

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 June 22, 2012.

PRESENT: Ray Andrews (Chair)
Cathy Karp
Randy Crawford
Steve McDaniel
Steve Rocklin
Eric Bradshaw
Annemarie Mitchell
Richard Andrews

MEETING MINUTES – MEETING 5

Ray explained that the Code Council at their June 21 meeting asked to see the Technical Subcommittees work to date and expected the meeting minutes and charts to be online. There are problems getting the information on the DOS website in a timely manner but it is being worked on.

Meeting minutes were accepted with no comments. Motion by Eric seconded by Steve R, vote unanimous to accept.

Old business

Ray and Dan Nichols will meet next week and go over Chapter 11 of the Fire Code. Then interested subcommittee members will be contacted to discuss and Ray will report to the subcommittee at the next meeting.

Ray will contact Dominic Marinelli and ask him to participate in either the July or August meetings. Up for discussion will be the fact that NY accessibility requirements are in some instances more restrictive than the ICC.

302.1/ 402.1 Additions cannot make a building less code complying. **6/22/12 update** –Steve McD and Steve R will work on new code language for the next meeting.

302.1.1/ 402.2, 403.2, 404.5 Additions in flood hazard areas. **6/22/12 update** – Rich Andrews working on language for the next meeting.

402.5 & 403.6 Smoke alarms in existing portions of building, group R and I-1 occupancies. **6/22/12 update** –Dan Nichols agrees, this issue now needs to be coordinated with the Fire Code subcommittee.

501.2/ 602.1 &.2 New language regarding permitted building materials clarifies and provides better detail. However, Steve R noticed that 602.2 has the word ‘alterations’ but is in the ‘repair’ chapter, which is confusing. **6/22/12 update:** Eric looked into this issue and thinks it does make sense. His example was allowing a window repair to include replacement of glass. He was of the opinion that states that have used ICC codes for awhile would be more familiar with this language but it is rather new for New York.

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. **6/22/12 update:** Jim and Ray will discuss this with knowledgeable parties for discussion at the next meeting. Note – this is the same issue as 404.2 and 404.3.

608.2 New requirement for the installation of a mechanical draft system may be installed when a manually fired appliance or fireplace is repaired . **6/22/12 update:** Ray will talk to John Addario and report back.

606 Rick Andrews asked about solar panels (in some municipalities no building permits are required when solar panels are installed, and there are load, penetration and electrical hook-up issues and safety concerns for firefighters and electrical workers if the power is not turned off). Ray explained some of these issues are administrative. The EBC is silent on solar panels. **6/22/12 update:** There was discussion of whether photovoltaic panels should be in the EBC because it is new construction, so should stay in the Building Code. However, this new construction often takes place on existing roofs.

Discussion of limiting the language to simply referring to to the BC for requirements. Steve McD argued that there should not be bits and pieces of issues that should be in the BC in the EBC and there is nothing unique about solar panels that deserves special mention – they are simply a system, and a new system should be installed consistent with the Building Code for new work. Maybe code officials do not recognize solar installations as systems and thus do not require permits or allow manufacturers specs instead of meeting the NEC. There are also pressures to make energy efficient improvements to buildings. Maybe education is needed for code enforcement officials to recognize the need to require permits for solar panel installations.

Motion by Rick, seconded by Eric to include photovoltaic panels in the EBC, vote 2 yes, 5 no.

Ray recommended instead to add language to Chapters 1 and 3 to state that when new systems are added to existing buildings new work shall meet the requirements in the Building Code, Mechanical Code, etc. Motion by Steve R seconded by Annmarie to include language to Chapters 1 and 3 that systems work must be compliant with the Uniform Code, vote unanimous to accept (Eric not present for vote). Steve R will work on language.

New business

701.3 / 801.3 Issue is the 2010 NY modification that allows for lower basement ceiling heights than the ICC. Ray checked with the Codes Variance Unit. There have been variances on this, but less over time and he didn't want to lessen the code requirement. Subcommittee agreed to maintain the 2010 language.

802.1 This section requires compliance with the scoping provisions of Chapter 1, Steve McD wanted to understand the scoping better so will look at it and discuss with the group at the next meeting.

803.2.1 Ex. 5, Ex. 9 and Ex. 11 These clarifications are related to Chapter 11 of the Fire Code. Steve McD, Ray and Dan will discuss and bring the information back to the group at the next meeting.

703.2.1 Ex.12 /803.2.1 Ex. 12 Retain R-3 from the 2010 code, delete "one and two family homes" because only the Residential Code of New York State regulates one and two family homes.

804.1.1 Reduction of corridor rating. The Building Code also reduced this requirements in the 2009 IBC. Motion by Steve McD seconded by Steve R to accept the 2012 requirements, vote unanimous to accept.

Next meetings

Sixth meeting – July 5 teleconference at 1:30 p.m. (Eric and Steve R cannot make it)

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)

For next meeting

Meeting minutes for June 22, 2012 meeting and updated chart.

