



2024
INTERNATIONAL CODE COUNCIL
CONFERENCE
EXPO+HEARINGS

International Code Council Government Relations Insight Session

ICC Adaptive Reuse Working Group

ICC Staff Members

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Office-to-Residential Conversion

- Over 1 billion square feet of vacant office space in US (370 Empire State Buildings)
- US has a housing / housing affordability crisis
- Market revaluation of existing office assets
- Procedural and financial barriers to conversion
- 2,600+ office-to-residential conversion candidates being considered by developers

Source: *Wall Street Journal*, What It Takes to Convert a Multimillion-Dollar Office Into Housing, (July 2, 2023)





Need

- Housing Crisis
- Post Pandemic Office Vacancies

Mission

- *CREATE A COLLABORATIVE MULTIDISCIPLINARY GROUP TO DISCUSS ADAPTIVE REUSE ISSUES AND POSSIBLE SOLUTIONS (CODE CHANGE PROPOSALS, LOCAL ORDINANCES, INTERPRETATION OF EXISTING CODES) TO SAFELY ADDRESS LOCAL HOUSING NEEDS.*

ICC Adaptive Reuse Working Group

- AIA - Mike Malinowski
- BCAC - Eirene Knott
- BOMA - John Catlett
- CA HCD - John Murray
- CALBO - Raj Patel
- CA Office of the State Fire Marshall - Crystal Sujeski
- City & County San Francisco - Neville Pereira
- City of Chicago - Grant Ullrich
- City of Los Angeles - Binh Phan, Osama Younan
- City of San Antonio - Michael Shannon
- City of Tucson - Clayton Trevillyan
- New York City - Gus Sirakis
- SEAOC & NCSEA - Emily Guglielmo
- ICC - Karyn Beebe, Lesley Garland, Kevin McOsker

IEBC Adoptions

U.S. CODE ADOPTIONS

U.S. I-CODES MAPS

GLOBAL CODES

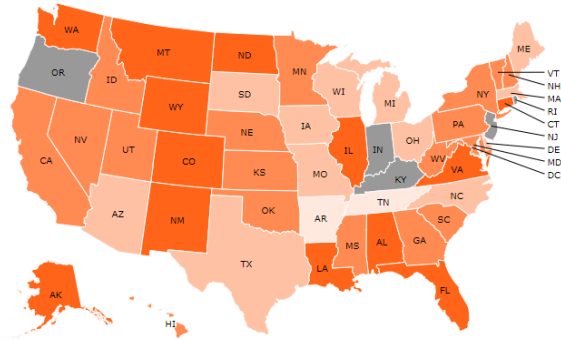
This site provides information about code usage in the United States or Internationally. Select a tab and search by state, code or country.

For I-Codes adoption, click an I-Code abbreviation to see where each code has been adopted.

< IBC | IRC | **IEBC** | IPMC | ICCPC | IFC | IMC | IFGC | IECC | IPC | IPSDC >

INTERNATIONAL EXISTING BUILDING CODE® (IEBC®)

ADOPTION MAP



MAP KEY

Edition of code currently in effect by state:

- 2021 IEBC®
- 2018 IEBC®
- 2015 IEBC®
- 2012 IEBC®
- 2009 IEBC®
- No state-wide IEBC adoption

Adoption information is provided for states where the IEBC is adopted statewide, adopted statewide for certain categories of buildings, or adopted by a state body to guide local code adoption.

Adoption information across this display is maintained by the International Code Council (ICC). ICC makes every effort to provide current, accurate code adoption information. To obtain more detailed information on amendments and changes to adopt codes, please contact the jurisdiction. To submit adoption information, please visit our [Code Adoptions Resources](#) page.

Resources

<https://www.iccsafe.org/adoptions/code-adoption-map>

[Master-I-Code-Adoption-Chart-1.pdf \(iccsafe.org\)](#)

Navigating the codes for adaptive reuse projects



3 Compliance Methods

- Prescriptive Method
- Work Area Method
- Performance Method

Progress

- Biweekly meetings since June
- Issues identified
 - Life safety
 - Light and ventilation
 - Structural
 - Energy
 - Plumbing
- Possible solutions
 - Code interpretation/education
 - Code change proposal
 - Local issue/ordinance
- Prioritize issues

Next Steps

- 2027 IEBC & IBC code change proposals (Due Jan 10, 2025)
- Join the conversation!



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Thank you for Attending

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