

**Disclaimer** - This pamphlet is intended to provide a brief, convenient summary of a few of the key elements in each allowable method for repairing, altering or adding to existing structures. Each of the three methods discussed is complex and the Codes often contain exceptions and other specific requirements not provided in this summary. Consultation with an architect, the Office of Construction Code Enforcement or some other design professionals should be conducted before beginning any extensive repair, renovation or rehabilitation project to an existing building in Memphis or Shelby County.

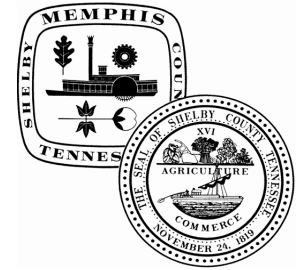


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*Memphis and Shelby County  
Office of Construction Code  
Enforcement*

# Memphis and Shelby County Rehabilitation Code

In late 2012, the Memphis City Council and Shelby County Board of Commissioners adopted the 2012 Edition of the ICC Existing Building Code with local amendments recommended by the Memphis and Shelby County Building Code Advisory Board.

Today, there are three key sections of the technical codes that act as “rehab codes” in Memphis and Shelby County:

- 1) Chapter 34 of the ICC International Building Code,
- 2) the ICC Existing Building Code, and
- 3) Appendix C of the ICC Existing Building Code. The table below explains the situations in which each may best be applied:

All three sections of the technical codes cited in this brochure give the Building Official the authority to accept compliance alternatives if he or she finds that strict compliance with each code section in question is impractical; that the alternative conforms with the intent and purpose of the Code and that the proposed alternative does not lessen any health, life safety, fire safety or structural integrity element required.

**Scope**

**Chapter 34**

**Existing Building Code**

**Appendix C**

This section establishes requirements to be met when an existing building is being altered, repaired, added to or undergoing a change in occupancy.

Same as Chapter 34, except there are three methods of obtaining compliance: the prescriptive and work area methods where each element of construction meets a set standard and the performance method where the owner demonstrates on a case-by-case basis that the work is in compliance with all Code requirements.

This section may only be utilized if an existing structure is being converted into apartments.

**Seismic Requirements**

Use current seismic standards unless the owner demonstrates the existing design loads will provide equivalent performance to that of any system that could be installed in the building.

There are two methods of obtaining compliance: meet the prescribed force level values established in the Building Code or follow the requirements of Standard Reference Methods ASCE 41, using BSE-1 and 2 and the table found in Section 301.1.1.4.1. When using the latter, the structure shall provide at least 75% of the proscribed force level values from the Building Code or comply with Appendix A of the Existing Building Code.

The design loads that were applicable when the building was originally constructed, if any, provided no dangerous condition is created.

**Alterations**

Alterations shall comply with new code requirements and be installed so that the building is no less compliant with the code than it is currently.

Sets three levels of alternations, based on size and scope Level 1 alterations, the smallest, must comply with Chapter 7 of the Existing Building Code; Level 2 with Chapters 7 and 8 and Level 3 with Chapters 7 through 9. Regardless of which level the alternations fall under, the resulting structure shall be no less conforming with the code than it was prior to the alteration.

Similar to the Existing Building Code; there are three levels of alterations articulated with progressive requirements for compliance.