



EXISTING BUILDING SAFETY – A GUIDELINE FOR INSPECTION GUIDELINE DEVELOPMENT COMMITTEE

Tuesday, October 3, 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	x
John Catlett	x	Steve Orlowski	
Dwayne Garriss	x	Don Scott	x
Mark Graham	x	Gus Sirakis	x
Jennifer Goupil	x	Steve Szoke	
Bryan Holland	x	Kenneth Wagner	
Ryan Kersting	x		
A quorum requires 7 in attendance.			

b. ICC Staff:

- i. Karyn Beebe,
- ii. Dorothy Mazzarella,
- iii. Kevin McOsker

2. Meeting Conduct:

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

3. Previous Meeting Minutes Review and Approved:

- a. Meeting Minutes September 19, 2023; A motion was made, seconded; unanimously approved voted to approve the September 19 meeting, Chair Garriss abstained.

4. Updates from the Groups:

a. Structural – Ryan Kersting

The five members of the GDC met on the combined document, with updates expected to be completed at the end of the week and then bringing in the interested parties for their input. The topics the group is looking at are the scoping/charging language and the updated definitions tied to the IPMC. The group is looking at language that includes visual observation of deterioration or adverse condition that may impact capacity, without calculating capacity and conditions focusing that could lead to future deterioration. The group is looking at section 4, maintenance, periodic, milestone, and follow up milestone assessments; how one might get to a more detailed condition assessment and developing that trigger language for that to occur. The group is also considering Table 4.1 and the to discuss with the rest of the committee regarding the inspection time frames and the material type, specifically wood or heavy timber construction. The structural group prefers the more closely resembles the original table as amended by the Scope and Implementation Group.

Sergio Ascunce mentioned that the table proposed by the Building Elements group contains time frames that include detrimental environmental conditions and life expectancy for wood and heavy timber. They are proposing to remove the periodic inspection time frames since it occurs once, since the once a milestone is initiated follow-up milestone inspections, would occur. If the group feels the pre-check is necessary, the name of periodic may be misleading to the reader of the document. The group is considering moving the electrical portion of table of 4.1 to the 4.3 table.

The purpose of the milestone inspection is still in question at the moment, regarding the language in 4.1.4 “...in-depth analysis of the condition...” versus the visual assessment. Also, questions regarding the tie to the IPMC and how this might be applied.

Sergio also mentioned the Florida programs of milestone inspections are separate from the Property Maintenance Code. The milestone inspection is a visual assessment. Ideally, to get a trained set of eyes on the building to see how it is performing. Dwayne mentioned the visual assessment as the first evaluation prior to addition testing.

Kevin McOsker mentioned some clarity on periodic and milestone inspections that the Scope and Implementation Work Group is working on. The periodic assessment is possibly performed by someone with a trained set of eyes, not necessarily an engineer, but someone who is a qualified professional (a newly defined term). The obligation is to notify the AHJ upon an unsafe condition. The milestone assessment is still visual assessment by a design professional with submitted documentation to the AHJ. The link that is missing in the document is to enforcement action, that would either be the IPMC or the jurisdictions enforcement statute(s). If there is a condition, the needs to be worked on; it might need a repair in the IEBC and/or enforcement by Property Maintenance Code.

Phil Line mentioned a concern about wood and heavy timber, there isn't a durability problem with any specific construction material, if constructed properly. He would prefer a material neutral approach. Issues where buildings have potential problems would have evidence of ponding, leaks, water damage, sagging, cracking in foundations, cracked walls, windows that don't open, and/or termite damage. He also mentioned trying to make sense of the risk categories, occupant load, or height. Kevin provided some clarity on the table, that except for Risk Category IV, all the timeframes for inspection are the same, the triggers for when the inspection is required is based on risk, height, and/or occupant load. When the table was built, we started with the Florida 3 story rule, applied it to Risk Category II buildings, and moved to Risk Category III, because of the higher importance; the line item in Risk Category III was developed in mind with larger conference building with significant occupant loads and the Scope and Implementation Group considered an additional line item where a loophole for RC III would only be require if they had over 2500 occupants, if the building is in a RCII would require that assessment.

Michael Fillion described his experience in Massachusetts, where 1 story building with snow loading might benefit from assessments based on that hazard.

Gus mentioned how the electrical tied to first group. The electrical recertification was included in structural inspections in Miami-Dade (Sergio clarified) and it is being considered to be moved to the trade inspection criteria.

b. Building Elements – Sergio Ascunce

Sergio noted the Building Elements Work Group has no additional edits.

c. Scope/Implementation – Dwayne Garriss

Worked though the document for inspection and condition assessment and cleaned up the terms consistently throughout the document. The group is proposing some changes to the periodic inspection provisions (discussed earlier) to have someone look over the building and systems by someone with higher qualifications.

5. New Business

Structural group to continue to update, looking for completed work group recommendation for the October 31st, for a vote on November 14th. We discussed a public comment period of 30 days.

6. Schedule of Upcoming Meetings:

~~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.

The group decided to meet on October 17th and on October 31st.

Sergio noted that he would be available the week of October 30th.

7. Good of the Order - None

8. Adjourn

Meeting was adjourned at 3:12 pm ET.