



**INTERNATIONAL
CODE
COUNCIL®**

**EXISTING BUILDING SAFETY – A GUIDELINE FOR INSPECTION
GUIDELINE DEVELOPMENT COMMITTEE**

Tuesday, September 19, 2023
2:00 – 3:30 pm Eastern

MS TEAMS VIRTUAL MEETING

Meeting ID: 293 801 643 784

Passcode: rKmpZC

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MEETING MINUTES

1. Roll Call:

a. Committee:

| | | | |
|------------------------------------|---|----------------|---|
| Sergio Ascunce | x | Phil Line | |
| John Catlett | | Steve Orłowski | x |
| Dwayne Garriss | | Don Scott | x |
| Mark Graham | x | Gus Sirakis | x |
| Jennifer Goupil | | Steve Szoke | |
| Bryan Holland | x | Kenneth Wagner | x |
| Ryan Kersting | x | | |
| A quorum requires 7 in attendance. | | | |

Note: Vice Chair Gus Sirakis assumed the duties of the Chair.

b. ICC Staff:

- i. Kevin McOsker
- ii. Dorothy Mazzarella

2. Meeting Conduct:

- a. Identification of Representation
- b. Ethical Conduct
- c. Antitrust Compliance Guideline

3. Previous Meeting Minutes Review and Approval

- a. Meeting Minutes August 22, 2023

A motion was made, seconded; unanimously voted to approve the meeting of the August 22nd meeting.

4. Condition Assessment Definition and Scope

Gus Sirakis gave an update on the Condition Assessment definition that has gone through one set of comments from the committee and interested parties, in addition to the added language proposed in section 2 of the document. The definition of Condition Assessment was modified during the meeting regarding the use of the term evaluation. There were no objections to the updated definition. The term “preventing loss of life” was suggested to be adjusted to “protect the public” in Section 2 of the draft. The language to notify the AHJ or take precautions if serious condition exists will be reviewed and considered for the Scope and Implementation Work Group. At issue are terms used in the IPMC for consistency with the 24 codes and use of all the terms.

5. Updates from the Groups:

a. Building Elements – Sergio Ascunce

Sergio discussed the latest updates to the document that include:

- Alternative time frames for buildings where environmental conditions apply.
- Wood construction would have a different inspection schedule than different construction materials.
- The group added a statement that any assessment would be based on the code at the time of construction.
- Milestone and other inspections are based on the issuance of the C of O or equivalent.
- Periodic Inspections removed from the timing in Table 4.1
- Life expectancy and replacement costs are included in scoping of observation in Section 6.
- Inspection scopes are expanded.
- Jurisdictional responsibilities include processing time extensions.
- Jurisdictional responsibilities include providing written affirmation of completion of the process.
- The checklist includes the year built as a key element.

A question why Milestone Inspection occurred at 25 years for environmental conditions and what support is there for that timeframe. The experience in Florida where concrete restoration occurs around 20 years.

Ryan noted that the structural group is looking at the interface between the maintenance activities and a periodic inspection by appropriate party based on those maintenance type observations.

b. Scope/Implementation – Dwayne Garriss

The group will be continuing to address the condition assessment definition and actions that may be needed.

Gus mentioned a few items the Scope/Implementation group is developing including the concepts for “safe with repair and/or maintenance” and “safe with engineering evaluation” as potential outcomes.

c. Structural – Ryan Kersting

Structural group is working through updating the document, inclusive the owner’s responsibility to maintain their building. An additional concept is a guideline scope that provides information to the user on how this document can be used for guidance, frequency, and levels of investigation. When something is found in a maintenance activity, a more thoughtful and/or professional study is performed. The structural group noted some definitions that came from the IPMC have been modified for the 24 edition that should be considered. The group noted that age and era of construction don’t always coincide with code year. Where environment or natural incidents occur possibly a different assessment schedule is being considered. ASCE 11 definitions and some IPMC definitions are being proposed, as well. The exceptions can be rewritten to be inclusive of other programs and made simpler. The Structural Group also wants to look at section 6 which is the scoping of the assessment that originally came from the IPMC. The idea would be a visual assessment of deterioration or distress that appear to reduce the load carrying capacity in lieu of capacity of supporting nominal loads.

6. New Business

The group decided to meet on October 3rd ahead of the ICC Annual Business Meeting.

We will still need a couple of meetings to address the drafts being developed by each work and the coordination of those changes. Potentially looking at mid-November or later for public comments submittal.

7. Schedule of Upcoming Meetings:

The group decided to cancel the December 26th meeting.

~~July 11, 2023 – Tuesday~~
~~July 25, 2023 – Tuesday~~
~~August 8, 2023 – Tuesday~~
~~August 22, 2023 – Tuesday~~
~~September 5, 2023 – Tuesday~~
~~September 19, 2023 – Tuesday~~
October 3, 2023 - Tuesday
October 17, 2023 - Tuesday
October 31, 2023 - Tuesday
November 14, 2023 - Tuesday
November 28, 2023 - Tuesday

December 12, 2023 – Tuesday

~~December 26, 2023 – Tuesday~~

*All meetings scheduled for 2:00 pm ET unless otherwise noted.

8. Good of the Order

Discussion of the NCEA presentation by Kevin McOsker, unrelated to this committee and discussion at NIST regarding the G7 committee.

9. Adjourn

The meeting was adjourned at 3:23 pm ET.