

**[S] SECTION 310  
LANDMARKS**

**[B] 310.1 Landmarks.** The provisions of this code relating to the construction, *repair, alteration, addition, restoration and movement of structures, and change of occupancy* shall be mandatory for landmarks. Landmarks shall comply with the accessibility requirements of Section 306.7.16.

**Exception:** Where *approved by the code official*, compliance with this code is not required where preservation of historic elements precludes complete compliance and a reasonable degree of safety to the public and the occupants of the building is provided.

**[S] SECTION 311  
SUBSTANTIAL ALTERATION REQUIREMENTS FOR ALL COMPLIANCE METHODS**

**[S] 311.1 Substantial alterations or repairs.** Regardless of which compliance method is used, a building or structure to which *substantial alterations or repairs* are made shall conform with the requirements of this section and the following sections of the *International Building Code*:

1. Section 403 when applicable;
2. Special requirements for the Fire District found in Chapter 4 when applicable;
3. Section 717;
4. Chapter 8;
5. Section 903 and 905;
6. Sections 909.20.5, 909.20.6 and 909.21; and
7. Chapter 10.
8. Fire alarms shall be provided as required by the *International Fire Code*.

**[S] 311.1.1 Definition.** For the purpose of this section, *substantial alteration* or repair means any one of the following, as determined by the *code official*:

1. *Repair* of a building with a *damage ratio* of 60 percent or more.
2. Remodeling or an *addition* that substantially extends the useful physical or economic life of the building or a significant portion of the building, other than typical tenant remodeling.
3. A change of a significant portion of a building to an occupancy that is more hazardous than the existing occupancy, based on the combined life and fire risk as determined by the *code official*. The *code official* is permitted to use Table 311.1 as a guideline.
4. Reoccupancy of a building that has been substantially vacant for more than 24 months in occupancies other than Group R-3.

**[S] 311.1.2 Seismic regulations.** Buildings or structures to which *substantial alterations or repairs* are made shall comply with Section 304.4.2. In addition, the *code official* is authorized to require testing of existing materials when there is insufficient evidence of structural strength or integrity.

**Exceptions:**

1. If an *alteration* is substantial only because it is a change to a more hazardous occupancy, compliance with this subsection is required only if the life hazard risk increases, as determined by the *code official*.
2. For Group R-3 occupancies, when approved by the *code official*, the applicant is permitted to evaluate and strengthen portions of the building lateral support structure, such as foundations and cripple walls.
3. For permitted one- or two- family dwellings, less than four stories above grade plane, that are *substantial alterations* due to a move into the SBC, the applicant is permitted to evaluate and strengthen portions of the building lateral support structure, such as foundations and cripple walls, subject to the approval of the *code official*.

**[S] 311.1.3 Seismic evaluation report.** A proposal for structural rehabilitation shall be submitted based on a comprehensive report prepared by a licensed structural engineer according to rules promulgated by the *code official*. The report shall include an investigation and structural analysis of the building based on Section 304.4.2. The report shall specify the building's seismic deficiencies, and propose measures that will provide an acceptable degree of seismic safety considering the nature, size and scope of the project. This requirement shall also apply to Section 101.14 as conditions require.

A seismic evaluation report is not required when Exceptions 2 or 3 of Section 311.1.2 are met.

**[S] 311.1.4 Energy use regulations.** An *alteration or repair* described in Items 1, 2, or 4 of Section 311.1.1 shall comply with Section C503.9 of the *International Energy Conservation Code*.