

THE SAUDI EXISTING BUILDING CODE

SBC 901 - CC

Code & Commentaries



2018

TABLE OF CONTENTS

TABLE OF CONTENTS

CHAPTER 1 —SCOPE AND ADMINISTRATION	1
SECTION 101 GENERAL	2
SECTION 102 APPLICABILITY	3
SECTION 103 BUILDING OFFICIAL	4
SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL	5
SECTION 105 PERMITS	10
SECTION 106 CONSTRUCTION DOCUMENTS	14
SECTION 107 TEMPORARY STRUCTURES AND USES	18
SECTION 108 FEES	18
SECTION 109 INSPECTIONS	20
SECTION 110 CERTIFICATE OF OCCUPANCY	22
SECTION 111 SERVICE UTILITIES	23
SECTION 112 BOARD OF APPEALS	24
SECTION 113 VIOLATIONS	24
SECTION 114 STOP WORK ORDER	25
SECTION 115 UNSAFE BUILDINGS AND EQUIPMENT	25
SECTION 116 EMERGENCY MEASURES	26
SECTION 117 DEMOLITION	27
CHAPTER 2 —DEFINITIONS	31
SECTION 201 GENERAL	31
SECTION 202 GENERAL DEFINITIONS	31
CHAPTER 3 —PROVISIONS FOR ALL COMPLIANCE METHODS	38
SECTION 301 ADMINISTRATION	39
SECTION 302 GENERAL PROVISIONS	43
CHAPTER 4 —PRESCRIPTIVE COMPLIANCE METHOD	52
SECTION 401 GENERAL	52
SECTION 402 ADDITIONS	53
SECTION 403 ALTERATIONS	56
SECTION 404 REPAIRS	61
SECTION 405 FIRE ESCAPES	64
SECTION 406 GLASS REPLACEMENT AND REPLACEMENT WINDOWS	66
SECTION 407 CHANGE OF OCCUPANCY	67
SECTION 408 HISTORIC BUILDINGS	69
SECTION 409 MOVED STRUCTURES	69
SECTION 410 ACCESSIBILITY FOR EXISTING BUILDINGS	69
CHAPTER 5 —CLASSIFICATION OF WORK	85
SECTION 501 GENERAL	85
SECTION 502 REPAIRS	85
SECTION 503 ALTERATION—LEVEL 1	86
SECTION 504 ALTERATION—LEVEL 2	86
SECTION 505 ALTERATION—LEVEL 3	86
SECTION 506 CHANGE OF OCCUPANCY	86
SECTION 507 ADDITIONS	87
SECTION 508 HISTORIC BUILDINGS	87
SECTION 509 RELOCATED BUILDINGS	87
CHAPTER 6 —REPAIRS	89
SECTION 601 GENERAL	89
SECTION 602 BUILDING ELEMENTS AND MATERIALS	89



TABLE OF CONTENTS

SECTION 603 FIRE PROTECTION	90
SECTION 604 MEANS OF EGRESS.....	90
SECTION 605 ACCESSIBILITY	90
SECTION 606 STRUCTURAL.....	91
SECTION 607 ELECTRICAL	93
SECTION 608 MECHANICAL	95
SECTION 609 PLUMBING	95
CHAPTER 7 —ALTERATIONS—LEVEL 1	98
SECTION 701 GENERAL	98
SECTION 702 BUILDING ELEMENTS AND MATERIALS.....	99
SECTION 703 FIRE PROTECTION	101
SECTION 704 MEANS OF EGRESS.....	101
SECTION 705 ACCESSIBILITY	101
SECTION 706 REROOFING	107
SECTION 707 STRUCTURAL.....	109
SECTION 708 ENERGY CONSERVATION	111
CHAPTER 8 —ALTERATIONS—LEVEL 2	116
SECTION 801 GENERAL	116
SECTION 802 SPECIAL USE AND OCCUPANCY.....	117
SECTION 803 BUILDING ELEMENTS AND MATERIALS.....	117
SECTION 804 FIRE PROTECTION	122
SECTION 805 MEANS OF EGRESS.....	128
SECTION 806 ACCESSIBILITY	139
SECTION 807 STRUCTURAL.....	139
SECTION 808 ELECTRICAL	141
SECTION 809 MECHANICAL	142
SECTION 810 PLUMBING	143
SECTION 811 ENERGY CONSERVATION	144
CHAPTER 9 —ALTERATIONS—LEVEL 3	151
SECTION 901 GENERAL	151
SECTION 902 SPECIAL USE AND OCCUPANCY.....	152
SECTION 903 BUILDING ELEMENTS AND MATERIALS.....	153
SECTION 904 FIRE PROTECTION	154
SECTION 905 MEANS OF EGRESS.....	156
SECTION 906 ACCESSIBILITY	156
SECTION 907 STRUCTURAL.....	157
SECTION 908 ENERGY CONSERVATION	159
CHAPTER 10 —CHANGE OF OCCUPANCY	163
SECTION 1001 GENERAL	163
SECTION 1002 SPECIAL USE AND OCCUPANCY.....	164
SECTION 1003 BUILDING ELEMENTS AND MATERIALS.....	165
SECTION 1004 FIRE PROTECTION	165
SECTION 1005 MEANS OF EGRESS.....	165
SECTION 1006 ACCESSIBILITY	165
SECTION 1007 STRUCTURAL.....	166
SECTION 1008 ELECTRICAL	168
SECTION 1009 MECHANICAL	169
SECTION 1010 PLUMBING	169
SECTION 1011 OTHER REQUIREMENTS	170
SECTION 1012 CHANGE OF OCCUPANCY CLASSIFICATION	170
CHAPTER 11 —ADDITIONS.....	182
SECTION 1101 GENERAL	182



TABLE OF CONTENTS

SECTION 1102 HEIGHTS AND AREAS	182
SECTION 1103 STRUCTURAL	183
SECTION 1104 SMOKE ALARMS IN OCCUPANCY GROUPS R AND I-1	186
SECTION 1105 ACCESSIBILITY	186
SECTION 1106 ENERGY CONSERVATION	187
CHAPTER 12 —HISTORIC BUILDINGS.....	190
SECTION 1201 GENERAL	190
SECTION 1202 REPAIRS.....	191
SECTION 1203 FIRE SAFETY.....	192
SECTION 1204 ALTERATIONS	194
SECTION 1205 CHANGE OF OCCUPANCY.....	195
SECTION 1206 STRUCTURAL	197
CHAPTER 13 —RELOCATED OR MOVED BUILDINGS	201
SECTION 1301 GENERAL	201
SECTION 1302 REQUIREMENTS	201
CHAPTER 14 —PERFORMANCE COMPLIANCE METHODS	205
SECTION 1401 GENERAL	205
CHAPTER 15 —CONSTRUCTION SAFEGUARDS	253
SECTION 1501 GENERAL	253
SECTION 1502 PROTECTION OF ADJOINING PROPERTY	256
SECTION 1503 TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY	257
SECTION 1504 FIRE EXTINGUISHERS.....	257
SECTION 1505 EXITS	257
SECTION 1506 STANDPIPE SYSTEMS.....	258
SECTION 1507 AUTOMATIC SPRINKLER SYSTEM	258
SECTION 1508 ACCESSIBILITY	259
SECTION 1509 WATER SUPPLY FOR FIRE PROTECTION	259
CHAPTER 16 —REFERENCED STANDARDS	261
CHAPTER A1 —SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS	265
SECTION A101 PURPOSE	265
SECTION A102 SCOPE	266
SECTION A103 DEFINITIONS	266
SECTION A104 SYMBOLS AND NOTATIONS	268
SECTION A105 GENERAL REQUIREMENTS	269
SECTION A106 MATERIALS REQUIREMENTS.....	270
SECTION A107 QUALITY CONTROL	275
SECTION A108 DESIGN STRENGTHS.....	276
SECTION A109 ANALYSIS AND DESIGN PROCEDURE	277
SECTION A110 GENERAL PROCEDURE	278
SECTION A111 SPECIAL PROCEDURE	279
SECTION A112 ANALYSIS AND DESIGN	286
SECTION A113 DETAILED SYSTEM DESIGN REQUIREMENTS	288
SECTION A114 WALLS OF UNBURNED CLAY, ADOBE OR STONE MASONRY	291
CHAPTER A2 —EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS	300
SECTION A201 PURPOSE	300
SECTION A202 SCOPE	301
SECTION A203 DEFINITIONS	302
SECTION A204 SYMBOLS AND NOTATIONS	302



TABLE OF CONTENTS

SECTION A205 GENERAL REQUIREMENTS	302
SECTION A206 ANALYSIS AND DESIGN	303
SECTION A207 MATERIALS OF CONSTRUCTION	309
CHAPTER A3 —PRESCRIPTIVE PROVISIONS FOR SEISMIC STRENGTHENING OF CRIPPLE WALLS AND SILL PLATE ANCHORAGE OF LIGHT, WOOD-FRAME RESIDENTIAL BUILDINGS.....	311
CHAPTER A4 —EARTHQUAKE RISK REDUCTION IN WOOD-FRAMED RESIDENTIAL BUILDINGS WITH SOFT, WEAK OR OPEN FRONT WALLS	312
CHAPTER A5 —EARTHQUAKE HAZARD REDUCTION IN EXISTING CONCRETE BUILDINGS	313
SECTION A501 PURPOSE.....	314
SECTION A502 SCOPE	314
SECTION A503 GENERAL REQUIREMENTS	315
SECTION A504 SITE GROUND MOTION.....	315
SECTION A505 TIER 1 ANALYSIS PROCEDURE	316
SECTION A506 TIER 2 ANALYSIS PROCEDURE	316
SECTION A507 TIER 3 ANALYSIS PROCEDURE	319
CHAPTER A6 —REFERENCED STANDARDS.....	323
APPENDIX B —SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES.....	326
SECTION B101 QUALIFIED HISTORICAL BUILDINGS AND FACILITIES	326
SECTION B102 FIXED TRANSPORTATION FACILITIES AND STATIONS	327
SECTION B103 DWELLING UNITS AND SLEEPING UNITS.....	328
SECTION B104 REFERENCED STANDARDS	328
APPENDIX C —GUIDELINES FOR THE WIND RETROFIT OF EXISTING.....	330
CHAPTER C1 —GABLE END RETROFIT FOR HIGH-WIND AREAS	331
CHAPTER C2 —GABLE END RETROFIT FOR HIGH-WIND AREAS	332

