



EXISTING BUILDING SAFETY – A GUIDELINE FOR INSPECTION GUIDELINE DEVELOPMENT COMMITTEE

Tuesday, November 28th, 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	x
Jennifer Goupil		Steve Szoke	x
Bryan Holland	x	Kenneth Wagner	x
Ryan Kersting	x		
A quorum requires 7 in attendance.			

b. ICC Staff:

- i. Karyn Beebe
- 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 November 14, 2023 – Motion was made to approve with modification to correct a typo in itme 3a.; unanimously voted to approve as amended the meeting minutes of November 14th meeting.

4. Review and discuss the three options for Table 4.1 (Structural and Envelope Assessment Frequencies).

The three proposed tables were opened for discussion. Each work group representative provided a summary of the tables. The tables have been discussed in previous meetings, as well.

Proposal #1, from the Structural Group, doesn't distinguish by Risk Category. The safety of occupant should not be differentiated by Risk Category, nor occupant load. Environmental factors may apply to the building based on the individual elements. The frequencies were discussed, 30 years might be too long for an assessment given the nature of other current programs discussed previously. Nomenclature needs to be addressed; other tables call out periodic inspections. This table is for milestone inspections. The exceptions noted in the text of the document apply (section 4.1). The time frames could be greater or lesser, the other inspection programs of building components have time frames as often as 3 years. The idea of not having a time frame and allowing adjustment based on experience of the jurisdiction was brought up as a concept. A question was posed regarding the possibly exempting Risk Category I buildings, which might go to the text in the guideline.

Proposal #2 from the Building Elements Group, they liked the idea of Risk Category, and not requiring an assessment for Risk Category I structures. The original table included electrical, which appears to be based on the Miami-Dade application. Electrical assessment/inspection was moved to the other Table 4.3 with Plumbing and Mechanical work. The change was to include wood and heavy timber structures with this group. The feasibility of performing the milestone assessments needs to be considered, 30 years is when the Florida milestone inspection timeframe is set. The periodic inspection was eliminated in this table, recognizing the maintenance of the building is required. Comments included considering the Heavy Timber or wood framed construction as an environmental factor, especially with mixed designed applications (concrete and wood type buildings) maybe unclear to how these mixed systems should be applied. The question is whether this should include all buildings, or those that hit a certain threshold and what should the timeframe for the assessments be. The timeframe might need to include additional language that could reflect the building stock and resources of the community. Maybe the tables need to be even more granular, the envelope might not fit in this table.

Proposal #3 from the Scope and Implementation Group, the group saw an exception for Risk Category III buildings and added the same criteria for Risk Category II at three stories for Risk Category III at 3 stories. It was agreed to eliminate proposal #3, with an additional row in proposal #2 similar to the change the Scope and Implementation work group proposed.

Chair Garriss mentioned that we may need to look at the manual of style, but it was suggested that we don't rely on developing a commentary. But address better language in the guideline with respect to climate, exposures, conditions, natural hazards,

materials, and structural systems. Jurisdiction should consider these elements for the timeframe.

There are some commonalities in the discussion, these being: should the table be based on Risk Category; should there be time frames listed in the table; should the table identify specific materials or could that be an environmental factor; scope of the table (should it still include envelope); milestone and periodic assessments since they are used differently here.

The periodic assessment was eliminated with a note that it may need to be returned. The supplemental assessment was intended to be an evaluation if the maintenance assessment found something that needed to be addressed or examined by someone with greater experience. It was noted that in a well-maintained building the structure should be robust enough for a 30-year evaluation. However, 30 years is a long time if a building is not maintained well. Maybe a column could be added as maintenance assessment with a trigger to include a supplement inspection if the maintenance assessment warrants a more robust assessment.

Steve Orłowski mentioned possibly using a decision tree as possible solution instead of time frames listed in the table. The maintenance inspection is performed first, supplemental, then the milestone, and the follow up milestone. A baseline inspection might be helpful. Heather Anesta and Dwayne offered to help with the decision tree.

In conclusion, Chair Gariss mentioned we need to consider four things for the next meeting: Separate Structural and Envelope, Risk Category, Time Frames, and Types of Construction (wood).

Chair Gariss asked Kevin to update the document based on the interim comments provided after the release of the November 17th.

5. Review and discuss the consolidated draft committee draft guideline.

No discussion on this item.

6. New Business

None.

7. 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.

8. Good of the Order

None

9. Adjourn – the meeting was adjourned at 3:34 pm ET.