

## **EXISTING BUILDING CODE OF NEW YORK STATE TECHNICAL SUBCOMMITTEE MEETING**

Minutes of the meeting of the technical subcommittee reviewing the 2009 and 2012 International Existing Building Code (IEBC) and the 2010 Existing Building Code of New York State (EBCNYS) held via conference call originating from 99 Washington Avenue, Albany on July 5, 2012.

**PRESENT:** Ray Andrews (Chair)  
Cathy Karp  
Randy Crawford  
Steve McDaniel  
Annemarie Mitchell  
Richard Andrews  
Jim Brzezinski

### **MEETING MINUTES – MEETING 6**

Meeting minutes were accepted with the comment that they contained the incorrect meeting date of June 22 instead of June 21. The date of the Code Council mentioned in the minutes was also incorrect. It was held on June 20, not June 21. Motion by Rick, seconded by Randy, vote unanimous to accept with date corrections.

### **Old business**

**404.2 and 404.3, 606.2.2 and 606.2.3.1** Changes in the requirements for seismic upgrades in the 2012 IBC. These requirements were discouraging repairs of buildings so they were lessened for seismic design categories A, B and C. **7/5/12 update:** Jim explained that he had spoken to David Bonowitz and David O'Day who are structural engineers. They said the seismic requirements were too onerous, especially for the east coast. There was no data to back this statement up, just their experience. If there was significant structural damage to a building not caused by a seismic event it did not seem appropriate to require seismic upgrades in these situations. So if there is fire or flood damage, seismic upgrades are not required, but if there is a seismic event there are. Ray said he felt more comfortable with this new information and Randy agreed. Jim made a motion to accept the 2012 language, seconded by Randy, unanimous to accept.

**608.2** New requirement for the installation of a mechanical draft system may be installed when a manually fired appliance or fireplace is repaired. **7/5/12 update:** This requirement is already in the 2010 Mechanical Code. Not all states adopt all codes, so the thought was that that may be why this requirement was also in the Existing Building Code. The code language was not typical in that it states "mechanical draft system shall be permitted to be used." Motion to not accept this section by Annmarie, seconded by Steve McD, unanimous.

**302.1.1/ 402.2, 403.2, 404.5 FEMA.** **7/5/12 update:** Rick A said he was still working on language.

## **New business**

**804.2.1** Text change is a clarification – accept 2012.

**704.2.2/ 804.2.2** – sprinkler requirements – 2012 edition added B occupancy. Steve McD said it was only large B occupancies. He explained that this requirement should have been in Alteration Level 3, but ICC made a clerical error (EB21 – 06/07). Discussion of checking for errata on ICC website and move to Alteration Level 3 chapter, more research needed.

Rick said there were no requirements for sprinklers in Section 903 of the Building Code for B occupancies, so listing B occupancies makes no sense. Striking the B is clearer language. Steve McD made a motion to delete B, seconded by Annmarie, motion did not carry. Ray will talk to Dan.

Ray said he will share this with the Fire and Building Code Subcommittees. Rick said that 608 – Chapters 1 and 3 need to lead you to the Building Code. Steve McD said 702.4 requires it anyway.

Steve McD said there is a problem with 804.2.2 which now requires all B occupancies to be sprinklered. The only B occupancy in the 2012 International Fire Code is ambulatory care facilities. The requirements in the EBC should be coordinated to be consistent with the Fire Code. Talk to Dan.

Ray said there are many Fire Code issues, including discrepancies, in the Existing Building Code and he will go over these issues with Dan the last week in July. Steve McD will also be involved in the discussions. Steve McD said he had written about the coordination of the Building and Fire Code and e-mailed the document to the subcommittee.

**802.1** Steve McD recommended deleting the entire Section 802 because there are no scoping provisions in Chapter 1 which was accepted by the group.

**804.2.2 Exception 2** Smoke detectors if not enough water. In the 2010 edition there are no requirements, the change in the 2012 would require smoke detectors, but not all occupancies would be required to have them. They would be required to be automatic and hardwired. Motion to accept 2012 requirements by Rick, seconded by Randy, unanimous to accept.

**704.2.3/804.2.3** Windowless stories and sprinkler requirement. Have to get water to floor without fire pump vs. to the building. Rick said the 2010 Fire Code now requires sprinklers for windowless buildings and all occupancies of buildings more than 30 feet in height. Stores will see small increase in requirements. Motion to accept 2012 requirements by Rick, seconded by Randy, unanimous to accept.

**704.2.4/804.2.4** Additional sprinkler requirements. Ray said it was not a clarification, was additional sprinkler protection. Steve McD said it was for the Fire Code subcommittee, so talk to Dan in case the Fire Code Subcommittee changes it, the EBC should also change. Steve McD made a motion to accept the 2012 version however the table ends up – to be coordinated with the Fire Code Subcommittee, Rick seconded, unanimous to accept.

“Suppression” systems vs. “automatic sprinkler” system – the 2012 term gives more flexibility and allows for technology – more choice, so the group accepted the 2012 text.

**704.2.5/ 804.2.5** Give option for local alarm only “when approved by CEO.” Last cycle, NY removed local approval– Rick argued to add CEO approval back in, i.e. 2012 language, so a small store could require a less expensive system, for example. Annmarie asked if a CEO could require more Ray said only what the code requires. Rick made a motion to accept the 2012 language, seconded by Randy, unanimous to accept.

**704.3 Exception 1/ 804.3 Exception 1** Different requirement, from 30 feet to 50 feet. Ray to talk to Dan and will be discussed at the next meeting.

**704.4.3/804.4.3** Hard-wired system, interconnected with unit. Clarification, so no vote needed, accept 2012 language.

### **Next meetings**

Seventh meeting – July 26 at 1:30 p.m.

Eighth meeting – August 9 at 1:30 p.m. (Randy can't make it)

Ninth meeting – August 23 at 1:30 p.m. (Eric can't make it)

Steve McD requested the issue of a change of occupancy from residential to office be addressed. Now there is no clear path for compliance. Ray added that there are a series of issues we have heard about that we intend to bring to the subcommittee for resolution, and Steve's issue will be added to that list.

Meeting minutes for July 5, 2012 meeting and updated chart.