

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

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 November 14, 2007.

PRESENT:

Raymond Andrews (Chair)
Joseph McGrath
Cathy Karp
Linda Volpe
Marilyn Kaplan
James Brzezinski
Steven McDaniel
Eric Bradshaw

ABSENT:

John Hofelich
Eric DiSarro
John Bonafide
Robert Drexler
Wheldon Abt

MEETING MINUTES

Welcome by Ray Andrews

Roll call

Meeting minutes - Eric Bradshaw made motion to accept, seconded by Jim Brzezinski - unanimously accepted with no changes.

OLD BUSINESS

705.3.1.1 Single exit building text

Eric Bradshaw told the group that as a DOS trainer teaching a class on the Existing Building Code there was a lot of confusion regarding the single exit building text and tables. People in his classes found the section very confusing and the text conflicted with the tables. He had also discovered that the taller a building gets, the more options there are to meet requirements, which does not make sense. He also did not know if this section could be used in just the area

of alteration or the whole building. Steve McDaniel said this section was intended for buildings up to five stories with a small floor area. Maybe there could be a footnote for the table that explained that the requirements were only intended for the space undergoing work, unless otherwise specified.

Marilyn explained that the intent of NY adding the tables was to make it easier to understand options given in the text. Main Street buildings with business and mercantile occupancies were the focus of this section, and the New York modifications were an attempt to increase use of these buildings.

Ray asked if the NY text and tables should be scrapped and the ICC text used instead. The group did not want to do that.

The group started looking at the text and tables and found problems. Steve McDaniel took some time during the meeting to rewrite this section and wrote up proposed changes on E-Solutions so the group could see what he had done. Time was needed for Steve to fine-tune his proposed text. It was decided Steve, Eric Bradshaw and Cathy Karp would work on this and e-mail a final proposal to the group in the next few days. The intent of the re-write is to create requirements for small buildings up to five stories. Requirements should become more restrictive as the building gets taller. The text should also be clear as to when these requirements must be met.

Motion made by Steve McDaniel, seconded by Eric Bradshaw for proposed language to be written by him and Eric and DOS staff to edit as needed.

Unanimous to accept.

NEW BUSINESS

Ceiling height proposal

John Hofelich and Joseph McGrath had e-mailed a paper to subcommittee members that proposed lowering ceiling heights (to 6'6" and 6'0" under beams). NY had modified ICC requirements (which was 7'0") in the 2007 code to allow lower ceiling heights (6'8' and 6'4" under beams). Ray was uncomfortable lowering them again because just last year in the legal process required to adopt the code the 6'8"/6'4" heights had been justified. Ray asked Julie Nemeth-Weisser, who works with variances, how often this issue comes up. She said the proposed heights were lower than the variance standard and about four variances per Variance Board dealt with this issue per year, so it did not seem like an issue that was a significant problem. She also said the proposal was inappropriate.

There was discussion of the fact that a pre-existing non-conforming basement or too low attic apartment was grandfathered and it would not be an issue until Level II alterations were being considered.

John Hofelich made a motion to accept the proposal to lower ceiling heights below those in the 2007 EBCNYS. John Hofelich and Marilyn Kaplan voted for the motion and it was defeated.

Ray asked if any other subcommittee members had proposals.

Marilyn had found some inconsistencies in the Historic Buildings Chapter. After some discussion It was decided that Marilyn would create more specific proposals, talk to Ray about them on the morning of November 19 and there would be another teleconference for the group to discuss and vote. A chart on these issues that Marilyn had sent to Ray would be e-mailed to the group today. At the November 19 meeting the single exit text could be voted on.

OPEN

Eric DiSarro had a concern regarding Section 507.3 Roof Diaphragm. He was concerned that the requirement that when more than 50% of the roof is removed that a wind resisting system must be installed. Does this mean every roof job will need to do this extra work? If so, who does the evaluation - the contractor, to be approved by the code enforcement official? It was decided that Eric would send an e-mail to Ray explaining his concerns with this in more detail. Ray said DOS will look in the IEBC Commentary and get back to the group on this.

Ray Andrews explained that all changes needed to be made to the codes by November 28, to be mailed out to the Code Council for the December 12, 2007 meeting. The Council may make changes, then a draft of the codes will be done by February, so at that time the actual code can be read.

Ray thanked all subcommittee members for all the work done in a short time period. The subcommittee will continue to stand in case the Code Council needs more input from the group as the result of discussion at the December 12, 2007 Code Council meeting.

ADJOURNMENT at 3:25

Next meeting on November 19 from 1 pm - 3 pm.