

# STATE FIRE PREVENTION AND BUILDING CODE TECHNICAL SUBCOMMITTEE MEETING

## PROPERTY MAINTENANCE CODE TECHNICAL SUBCOMMITTEE MEETING

Minutes of the May 18, 2012 teleconference meeting of the technical subcommittee reviewing the **2009 & 2012 International Property Maintenance Codes** for adoption by New York State.

PRESENT: Michael Auerbach (Chair)  
James Bailey  
Terry Brennan  
James Godfrey  
James Gottstine  
Gerard Hathaway  
Theresa Newton  
Cathy Karp (Guest)

### Meeting Minutes:

1. The meeting was called to order at 10:30 AM with 7 of 8 members present.
2. Michael Auerbach welcomed the committee members and each member introduced themselves and gave a brief summary of their experience.
3. The chair asked if all members had copies of the codes needed including the 2010 PMCNYS, 2009 IPMC, and 2012 IPMC and all members responded they did..
4. The scope of the subcommittee duties was reviewed:  
Our job is to review two editions of the International Property Maintenance Code, any proposals submitted by the public or Department of State staff as well as all the cited reference standards in Chapter 8. This will include review of the 2009 and 2012 IPMC documents and the latest edition of the referenced standards.
5. By the next meeting DOS staff will provide a chart listing all changes in the 2009 and 2012 IPMC editions, with a short description of the change, and staff's recommendations. We will also look at the 2010 PMCNYS New York modifications to evaluate applicability. The goal is to adopt a code that is as close to the 2012 IPMC as possible; with legislative mandates and warranted New York State modifications. There are about 60 changes to be considered. The observation of the chair is that there are not many substantive changes.

6. The committee was asked to consider their specific areas of interest in preparation for our review. Committee members are asked to bring up code changes they disagree with or just want to discuss.
7. There are 8 members of the committee, 7 plus the chair. The chair votes in case of a tie.
8. All meetings are open to the public.
9. State Administrative Procedures Act (SAPA) documents will be required for proposed changes.
10. James Godfrey asked if the Department of State would be doing Chapter 1 as they have in the past. The chair's answer was yes.
11. James Godfrey also asked if we will be retaining the current owner occupied exceptions. The chair's answer was yes, since we will be starting with the current 2010 PMCNYS. However, we are open to all proposals.
12. In our discussion regarding Section 102.1 General, we agreed that it is important to coordinate the language with the other committees. The chair stated that DOS staff will coordinate that. Terry Brennan said that the report back from the other committees would be important to him.
13. In a discussion regarding Section 102.5 Referenced Standards, one member expressed concern that the code states, "Where differences occur between provisions of this code and referenced standards, the provisions of this code shall apply."
14. James Bailey wondered what if the Referenced Standard is more restrictive than the code? Mr. Bailey and DOS staff will look into it.
15. A committee member noticed that Section 108.1.5 Unsafe Structures has significant changes. The chair said that DOS staff review of this section will be on the chart he is working on. The comparison chart should be substantially complete by the next meeting.
16. James Bailey pointed out that Section 304.15 references Section 703.3. However, there is no 703.3. He believes the correct reference should be Section 702.3 Locked Doors.
17. The July 19, 2012 meeting was changed to July 20, 2012.
18. James Baily made a motion to adjourn, and it was seconded by James Godfrey. The meeting was adjourned at approximately 11:45 AM.
19. The next meeting is scheduled for Friday, June 8, 2012 at 10:30AM to 12:00PM.

Prepared by Gerard Hathaway