



EXISTING BUILDING SAFETY – A GUIDELINE FOR INSPECTION GUIDELINE DEVELOPMENT COMMITTEE

Tuesday, October 31, 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		Phil Line	x
John Catlett	x	Steve Orłowski	x
Dwayne Garriss	x	Don Scott	
Mark Graham		Gus Sirakis	x
Jennifer Goupil	x	Steve Szoke	
Bryan Holland	x	Kenneth Wagner	x
Ryan Kersting	x		
A quorum requires 7 in attendance.			

b. ICC Staff:

- i. Dorothy Mazzarella
- ii. Kevin McOsker

2. Meeting Conduct discussed as follows:

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

3. Previous Meeting Minutes Review and Approval

- a. Meeting Minutes October 17, 2023 – A motion was made, seconded, unanimously voted to approve the minutes of October 17th meeting.

4. Updates from the Groups:

a. Structural – Ryan Kersting

The Structural Working Group is completing the draft of the initial document and shared the progress to date.

The group is proposing an alternative Table 4.1 that is material neutral as well as neutral with respect to Risk Category, Occupant Load, or Height and would rely on the exemptions in the document to address where it applies. Depending on environmental factors, this would trigger either a 10-year or 7-year recurring milestone and follow-up Milestone Assessment. Footnotes in the table identify certain environmental conditions that may be considered by the local jurisdiction. Ryan noted there are other programs of inspection/assessments programs that Steve Szoke research and has put together. A table of these programs. The 20 to 30-year visual assessment intervals is thought to be too long to make sure the building is being maintained. The idea of specific structural systems or components is being considered that may require additional evaluation (an example of decks and balconies inspection in California, after Berkely collapse).

The group is reformatting the scope of the visual assessment in Section 6.2, with a charging statement that includes the visual assessment noting conditions that contribute to the structural safety or vulnerability with a bullet points for these items. The group is trying to identify visual conditions that would or might contribute to a vulnerability. The group is also looking at the areas for the building that needs to be evaluated that characterize the building's condition. Other areas of the building (besides the traditional structural components) are proposed to include exterior wall, joints, connection, and finishes.

These would be visual assessments of the building condition and not a structural evaluation or performing calculations of the capacities of the existing condition to resist existing loads. The work group has questioned whether the assessment should try to identify unpermitted alterations or construction defects. This was felt to be a higher-level evaluation of the building than the visual assessment.

The group is also looking at the scoping and intent provisions that identify the nature of the assessment but would not require removal of finishes or destructive or non-destructive testing of materials. What is readily seen or reasonably access that can be visual. The group is focusing on the guideline procedures with respect to how the building is aging. It would leave out an evaluation of legacy structural systems that may not be allowed by codes and standards today, construction defects, and direct code compliance confirmation.

The group is also marking up Appendix C, the chart/checklist/format would not list specific items but allow it to be expandable. Also looking modifying the result of the assessment (i.e., good, fair, poor, fail) to alternative description that would serve as a recommendation such as: no additional investigation or action required, additional investigation recommended, immediate repair or action required (immediate life-safety

concern) or other action or repair required (maintenance or minor). A duty to inform in terms of immediate action required. Dr. Abieyuwa commented that the possible result might be immediate shoring requiring. Steve Szoke's structural inspection program list was provided on the screen and touched on during the meeting. Julie Furr mentioned the generic nature vs the specific as not to eliminate items if a list is provided and that engineers are supposed to use sound judgement. Gus mentioned the NY State parking structure program (listed as a NY City programs) on the list of other assessment/inspection programs.

The group also noted that this program should not relieve the owners of the buildings to periodically inspect the building and perform the required maintenance. Ryan noted to include good ownership responsibilities and should be in the document.

b. Building Elements – Sergio Ascunce

Byran Holland noted no new updates from this work group.

c. Scope/Implementation – Dwayne Garriss

Dwayne Garriss noted no new updates from this work group.

5. New Business

The structural group is preparing an edited document for staff to develop a full consolidated document that includes the work from the 3 work groups of the committee.

The group decided that a wholistic review of the consolidated document is necessary. The next step is to discuss the document draft and collaborate on specific issues at the full group meeting on the 14th. Potentially using the meeting on November 28th to resolve more challenging issues, if the discussion and collaboration can be completed at one meeting.

The committee needs to have the consolidated draft no later than one week (November 7th) before the meeting.

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.

A November 14th meeting is planned, with the caveat that the committee and interested parties have at least a week for a review of the consolidated document.

The scheduled November 28th meeting is intended.

7. Good of the Order –

Chair Garriss noted his appreciation for the team and the great work the committee has done to date considering the immense task of this project. Dwayne that we are all getting busier with code development cycles that have started at ICC and other organizations; and we are getting closer to the public comment draft.

8. Adjourn – the meeting was adjourned at 2:53 pm ET.