

**STATE FIRE PREVENTION AND BUILDING CODE COUNCIL  
TECHNICAL SUBCOMMITTEE MEETING**

**D R A F T**

Minutes of the meeting of the technical subcommittee reviewing the **2006 International Existing Building Code and the 2007 Existing Building Code of New York State** held via conference call originating from 41 State Street, Albany on October 31, 2007.

**PRESENT:** Raymond Andrews (Chair)  
Joseph McGrath  
Cathy Karp  
Linda Volpe  
John Hofelich  
James Brzezinski  
Eric Di Sarro  
John Bonafide  
Steve McDaniel  
Wheldon Abt  
Eric Bradshaw

**ABSENT:** Marilyn Kaplan  
Robert Drexler

Also Present: Frank Champitto, NYS Builders Association Research and Education Foundation

**MEETING MINUTES**

Welcome by Ray Andrews

Roll call

Meeting minutes – John H. voted to accept, seconded by Eric D. - unanimously accepted with no changes.

If anyone is having problems adding annotations to E-Solutions, contact Ray, Cathy or John Addario for assistance.

**OLD BUSINESS**

**Retention of New York Specific modifications – annotations in E-Solutions**

Discussion of annotations made to E-Solutions by Eric Bradshaw and Steve McDaniel. (A number of chapters had no annotations):

**Chapter 1** - Steve withdrew issues regarding Chapter 1 when it was explained that that chapter will be written by Code Development staff, but input would be appreciated.

**Chapter 2** – Needed the definition of “Nightclub” added, which was done.

**Chapter 3** - Chapter 3 essentially allows compliance by meeting new building code requirements.

Steve brought up the issue that the Building Code Chapter 34, sections 3403-34010 is the equivalent of Chapter 3 of the EBCNYS. Ray said he would coordinate the two codes, and at the next meeting explain what was done.

Steve and Eric did not like the Historic Buildings section of the chapter because it allows code enforcement officials to determine compliance. An alternative was to delete the Historic Building section and send the reader to Chapter 11 instead. Some other issues in that chapter are unique to that chapter, such as fire escapes and stairs.

It was decided that there will be a vote at the next meeting as to whether to retain Chapter 3. People were encouraged to propose specifically what to modify in that chapter for a vote at the next meeting.

Steve explained that at the national level many ICC members want new building requirements for existing building, and that was one reason why Chapter 3 was written the way it was.

**RS ICC 300-02** (Bleachers, Folding and Telescopic Seating and Grandstands). This is a referenced standard that was not in the 2007 EBCNYS (but is in the 2007 BCNYS). Vote unanimous to adopt it, since the EBCNYS now references this standard.

**305.2** Certificate of occupancy requirements should not be in the code in New York State: they are in 19 NYCRR Part 1203 and 1204. Thus this section should be deleted.

**502.2** Historic glazing can be found in the Historic Building section, so do not retain the text in this section. Vote yes to accept (John H. abstained). Marilyn K. will be asked about this issue; will come back to the group if she has an issue with deleting this text.

**508.1.** Group agreed the 2006 IEBC text was clearer than the NYS modification in the 2007 EBCNYS. Vote unanimous to keep 2006 text as is.

**605.1** Exception 3 – Linda V recommended removing, because New York allows only B units, and so retaining this section would create a conflict. Vote unanimous to remove this section.

**606.2.2** Group voted unanimously to accept 2006 IEBC text for parapet bracing when a re-roofing permit is issued. Similar requirements to this had been limited to buildings built after January 1, 2003 in the 2007 EBCNYS.

**804.1** Steve M. explained the current text is confusing and appears to require sprinklers for ALL work areas undergoing level 3 alterations, which is not the intent. Vote unanimous to accept Steve's language.

**807.5** Same issue as 606.2.2. Vote unanimous to adopt the 2006 IEBC text of this section.

**902.3** Steve didn't think sprinkler and alarm requirements needed to be stated in this section because Section 901 was changed in the 2006 IEBC to reflect occupancy changes without occupancy class changes. Ray noted Section 902 is specific to nightclubs and sprinkler and fire alarm requirements are not covered in Section 901. Vote unanimous to keep the text as it is in the 2007 EBCNYS.

**904.** Steve thought the 2006 IEBC text was easier to understand than the New York text. Vote in favor of using the 2006 IEBC text (Hofelich abstained).

**912.5.1** Steve recommended adopting Joe M.'s EB33, however he recommended going beyond EB33 because there are many situations other than mill buildings where fire wall requirements are problematic. Ray stated that there have been changes to the EB33 proposal which will go before the ICC in early 2008. DOS will forward this new text to Subcommittee members. Ray was concerned that SAPA documentation would be difficult if NY went beyond the ICC requirements. It was decided that Steve would look at the new text DOS will forward and will create a new proposal which he will annotate in E-Solutions for the next meeting. Vote unanimous for Steve to do this. John H. volunteered to go back to a case study from the last Existing Building Code Subcommittee in 2002 that had a firewall issue to see if Steve's new proposal would be helpful in that situation.

### **Seismic Update**

Ray noted that no subcommittee members sent in any seismic questions for Jim. He also said he assumed everyone was comfortable with seismic issues after hearing Jim's explanation last week of seismic requirements. Ray made a motion to remove the NY modified seismic requirements in the 2007 EBCNYS ,

specifically 101.2 Exception 3 (and all similar sections) which exempts all buildings built before January 1, 2003, and retain the seismic requirements of the 2006 IEBC.

There were many questions from the group, again regarding the impact of seismic and removing the exemption for buildings built before January 1, 2003. Jim again explained that with the new maps, and the 2006 IEBC seismic requirements, there were significantly reduced requirements than those in the 2003 IEBC. He said for the most part buildings that would require seismic work would be essential buildings located in geographically small areas of the state with the most seismic activity. After much discussion there was a vote that accepted adding the 2006 EBC seismic requirements to New York's next Existing Building Code (Joe M. and John B. voted no, Eric D. abstained).

### **Chart with Items in Bolded Font (changes between 2003 and 2006 IEBC)**

**(Old Section 402) Special Use and Occupancy heading.** Issue was, in the Repairs section, requiring flammable foam materials on walls in nightclubs to be removed when repairs were being done. Ray explained the intent of the requirement, the original Code Council vote and the Rhode Island fire. Vote in favor of keeping the NY 2007 text (McDaniel voted no), as even though a repair may not require a building permit, it is the building owner's responsibility to meet code requirements.

**506.1.1.1, 506.1.1.2, Table 506.1.2, 506.1.1.3. Seismic forces design procedures.** Jim recommended adopting the 2006 IEBC text, as it was less demanding than the 2003 IEBC text, and he thought it was appropriate. Vote unanimous to accept.

**507.2 Reduction of Strength.** It was determined this issue was just a clarification, so the 2006 text would be adopted and no vote was necessary.

**508 Mechanical.** This issue was covered under the annotations in E-Solutions portion of these meeting minutes (vote unanimous to keep 2006 text as is).

**605.1 Accessibility.** Linda V. recommended the 2006 language. Vote unanimous to accept.

**606.2.1 Conflicting re-roofing requirements between EBCNYS and BCNYS.** Ray told the group coordination with the IBC will occur and they will be shown the new text.

**704.2.1 Sprinkler requirements in high rise buildings.** There was much discussion on this topic. John H. made a motion to retain these New York

modifications, as he thought this version would give a building a better chance of being able to meet that requirement. No second to motion and thus no vote.

The group decided they needed more time to compare the 2007 EBCNYS and the 2006 IEBC to determine which option offers the safest yet most practical requirements. To be voted on at the next meeting.

**705.3.1.1(2) and (4) Means of egress in single exit buildings.** The original issues were (1) why the allowable floor area was changed by ICC from 3,000 to 3,500 s.f. DOS found the 3,500 s.f. exists in legacy codes, so the ICC was comfortable increasing this number. (2) Confirm requirements for community residences were deleted in the 2007 EBCNYS. They were removed and should be removed from this section in the new edition of the EBCNYS because this issue is regulated under other State agencies in New York.

Joe M. brought up a new issue with this section: why is NY removing Groups R-1 and R-2 occupancies? It was decided that Joe and John H will research this issue and come back to the group at the next meeting with recommendations.

### **For the Next Meeting**

Ray asked the group to study the rest of the bolded items in the chart for the next meeting, at which time he hopes to finish the chart. DOS will reconfigure the chart and remove those items that do not need decisions by the Subcommittee. Ray asked Jim B. to do the research necessary on seismic issues and said he will confirm that all the bolded issues deserve to be bolded (those issues which require a vote from the group).

**Adjournment** at 12:10 pm

**Next meeting** on November 7, from 10 am – noon. A reminder will be sent out before the meeting.