-7	0	3	6
7	-7	0	3	6
8	-7	0	3	6
9	-7	0	3	6
10	-10	-7	0	3
11	-10	-7	0	3

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-19; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1282, eff Mar 1, 1988; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-20 Egress lighting

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 20. (a) Evaluate the existence and dependability of emergency lighting, then, using the categories listed in subsection (b) and Table 20:

- (1) determine the egress lighting value; and
- (2) enter it under means of egress and general safety on the building score sheet.
- (b) Egress lighting categories shall be as follows:
 - (1) Category a. None.
 - (2) Category b. Lighting in accordance with the building code, but without separate sources of power, if required.
 - (3) Category c. Full compliance with the building code.

EGRESS LIGHTING VALUES
TABLE 20

Building Type	Categories		
	a	b	c
1	-20	-10	0
2	-20	-10	0
3	-20	-10	0
4	-20	-10	0
5	-20	-10	0
6	-10	0	2

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7	-5	0	2
8	-10	0	2
9	-10	0	2
10	-5	0	2
11	0	2	7

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-20; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1282, eff Mar 1, 1988; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2108; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-21 Mixed uses

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

- Sec. 21. (a) When an existing building is to be used by more than one (1) occupancy as defined in the building code, then the:
- (1) separation of occupancies shall be evaluated using the categories listed in subsection (b) and Table 21; and
 - (2) mixed use value obtained entered under fire safety and general safety on the building score sheet.
- (b) Mixed use categories shall be as follows:
- (1) Category a. Not in compliance with the building code.
 - (2) Category b. In compliance with the building code.

MIXED USE VALUES

TABLE 21

Building Type	Categories	
	a	b
1	-10	0
2	-10	0
3	-5	0
4	-5	0
5	-5	0
6	-5	0
7	-5	0
8	-5	0
9	-10	0
10	-5	0
11	-5	0

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-21; filed Dec 2, 1987, 2:22 p.m.: 11 IR 1283, eff Mar 1, 1988; filed Jan 30, 1998, 4:00 p.m.: 21 IR 2108; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; filed Aug 30, 2006, 2:25 p.m.: 20060927-IR-675050108FRA; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-22 Building score

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 22. Ensure that a value, either positive or negative has been entered under every safety parameter and appropriate column of the building score sheet, then add the total values under fire safety, means of egress and general safety and record the total for each

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at the bottom of each column. These three (3) totals are the building score, which should reflect the existing building condition and any compliance alternatives proposed. (*Fire Prevention and Building Safety Commission; 675 IAC 12-8-22; filed Dec 2, 1987, 2:22 pm: 11 IR 1283, eff Mar 1, 1988; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA*)

675 IAC 12-8-23 Building score sheet

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 23. Enter the data from 675 IAC 12-8-6 through 675 IAC 12-8-21 and total the building score.

SUMMARY SHEET—BUILDING SCORE

Existing use _____	Proposed Use _____
Year building was built _____	Number of stories _____ Height _____
Type of Construction _____	Area per floor _____
Separation: two sides _____ three sides _____	all sides _____
Completely sprinklered: Yes ___ No ___	Corridor wall rating _____
Compartmentation: Yes ___ No ___	Required door closers _____ Yes ___ No ___
Fire-resistance rating on vertical opening enclosures _____	
Type of HVAC System _____	Serving number of floors _____
Automatic alarms: Yes ___ No ___	Type and location _____
Communication systems: Yes ___ No ___	Type _____
Smoke control: Yes ___ No ___	Type _____
Adequate exit routes: Yes ___ No ___	Dead ends: Yes ___ No ___
Maximum travel distance _____	Elevator controls: Yes ___ No ___
Emergency lighting: Yes ___ No ___	Mixed uses: Yes ___ No ___

Section	Safety Parameters	Fire Safety	Means of Egress	General Safety
6	Height and area			
7	Fire extinguishing systems			
8	Fire area			
9	Space division			
10	Corridor partitions/walls			
11	Vertical openings			
12	HVAC systems			
13	Automatic alarms			
14	Communications			
15	Smoke control	* * * *		
16	Exit capacity	* * * *		
17	Dead ends	* * * *		
18	Maximum travel distance	* * * *		
19	Elevator control			
20	Egress lighting	* * * *		
21	Mixed uses		* * * *	

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22	Building Score—total value		

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-23; filed Dec 2, 1987, 2:22 pm: 11 IR 1283, eff Mar 1, 1988; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA; readopted filed Oct 10, 2007, 9:16 a.m.: 20071031-IR-675070388RFA)

675 IAC 12-8-24 Mandatory safety scores

Authority: IC 22-13-4-5

Affected: IC 22-11; IC 22-12; IC 22-13; IC 22-14; IC 22-15

Sec. 24. (a) General. The values of Table 24 reflect the minimum scores of each building by existing building type for fire safety, means of egress and general safety. These mandatory safety scores reflect the minimum requirements for the existing building including any proposed compliance alternatives.

(b) Evaluation formulae. Using the building score totals from the building score sheet and the mandatory scores from Table 24 use the following formulae to determine compliance to this rule. A building must achieve a final score of not less than zero (0) in all three (3) categories to satisfy the requirements of this rule (675 IAC 12-8).

EVALUATION FORMULAE

Formula	Building Score Sheet*	Table 24	Pass/Fail
$FS-MFS \geq 0$	_____ (FS) -	_____ (MFS) =	_____
$ME-MME \geq 0$	_____ (ME) -	_____ (MME) =	_____
$GS-MGS \geq 0$	_____ (GS) -	_____ (MGS) =	_____

FS = Fire Safety

MFS = Mandatory Fire Safety

ME = Means of Egress

MME = Mandatory Means of Egress

GS = General Safety

MGS = Mandatory General Safety

*From building score sheet total values

MANDATORY SAFETY SCORES

TABLE 24

BUILDING TYPE	CATEGORIES		
	FIRE SAFETY	MEANS OF EGRESS	GENERAL SAFETY
1	10	24	24
2	5	19	19
3	9	21	21
4	17	29	29
5	17	29	29
6	28	40	40
7	26	53	53
8	23	35	35
9	23	35	35
10	26	53	53
11	38	65	65

(Fire Prevention and Building Safety Commission; 675 IAC 12-8-24; filed Dec 2, 1987, 2:22 pm: 11 IR 1284, eff Mar 1, 1988; readopted filed Sep 11, 2001, 2:49 p.m.: 25 IR 530; readopted filed Sep 21, 2007, 9:20 a.m.: 20071010-IR-675070388RFA)