

WAC 51-11R-50400 Section R504—Repairs.

R504.1 General. Buildings, structures and parts thereof shall be repaired in compliance with Section R501.3 and this section. Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the requirements for alterations in this chapter. Routine maintenance required by Section R501.3, ordinary repairs exempt from permit, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section.

The *code official* may approve designs of repairs which do not fully conform with all of the requirements of this code where in the opinion of the building official full compliance is physically impossible and/or economically impractical and:

1. The repair improves the energy efficiency of the building; or
2. The repair is energy efficient and is necessary for the health, safety, and welfare of the general public.

R504.2 Application. For the purposes of this code, the following shall be considered repairs.

1. Glass only replacements in an existing sash and frame.
2. Roof repairs.
3. Repairs where only the bulb and/or ballast within the existing luminaires in a space are replaced provided that the replacement does not increase the installed interior lighting power.

[Statutory Authority: RCW 19.27A.020, 19.27A.045, 19.27A.160, and 19.27.074. WSR 16-02-127, § 51-11R-50400, filed 1/6/16, effective 7/1/16.]