

STATE FIRE PREVENTION AND BUILDING CODE TECHNICAL SUBCOMMITTEE MEETING

PROPERTY MAINTENANCE CODE TECHNICAL SUBCOMMITTEE MEETING

DRAFT

Minutes of the June 28, 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
Gerard Hathaway
Theresa Newton
James Morganson (Recording-Not present)
Cathy Karp (Guest)
Ray Andrews (Guest)

Meeting Minutes:

1. The meeting was called to order at 10:30 AM with 4 of 8 members present. Not a quorum, therefore a formal meeting cannot be held.
2. Michael Auerbach welcomed the committee members present and asked if they would be willing to stay on the line to informally go over some of the changes listed on the chart with no official actions taken.
3. James Bailey will continue to review the code changes regarding when there are conflicts between code language and reference standards.
4. Chapter 1. The heading is different in the IPMC and 2010 PMCNYS. Are members OK with that? Any change would need to be coordinated with the other code subcommittees.
Post meeting note: The 2010 PMCNYS has the same heading (General Requirements) for both Chapter 1 and Chapter 3. We must determine rather that was a mistake or intentional.
5. James Bailey likes the 2010 PMCNYS Chapter 1, but thinks it needs some updating. Particularly he would like to get the 2012 IPMC Section 102.5 Workmanship into the new PMCNYS. Again, any change would need to be coordinated with the other code subcommittees. Jim's concern is mainly that electrical work done under the PMCNYS in his jurisdiction has had workmanship

problems. Mike Auerbach asked why not just comply with the NEC? Other trades have had workmanship problems also.

Post meeting note: We discovered that the current 2010 PMCNYS Section 103.5 Workmanship is worded the same as the 2009 IPMC Section 102.5, it is just in a different section. However, the 2012 IPMC has the next to the last word (installation) removed, with no indication in the margin that it was purposely removed.

6. Referencing the Chart, the chair identified that we should review 2010 PMCNYS Section 102.2 "Other Laws and Regulations" for word changes administratively. There were no comments at the meeting.
7. We agreed that further discussion of the changes to 2010 PMCNYS Section 102.5 Reference Standards, now Section 102.7 Referenced Codes and Standards in the 2012 IPMC. Several of the questions were: Should lists be more specific? Should they be included in the code? Should listings actually trump the code language? The 2012 IPMC changes have attempted to resolve questions regarding conflicts between the code, reference standards, and equipment or appliance listings.

Post meeting note: Several code sections do address listed and labeled equipment and appliances such as; the 2010 MCNYS Sections 301.4, 5, & 6, 303, 304, and 306; The 2010 FGCNYS Chapter 6 Specific Appliances.
8. James Bailey identified that Section 502.5 of the 2009 and 2012 IPMC now addresses safe and sanitary maintenance of Public Toilet Facilities, and that he would like that section included in our new PMCNYS. This item was not included on our Chart.
9. Michael Auerbach asked members to email him any other issues they come across.
10. Theresa Newton asked if members would be getting hard copies of the codes needed including the 2010 PMCNYS, 2009 IPMC, and 2012 IPMC. After a short discussion Mike Auerbach said he would provide the materials for each member's personal use.

Post meeting note: These were distributed to members in Portable Document Format for their use, information and mark up.

11. The informal meeting was adjourned at approximately 11:30 AM.
12. The next meeting is scheduled for Friday, July 20, 2012 at 10:30AM to 12:00PM.

Prepared by Gerard Hathaway

DRAFT