

**NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CODE ENFORCEMENT AND ADMINISTRATION
TECHNICAL SUBCOMMITTEE - RESIDENTIAL CODE**

DRAFT

Minutes of the third meeting of the Technical Subcommittee reviewing the 2009 and 2012 *International Residential Codes* for adoption by New York State, commencing at 10:00 a.m. on Tuesday, October 9, 2012, at the Albany office of Department of State and by teleconferencing.

PRESENT:

Julie Nemeth-Weisser (Chair)
Nicholas Carparelli
Kevin Ezell
John Hofelich
William Knickerbocker
Erika Krieger (DOS)
Miriam McGiver (DOS)
Gil Moniz
W. Roy Scott

ABSENT: none

Acronyms: Following is a list of Acronyms that attenders used during the meeting, and which are in these minutes.

CC Codes Council of NYS (which votes to implement NYS building codes)
DCEA Division of Code Enforcement and Administration
ICC International Code Council
IRC International Residential Code
RC Residential Code of New York State – proposed 2014 unless otherwise stated
Uniform Codes New York State Uniform Fire Prevention and Building Code

MEETING MINUTES:

1. The chairman opened the meeting at 10 a.m. Members listed were present by teleconference link. A quorum was present.
2. The chairman opened the minutes of the previous two meetings for discussion. There were no comments or changes. The subcommittee approved the minutes.
3. The subcommittee continued review of items in the second chapter, starting with item 2-39, and then returning to the discussion from last meeting of the definitions of guestroom and lodging house. The discussion included:
 - a. adding the words “for compensation” to guestroom;
 - b. adding a limit on occupants per guestroom.
 - c. possible overcrowding in college towns and similar locations;
 - d. requiring actual occupancy by a traditional owner rather than some of the other entities listed under the definition of “owner” in the RC;
 - e. problems if guestrooms/lodging houses are limited in Appendix J.
 - f. differences in RC and BC construction, including egress and ADAAG.The chairman suggested that she forward to the subcommittee the commentary of why the definition of guestroom and lodging house had been added to the IRC, and historic information in NYS.
4. Item 2-40 through item 2-47. With some discussion, these were approved by consent of the subcommittee.
5. Item 2-48. After some discussion, the chair requested a vote on accepting the IRC language modification of “Story above grade.” The subcommittee voted to approve (aye - Nick, Kevin, Bill, Erika, Miriam, Gil, Roy; Nay-John).
6. At this time, the subcommittee returned the discussion to the tabled item 1-1, which clarifies the scope of the IRC for the height of a structure based on the definition of story above grade. The subcommittee voted to approve the IRC language modification. The chair said she would send information on the “story above grade”

clarification, including diagrams, from the *Significant Changes to the International Residential Code 2012 Edition* book to the members that would show the minimal impact of the language change. (aye - Nick, Kevin, Bill, Erika, Miriam, Gil, Roy; Nay- John).

7. Item 2-49. After some discussion of whether all such lumber has wood fiber, the new definition was approved by consent of the subcommittee.
8. Item 2-50. The chair called for a vote to remove the NYS modification as it is no longer needed, which the subcommittee confirmed by unanimous vote.
9. Items 2-51 and 2-52. With some discussion, these were approved by consent of the subcommittee.
10. Item 2-53. The subcommittee discussed the impacts of the change in the definition of "Wind-borne debris region" and its reference to Figure R302.1(4)C. Figure R302.1(4)C is difficult to read. There was some confusion as to whether or not NYS has any such regions. It was finally determined that NYS does have wind-borne debris regions on the eastern portion of Long Island. The item was tabled so that the chair could send out a clearer version of Figure R302.1(4)C from the *Significant Changes to the International Residential Code 2012 Edition* book for the subcommittee to consider.
11. Item 2-54. The chair called for a vote to remove the NYS modification as no longer needed, which the subcommittee confirmed by unanimous vote.
12. Item 2-55 through item 3-4. With some discussion, these were approved by consent of the subcommittee.
13. Item 3-5. There was discussion of the impact of topographic wind effect, and the requirement that buildings must be designed to withstand the effects of localized wind acceleration in areas with historic data showing a problem. This could include parts of the lower Hudson Valley in NYS, although the provision is more geared to the Pacific Coast of the US. The subcommittee voted to accept the new IRC language, and it was approved by a close margin: aye – Kevin, Erika, Miriam, Gil and Roy; nay - Nick, John and Bill.
14. Item 3-6. There was some discussion of the seismic provisions in the IRC. The members generally agreed there is a lack of historic data of problems in residential construction due to earthquakes in NYS. There was further discussion of whether the added seismic provisions are overly burdensome or minor. John suggested removing the seismic provisions. Julie suggested that the way to do that is through a proposal by NAHB to the ICC through a code change proposal. Several other subcommittee members voiced some support for this idea. The chair called a vote on whether to accept the IRC language clarifications on the seismic provisions, and the subcommittee voted unanimously in approval
15. OPEN BUSINESS: There were no public visitors, nor any additional written or submitted documents to consider.
16. The subcommittee adjourned at 12:00 p.m. The next meeting will be via teleconference call on October 16, 2012, at 10:00 a.m., with the phone set up at the DCEA conference room at 99 Washington Avenue, Albany. The public and those subcommittee members located nearby are invited to attend. Those members that cannot attend in person will phone in to participate.

Action items:

- Forward to the subcommittee:
 - Background information on "Lodging houses" has been added to the IRC.
 - Information from the *Significant Changes to the International Residential Code 2012 Edition* on scope clarification regarding "story above grade."
 - Figure R302.1(4)C from the *Significant Changes to the International Residential Code 2012 Edition*.