

**IEBC Drafting Committee Meeting
Minutes
April 26 : 4 to 7 PM
April 27 : 8 to 5
Kansas City, Missouri
Wyndham Garden Hotel**

Members Present: C. Danny Cargill, David Chang, Dave Collins, Mel Green, Gary Higbee, Edward Kocman, Bill Koffel, John Terry, and Ron Wetmore,

Members Absent : Charles Huber and Carl Simmons

Staff Present: Ken Schoonover, Terrell Stripling and Hamid Naderi.

Guests Present: Tom Anderson, Lorena Diaz, Dave Frable, Dottie Harris, David Hattis, Marilyn Kaplan, Carlos Martin, Wayne Meyer, Ron Nickson, Larry Perry, Ronald Piester, Sarah Rice, Ashvin Shah, Bill Wall

CALL TO ORDER

The meeting was called to order at 4:05 PM on 4 -26 and 8:15 AM on 4 -27 with the above present during all or part of the meeting.

1. INTRODUCTIONS AND GENERAL COMMENTS

The committee members, staff and guests briefly introduced themselves. H. Naderi explained that 6 additional committee members have been appointed, three of whom are non code officials.

New code official members : Gary Higbee, State of New York, John Terry, State of New Jersey, and an SBCCI official to be named

Non code official members : Dave Collins, Mel Green and Bill Koffel

2. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

D. Collins nominated J. Terry as chairman. There were no other nominations. J. Terry's nomination was seconded by B. Koffel. J. Terry elected chairman unanimously.

D. Cargill nominated D. Chang as vice chairman. There were no other nominations. D. Chang's nomination was seconded by R. Wetmore. D. Chang elected vice chairman unanimously.

3. Summary of Previous Discussions and Decisions

Chairman J. Terry asked the Secretariat to provide the summary. H. Naderi provided a brief summary of the formation of the committee, the March 8, 2000 telephone conference, the bibliography and some previous discussions

4. Approval of the Agenda

Motion by D. Collins was seconded by Bill Koffel to approve the agenda. K. Schoonover suggested that item 6.6 and other general issues be discussed first under agenda item 6. The motion was amended to include this suggestion. Motion passed unanimously.

5. Approval of the March 8, 2000 Telephone Conference Minutes.

Motion by R. Wetmore to approve March 8, 2000 telephone conference minutes was seconded by G. Higbee and passed unanimously.

6. General Scope and Mission Issues

As the agenda was revised to begin this topic with item 6.6, a general discussion on various philosophical issues began. Some general issues discussed :

- Is there a need for IEBC or is IBC sufficient : Provisions of existing building codes have not satisfied the needs of the regulation for existing buildings, therefore an IEBC is needed
- Should this be a voluntary document : No
- Make this only a retrofit code with all other provisions coming from IBC : IEBC should cover all aspects of existing building code regulations
- Use the IBC as the philosophical foundation : All recommendations will be checked against IBC Chapter 34
- If a building exists with elements meeting or exceeding the new construction requirements, reducing below new code levels should not be allowed
- What is the definition of an existing building : IBC Section 102.6 provides definition
- Should there be a base document : For now consider IBC Chapter 34 as a philosophical base
- Incentives should be provided for voluntary retrofit : Financial implications somehow need to be brought to the attention of the code user. This issue maybe can be addressed in a guide or maybe as part of the suggested model ordinance

Motion by D. Collins that IEBC examine and address all aspects of regulation of existing buildings was seconded by G. Higbee and passed unanimously

Motion by G. Higbee that the definition of existing structures from IBC be used for IEBC was seconded by B. Koffel and passed unanimously

Motion by D. Collins to adopt the following Mission Statement was seconded by B. Koffel and passed unanimously.

Mission Statement : The IEBC Committee will develop a comprehensive document (Code or Guide) that will provide direction and understanding of regulation for existing buildings in the I-Codes

Motion by G. Higbee to consider the seven main topics of D. Chang's letter and find how these are addressed in various codes was seconded by D. Collins and passed unanimously.

- The seven topics are :
- Existing Building Retrofit
 - Repair
 - Alteration
 - Addition
 - Change Of Use
 - Maintenance
 - Relocated or Moved Structures

At this point it was decided that the meeting will continue the next day with various scheduled presentations, so that all committee members are updated on the documents that may be considered in the development of the IEBC.

The meeting continued on 4-27-2000 as follows :

Presentation by Marilyn Kaplan : Draft Historic Building Code

- Some funding by the US Parks Service
- Initially did not match IBC format, but later revised to match IBC
- Covers building and fire scoping issues only
- One set of prescriptive provisions would not work
- Flexibility in choosing options that fit best
- This is an elective code and does not deal with the subject of triggers
- In some ways historic buildings need to be safer because they are irreplaceable
- Operational aspects are very important when dealing with fire safety

Presentation by Ashvin Shah representing ASCE : ASCE documents of the bibliography

- These standards are not mandatory unless adopted by reference in the building code
- Three main issues of collapse prevention, life safety and immediate occupancy addressed
- Assessment and evaluation are two different issues
- Scoping provisions to be established by the committee

Presentation by Bill Koffel : NFPA 101A and IBC 3409

- NFPA 101A identifies equivalency where IBC 3409 identifies alternate
- Values identified are added on a score sheet and compared to a standard value
- 101A lags behind 101 by one year
- The basis for 101A is fire safety not necessarily protection of the building
- IBC 3409 is zero based compared to new code
- IBC 3409 should be reevaluated to get a sense of matching with IBC levels

Presentation by Mel Green : Seismic Retrofit / UCBC

- The goal is to identify and fix deficiencies in a cost effective manner
- URM, Tilt Up and Soft Story problems are covered
- Much of these improvements are cost effective
- As a mandatory document maybe use UCBC and for owner voluntary improvements maybe use FEMA

Presentation by John Terry : The New Jersey Code

- Started from scratch
- A lot of similarities between NJ and NARRP
- Applies the concept of hazard index
- The amount of repair and incremental increase of regulation are related
- It is use group specific
- The minimum bar is based on the NJ Uniform Fire Code
- Promotes re use of existing buildings
- Rare instances such as fire alarms that new requirements may be applied to areas other than the work areas

Presentation by Bill Koffel : The NARRP

- More volunteer work there is, possibility of more requirements
- Work area is defined
- Work area is not redefined because of additional requirements
- Significant difference with the NJ code in Reconstruction
- NARRP uses the bldg. Code as trigger compared to NJ code that uses the fire code
- Historic buildings are addressed

Presentation by Mel Green : 2000 UCBC

- It is basically NARRP provisions and meets the traditional building code approach
- It includes administrative, definitions, alterations, repairs, additions, change of occupancy and historic buildings
- Would like to offer this as the base code

Presentation by Ron Wetmore : The Massachusetts Code

- Defines existing building as one which is 5 years old

At the end of each presentation, the committee and guests asked questions and made comments

At this time the committee formed sub committees to study various issues between this and the next meeting as follows :

IEBC SUBCOMMITTEE TASKS & ASSIGNMENTS

Meetings of (4/26/00 and 4/27/00)

1. Historic

Committee will review the "Draft Code for Historic Buildings" and will:

- a. Determine if this document is an appropriate starting point.
- b. Where this material should be located in the IEBC

Members: Mel Green, Gary Higbee, Marilyn Kaplan, Carl Simmons and Wayne Meyer

2. Structural

Committee will review:

- a. "Seismic Evaluation of Buildings", "Seismic Rehabilitation of Buildings", ASCE 11-2000 and ASCE 30-2000.
- b. "Guidelines for the Seismic retrofit of Existing Buildings" published by ICBO
- c. ACSE 7
- d. Existing IBC text

To determine:

- a. The applicability of these documents for inclusion in the IEBC for seismic, wind and flood
- b. When and where compliance or analysis will be required (retrofit)
- c. What level of compliance is appropriate for:

- Retrofit
- Alterations

- Change of Occupancy

Members: David Chang, Mel Green, ASCE Rep. and Carl Simmons

3. NFPA 101A/IBC 3409

Committee will review these documents as alternative approaches for possible reference or inclusion in the IEBC.

- a. Is the philosophy appropriate?
- b. Does the Committee want to create our own alternate approvals?
- c. Do we want to include both or one of the documents as an alternative approach?
- d. To what extent do these documents need updating?

Members: Bill Koffel, Dave Collins, Wayne Meyer and Dave Frable

4. NJ Rehab/NAARP/UCBC

Committees to review these document and determine applicability for inclusion in the IEBC as:

- an alternative
- a basis for repairs/alterations

Committee should determine if the threshold for compliance are appropriate or should they be modified.

Members: Gary Higbee, Edward Kocman, Ron Wetmore and Larry Perry

5. Maintenance/Retrofit (other than seismic)

Review provisions contained in Chapter 34 of IBC and the other I-Codes (property maintenance, IFC, IPC, IMC) that deal with existing building to determine the applicability of these requirements for inclusion in the IEBC. Additionally, sub-committee will recommend the manner in which the requirements will be packaged in the IEBC (by reference or moved).

Members: Sarah Rice, Dan Cargill and Ronald Thomas

6. Relocated and Moved Structures

Review provisions contained in Chapter 34 of IBC to determine the applicability of these requirements for inclusion in the IEBC. Additionally, sub-committee will recommend the manner in which the requirements will be packaged in the IEBC (by reference or moved).

Member: John Terry

7. Additions

Review provisions contained in Chapter 34 of IBC and the other documents being reviewed for reference to determine the applicability of these requirements for inclusion in the IEBC. Additionally, sub-committee will recommend the manner in which the requirements will be packaged in the IEBC (by reference or moved).

Members: Dan Cargill, Ron Wetmore and new SBCCI member

All Committees:

Each committee should choose their own coordinator.

Subcommittee reports are due to the secretariat by June 23 for coordination and distribution.

All committees should review IBC Chapter 34 to determine the applicability, application and packaging of the existing text. Should this be the framework for the IEBC?

Staff: Develop definitions for the 7 categories of existing buildings :

- Retrofit
- Repairs
- Alterations
- Additions
- Change of Occupancy
- Maintenance
- Relocated or moved structures.

11. Next Meeting Date and Location

The committee decided to meet on July 13 and July 14. The location will be determined by staff as a location which is economical for most committee members and easy to arrive and depart to save time.(It is now possible that the meeting dates may change to July 12 and 13 due to a conflict on the 14th for a committee member)

12. Adjourn

Motion by B. Koffel to adjourn was seconded by D. Cargill and passed. Meeting was adjourned at 4 PM.