

**THE PRESIDIO TRUST 2013 BUILDING CODES STANDARDS AND GUIDELINES**

CODE AREA	ADOPTED CODE
<i>Building</i>	2012 IBC - International Building Code <i>with Appendix G, Flood Resistant Construction</i> 2012 IEBC - International Existing Building Code 2012 IRC - International Residential Code
Electrical	2011 NEC – National Electrical Code (NFPA 70) <sup>1</sup>
Mechanical	2012 IMC - International Mechanical Code
Plumbing	2012 IPC - International Plumbing Code
<i>Gas</i>	<i>2012 IGC – International Fuel Gas Code</i>
<i>Accessibility</i> <sup>2</sup>	<p><u>Residential</u></p> <ul style="list-style-type: none"> <li>• 2012 IBC.</li> <li>• UFAS (<i>Uniform Federal Accessibility Standards</i>).<sup>3</sup></li> <li>• <i>Fair Housing Act (For new construction of multiple dwellings of four or more units).</i></li> </ul> <p><u>Non-residential</u></p> <ul style="list-style-type: none"> <li>• <i>ABA Standards of GSA (ABAAS), 41 CFR part 102-76, Subpart C (sections 102–76.60- 76.95), including the 2004 ABA Accessibility Guidelines<sup>4</sup></i></li> </ul> <p><u>Outdoor Developed Areas</u><sup>5</sup></p> <ul style="list-style-type: none"> <li>• <i>ABA Accessibility Guidelines for Outdoor Developed Areas, starting November 25, 2013<sup>6</sup></i></li> </ul> <p><u>Outdoor Developed Areas</u> and associated built components</p> <ul style="list-style-type: none"> <li>• <i>Follow the then current guidelines or standards (whether proposed or final) of AGODA and PROWAG.</i></li> <li>• <i>Streets, sidewalks, and other areas in the public right of way</i></li> <li>• <i>Guidance until final guidelines are issued: Access Board’s Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way, July 26, 2011<sup>7</sup></i></li> <li>• <i>Use Access Board’s final guidelines when issued</i></li> </ul>
Energy	2012 IECC – International Energy Conservation Code; 2010 California Energy Code Title 24, part 6 (2013 edition effective 1/1/2014)
Fire Prevention	2012 IBC and IFC; 2012 NFPA 1 - Fire Code and other NFPA codes relative to the project
Fire and Life Safety	2012 NFPA 101 Life Safety Code and other NFPA codes relative to the project
Historic Building	2013 California State Historic Building Code Title 24, part 8
<i>Sustainability</i>	LEED certification for non-residential projects. Silver for historic building renovations and <i>Gold for new construction and major renovations.</i> LEED is not applicable to residential construction. <sup>8</sup>
<i>Elevator Installation</i>	<i>2012 IBC and ASME A17.1 and A17.2 Installation &amp; Maintenance</i>



**FOOTNOTES 1-8**

<sup>1</sup> The National Electrical Code is recognized by the International Code Council (ICC).

<sup>2</sup> Provided that where the California State Historical Building Code or the International Existing Building Code allows for an exception that is not available under the International Building Code, such exceptions shall remain available for building activity in Area B so long as the exceptions are not inconsistent with federal law.

<sup>3</sup> In the event of conflicting provisions between the UFAS, Fair Housing Act, and IRC reference standards, the provision that provides the greater accessibility shall apply.

<sup>4</sup> ABA standards:

<http://www.gsa.gov/portal/ext/public/site/FMR/file/Part10276.html/category/21859/#wp2016212> ;  
Compliance Checklist: [http://www.gsa.gov/graphics/pbs/ABAAS\\_Leasing\\_Checklist\\_FINAL\\_R2C15-e\\_0Z5RDZ-i34K-pR.pdf](http://www.gsa.gov/graphics/pbs/ABAAS_Leasing_Checklist_FINAL_R2C15-e_0Z5RDZ-i34K-pR.pdf)

<sup>5</sup>Outdoor Developed Areas include trails, camping or picnic facilities, viewing areas, beach access routes.

<sup>6</sup>36 CFR Part 1191 (as amended, Sept. 26, 2013, 78 FR 59476), <http://www.gpo.gov/fdsys/pkg/FR-2013-09-26/pdf/2013-22876.pdf>, to be incorporated into GSA's standards and effective November 25, 2013).

<sup>7</sup> <http://www.access-board.gov/attachments/article/743/nprm.pdf>

<sup>8</sup> For residential building projects valued over \$25,000 apply the Build It Green, GreenPoint Rated System checklist. Generally, exempt projects are Trust turns below \$25,000, multi-building projects that are individually valued below \$25,000, and individual projects valued below \$25,000.  
<http://www.builditgreen.org/guidelines--checklists/>

For clarification and project specific codes, information, and guidelines, contact the Presidio Trust Permitting Office, 415-561-5327.

For Photovoltaic (PV) systems please refer to the 2008 Solar Photovoltaic Installation Guideline issued by the Office of the State Fire Marshal.



**FOR PROJECTS IN VARIOUS STAGES OF DESIGN DEVELOPMENT**

**when to use current or earlier set of codes**

Formerly adopted codes shall be used under these conditions:

1. Projects that have commenced the Trust Design Review process prior to 6/30/13 are to continue using the former set of codes unless the tenant/ developer desires to use the new set and the Trust agrees to same in writing. (Note: a change in specified codes may require a modification to an existing letter of intent, DA or lease).
2. Trust-developed projects that have commenced the Design Review process prior to 6/30/13 shall continue to use the former codes unless mutually agreed between the Trust and the A/E.

Currently adopted codes shall be used under these conditions:

3. For projects in pre-development (or in earlier stages of development) without an executed letter of intent, lease agreement, or which have not started the Trust Design Review process, the new set of codes shall be used.
4. For Trust-developed projects which have yet to begin design, the new set of approved codes shall be used.

Set of codes to apply is optional under these conditions:

5. For Trust projects in the conceptual or schematic design phase, the design team shall use the new set of applicable codes unless a determination is made that the new code would cause excessive revisions or create hardships, financial or otherwise.
6. For those few projects that have gone through significant design\*, but have no executed letter of intent, DA or lease, the decision of which set of codes to use should be determined by mutual agreement between the Trust, permitting manager, and the tenant/developer and that decision should be incorporated into the executed letter of intent, DA or lease.

\*Significant design refers to plans developed to the degree that implementing the new code list would cause revisions and create hardships, financial or otherwise.