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Scope of Compliance

Texas Local Government Code §214.216 mandates IBC application to "any alteration, remodeling, enlargement, or repair" of commercial buildings, but this targets the work being done, not retrofitting unaffected original parts. Local jurisdictions (like Granbury) enforce the active IBC edition (often 2021+ with amendments) for the expansion itself, ensuring compatibility where connected (e.g., fire safety, structural ties)

Existing Building Limits

Undisturbed portions of the pre-existing building remain grandfathered under their original code if compliant at construction—upgrading only triggers for safety hazards, accessibility (via TDLR/TAS for projects over \$50K), or if the addition exceeds 50% of the building's value (potentially requiring full upgrades). Always confirm with local building officials during permitting, as they assess "affected areas"

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In Texas, the entire existing commercial property **rarely must be fully upgraded to the current IBC** during remodeling, expansion, or renovations—grandfathering protects compliant undisturbed portions.allensworthlaw+1

Full Upgrade Triggers

Local authorities may require whole-building compliance if work scope exceeds 50% of the assessed value (substantial improvement threshold, akin to flood zones), triggers a major occupancy change, or reveals life-safety violations during inspection. No fixed statewide percentage applies universally; it's jurisdictional discretion under Texas Local Government Code §214.216.mmcginvest+2

Practical Avoidance

Most projects limit upgrades to renovated/added areas plus connections (e.g., egress, fire systems); TDLR-mandated accessibility applies project-wide only for costs \geq \$50,000, not full IBC retrofit. Consult Granbury officials pre-permit to scope "affected areas" and avoid escalation.eb3construction+1