



EXISTING BUILDING SAFETY – A GUIDELINE FOR INSPECTION GUIDELINE DEVELOPMENT COMMITTEE

Tuesday, October 17, 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	x	Steve Orłowski	x
Dwayne Garriss	x	Don Scott	
Mark Graham		Gus Sirakis	
Jennifer Goupil	x	Steve Szoke	
Bryan Holland	x	Kenneth Wagner	
Ryan Kersting	x		
A quorum requires 7 in attendance.			

b. ICC Staff:

- i. Dottie Mazzarella,
- ii. Kevin McOsker

2. Meeting Conduct:

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

3. Previous Meeting Minutes Review and Approval

- a. Meeting Minutes October 3, 2023 – A motion was made, seconded, unanimously voted to approve the minutes of the October 3rd meeting.

4. Updates from the Groups:

a. Structural – Ryan Kersting

The structural work group is continuing to edit the document with the goal of having a their draft ready for the October 31st meeting. The group is looking at the Florida SB-4 legislation as it relates to existing building condition assessment. Florida defines their milestone inspection with some of the similar terms and concepts that the committee and the work group is considering. The purpose of the Florida Milestone Inspection is not to determine that the building is in compliance with the building and fire safety codes. There was no disagreement from the committee with the idea that the visual condition assessment does not certify a building to be in compliance with the past or present codes.

Sergio mentioned the experience in Florida that the building would need to be in compliance with the code at the time it was constructed, not the current codes. However, the visual assessment may not be able to support an opinion that the building is in compliance with code at the time of construction.

Ryan mentioned the idea that the Florida regulation has a term called Substantial Structural Deterioration, which is a concept the structural group is considering as the trigger to address a more thorough evaluation. The Florida regulations require two phases of inspection. The first is a visual examination and a qualitative assessment of the condition of the building, which is consistent with the visual assessment the group is considering. The phase two in Florida includes destructive and non-destructive evaluation, if something was found in the first phase. The group is considering how to address, in this guideline, further investigation or repair if something was found in the visual assessment.

Sergio provided some background information from Miami-Dade and Broward Counties, where they only require a single-phase approach. Where conditions are warranted by the design professional, they can provide further evaluation. The Miami-Dade and Broward Counties ordinances leave the discretion of further evaluation to the RDP. It was noted that repairs would be addressed in the IEBC and the pointer should be to that code. The current edit to draft of the guideline discusses dangerous, hazardous, unsafe and other conditions to be reported to the AHJ immediately or the next business day.

The concept of the Periodic Inspection was discussed, as it was modified in the consolidated draft. Ryan noted that the working group will look at the issue of material specific inspection intervals and provide an opinion on that concept. They also discussed the concept of the intermediate inspection between the annual maintenance assessment and the milestone assessment, with a trained set of eyes on the building. Julie Furr also commented that maybe the next milestone inspection is subject to the condition of the building and/or the materials and possibly the repairs that have already occurred, as determined by the RDP. Micheal Fillon mentioned that possibly certain items (such as balconies) would warrant a greater inspection interval.

b. Building Elements – Sergio Ascunce

Based on the comment from the previous meeting, the Building Elements Work Group is looking at the periodic/maintenance intervals further. Also, the group is looking at and considering environmental conditions and wood frames that may require assessments that are sooner. Examples given for areas with terminate infestation may warrant special considerations, although it may not apply everywhere throughout the country.

Another consideration was addressed that possibly an appendix could help the user who might implement this guideline with alternative inspection intervals based on specific applications and/or conditions.

c. Scope/Implementation – Dwayne Garriss

The group reviewed and updated the draft document based on the 2024 edition of IPMC. There are references that were updated and the group revised the language of “unsafe structure” and added a definition of dangerous. The group looked at the jurisdiction responsibilities and updated the document for enforcement actions and procedures.

5. New Business – No new business

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 team was reminded of the previously scheduled meeting for October 31st.

7. Good of the Order - None

8. Adjourn - The meeting was adjourned at 3:07 pm ET