



2024
INTERNATIONAL CODE COUNCIL
CONFERENCE
EXPO+HEARINGS

International Code Council Government Relations Insight Session

G7-202x – Existing Building Safety –Guideline for Building Assessments



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Existing Building Safety

- Existing Conditions:

- Building Age (avg building age in US >50)
- Building Maintenance
- Codes are not retroactive:

- *The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the International Fire Code or International Property Maintenance Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public. - 2024 - IBC 102.6.2*

- International Property Maintenance Code

- *When a structure or equipment **is found by the code official** to be unsafe, or when a structure is found unfit for human occupancy.... 2024 - IPMC 109.1*

Existing Building Safety

- Proactive Approaches:

- Florida Milestone Inspections
- Clark County Resort Inspection
- New York City Parking Garages
- San Francisco area – Balconies
- Exterior Walls (taller buildings)
 - New York, Cincinnati, Cleveland, Columbus, Milwaukee, Philadelphia, Detroit, Boston....

Existing Building Safety

- Guideline G7 Existing Building Condition Assessment Guide

The Code Council is developing a guide to provide the framework to assess whether an unsafe condition exists. The guide will cover regular inspection of structural elements, egress components, active and passive fire protection systems, the building envelope (including the roof), electrical, plumbing, mechanical and fuel gas equipment and systems.

Existing Building Safety

- Ex. Building Safety Guideline Timeline – Milestones
 - January 2023 – Staff Guideline
 - 4/24/23 – Committee Roster
 - 6/26/23 – 1st GDC Meeting
 - 3/11/24 – Public Comment Draft
 - 5/23/24 – First Meeting to address comments
 - Final Draft - TBD
 - Publication – Coming Soon!

Existing Building Safety

- Condition Assessment Types
 - Maintenance Condition Assessment
 - Visual surveillance – identify early signs of deterioration
 - Owner/Owner's Agent
 - Yearly
 - Supplemental Condition Assessment
 - Where required by a Visual Condition Assessment
 - Registered Design Professional/Qualified Professional
 - Periodic
 - Overall Condition Assessment – Visual - Nondestructive
 - Registered Design Professional or Qualified Professional (where approved)
 - 15 years
 - 10 years w/ environmental factors

Existing Building Safety

- Structural Discipline

- Condition of the structural systems and components for potentially unsafe or *dangerous* structural conditions
 - Any sign of *deterioration*, distress, damage, or alteration that appears to reduce load-carrying capacity or stability of a structural component, connection or system;
 - Conditions which meet the definition of *dangerous*;
 - Surface imperfections or irregularities such as cracks, spalling, etc.;
 - Excessive deflections
 - Misalignment (differential displacement) or leaning (out-of-plumbness) of structural components;
 - Signs of water intrusion, ponding, condensation, or related damage (or the potential of such to occur), where such conditions could indicate exposure of structural components to deterioration mechanisms;
 - Signs of soil settlement, heaving, or other conditions that may affect the foundation;

Existing Building Safety

- Nonstructural Disciplines
 - Envelope
 - Building façade, envelope mechanically attached/adhered, avoid falling objects
 - Balconies (other systems) maintained
 - Roof
 - Means of Egress
 - Capable to serve occupants
 - Path clear and unimpeded
 - Serviceable components
 - Active Fire Protection
 - Fire Alarms
 - Detection equipment
 - Sprinkler system
 - FDC
 - Passive Fire Protection
 - Fire resistant assemblies not breached
 - Opening rated/operational
 - Penetrations

Existing Building Safety

- Nonstructural Disciplines (con't) - Trade
 - Electrical
 - Service equipment, disconnecting means, overcurrent functioning properly
 - Ground and bonding in general conditions
 - Standby and Emergency systems
 - Mechanical
 - Ventilation system operational
 - Type I and II hoods
 - Equipment general conditions
 - Plumbing
 - Blockage or leaks
 - Cross connection and backflow assemblies
 - Fuel Gas
 - Leaks
 - Appliances
 - Fuel fire appliance venting

Existing Building Safety

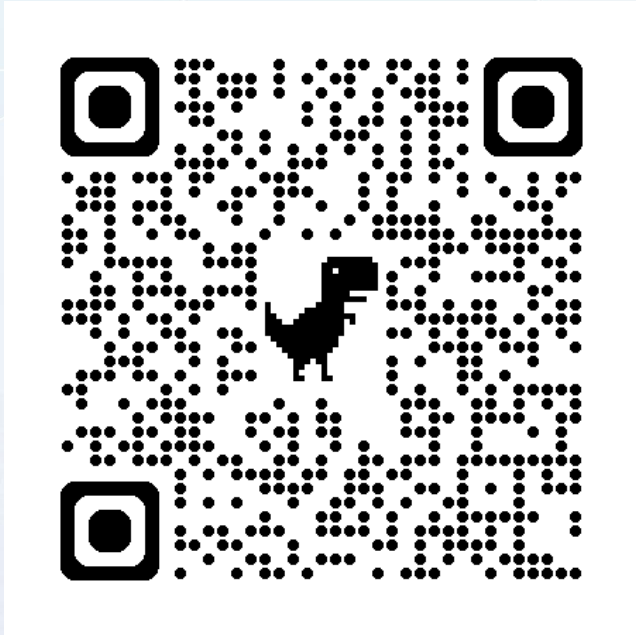
- Other considerations:
 - The RDP should provide a final report to the *owner*, documenting the results of the *condition assessment* and additional recommended follow up steps.
 - The *owner* should keep records of *condition assessments* and tests for the life of the building and should submit reports of *condition assessments* and any test to the *code official*.
 - The assessor shall promptly notify the *code official* of any *imminent danger* that requires immediate action to ensure occupant safety. This may result in occupant evacuation as directed by the *code official*.
 - The *code official* may require additional *condition assessments* as necessary to approve the corrective action(s) necessary.

Existing Building Safety

- G7 Guideline Resources:
 - Preassessment consideration/documents
 - Recommended log of document for assessments
 - Checklist format
 - Summary of local inspection ordinances
 - Process Flow Charts
 - Transition Plan
 - List of standards related to assessments

Existing Building Safety

<https://www.iccsafe.org/products-and-services/standards-development/is-ebi/>



Existing Building Safety

- Other work related to Existing Building Inspections/Assessments
 - ICC1500-20xx Existing Building Safety Standard
 - Call for Committee – September 15, 2024
 - Build from the G7 guideline
 - ASCE 11-28 Structural Assessment of Existing Buildings



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Thank you for Attending

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