



**INTERNATIONAL
CODE
COUNCIL®**

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

Tuesday, August 22, 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	x
Dwayne Garriss	x	Don Scott	x
Mark Graham	x	Gus Sirakis	
Jennifer Goupil	x	Steve Szoke	x
Bryan Holland		Kenneth Wagner	x
Ryan Kersting			
A quorum requires 7 in attendance.			

b. ICC Staff:

Kevin McOsker
Dorothy Mazzarella

2. Meeting Conduct:

- a. Identification of Representation:
- b. Ethical Conduct:
- c. Antitrust Compliance Guideline z9Council Policy 50 [Antitrust Compliance Guideline](#)

Kevin also mentioned that we should be careful not to discuss any specific projects or investigations that are ongoing.

3. Previous Meeting Minutes Review and Approval

a. Meeting Minutes July 25, 2023 – Meeting Minutes unanimously

A motion was made and seconded (with a name spelling correction); unanimously vote to approve to the minutes of the July 25th.

4. Updates from the Groups:

a. Structural – Ryan Kersting

Don Scott filled in as Mr. Kersting had a scheduling conflict. The Structural Working Group met, and they have two significant issues with respect to the current draft guideline. The first is the engineering community is concerned with the term inspections as most firms' insurance does not cover inspection and prefer to use the term condition assessment. The second item is the use of the guideline being tied to the IPMC, where the IPMC has specific provisions for determining an unsafe building. The engineering group interprets the IPMC to be the milestone inspection with specific points, where the guideline is intended to be a visual assessment and possibly overstepping the code for which the guideline is intended to be a resource for. The guideline shouldn't supersede the code. The guideline might be pushing the "unsafe" decision to the design professionals. The guideline should be uncoupled from the IPMC and utilized as a pre-IPMC document. Dwayne suggested that ICC (Kevin) could develop a "guiding principle" document for this scope. The terminology of "safe" is difficult to address in the guideline. A straw poll confirmed the group agrees with the guideline to be a condition assessment vs. inspection and not necessary tied to the IPMC but could be a guideline that would address the potential for further action to address building safety whatever code(s) that may applies to continued use and occupancy.

b. Building Elements – Sergio Ascunce

Sergio Ascunce provided the group with an update on the Building Element Work Group. Added a sentence in the purpose statement that includes a trained set eyes to inspect for signs of how the building is aging. Also, the group looked at including environmental factors that may influence the aging of buildings. Addition edits to add to the scoping provisions that the evaluation must be to the codes in effect at the time of construction, and not held to the standard of the current codes. The group is looking at a time beginning with issuance of a C of O, a similar document, or as determined by the building official. The group added elements to inspection scope, including a statement of the life expectancy and a cost replacement for elements. They also included timeframes when reports are due, extensions, and confirmation that the report is accepted by the AHJ. In Appendix B the group add photographs document conditions. They feel like they are going to do one more review through the document and believe that they may be complete for the next meeting. The group commented relative to inspections vs. condition assessment.

c. Scope/Implementation – Dwayne Garriss

Dwayne Garriss briefed the group on the work of the Scope/Implementation group since the last meeting. Most of the work was related to Vacant and Abandoned Buildings, generally the difference between the vacant and abandoned building is ownership. Abandoned Buildings are generally returned to a bank or the jurisdiction. An additional line item in Risk Category appears to be a loophole as compared to the Risk Category II buildings. A vacant or abandoned building where the inspection was required, but not performed, will need to be completed prior to re-occupancy.

5. New Business

Chair Garriss suggested that the work groups provide the current versions of the working groups document draft so all the groups can compare, coordination and alignment between the groups. Chair Garriss also suggested that we can begin the process to combine the working group document into a single documents so that all the changes are represented in a single document.

6. Schedule of Upcoming Meetings:

The committee agreed to allow the working group to continue the work they are doing on the specific areas and reconvene that main group on September 19, 2023.

~~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.

7. Good of the Order

None.

8. Adjourn

The meeting was adjourned at 3:21 pm ET.