



**International Code Council  
International Energy Conservation Code  
2024 Development Committee  
Residential Sections  
Existing Buildings Subcommittee  
Meeting Minutes**

**Meeting Date: March 7, 2023**

**Subcommittee Chair:** Gil Rossmiller [gil.rossmiller@shumscoda.com](mailto:gil.rossmiller@shumscoda.com)

**Subcommittee Vice Chair:** Edwin Hensley [EHensley@habitat.org](mailto:EHensley@habitat.org)

1. Call to order.

a. The meeting was called to order at approximately 2:03 PM EST.

2. Meeting Conduct.

a. IECC Secretariat Kris Stenger introduced this item and made attendees aware of ICC [Council Policy 7](#) Committees: Section 5.1.10 Representation of Interests and ICC [Code of Ethics](#).

3. Roll Call.

a. Subcommittee members in attendance at Roll Call:

Present	Name
N	Avila, Elgin
Y	Berg, Molly (alternate)
Y	Brown, Michael
Y	Chen, Yan (non-voting)
Y	Demers, Paul
N	Dent, Stephen
Y	Hensley, John Edwin
N	Krimgold, Fred
N	Rossmiller, Gil
N	Schwarz, Robby

Y	Swope, Clifford
Y	Wiley, Seth
Y	Zengel, Jim

b. Public in attendance: *See Attendee List from Online Meeting Platform below.*

c. ICC Staff in attendance: Kris Stenger

4. Approval of Minutes.

a. Motion to approve by Wiley. Second by Demurs. Unanimous approval.

5. Approval of Agenda.

a. N/A

6. Administrative Issues.

a. None

7. Action Items.

a. Discuss **RED1-264-22.**

1. Proponent Chawla comments on history of development of proposal. Comments on definitions, compliance sections, and other elements of proposal. Comments on others involved on developing proposal.

2. Crandell comments & questions. Concern with definitions. Requests to keep Addition, Repair, and Alteration as is. States that Existing Building definition is helpful. Questions Existing Structure – is that definition from elsewhere?

3. Chawla responds Martino best to respond.

4. Martino responds with general comments on proposal development and specific aspects of proposal.

5. Wiley comments on definitions and that Changes in Space Conditioning should comply with R502, not R503 as in proposal.

6. Kochkin comments that Compliance section may need additional wording. Adding the wording “the provisions...to this code” should be added to proposed section R501.2.

7. Chawla responds that is a friendly amendment.

8. Denniston comments that there are some weakening elements. “Replacement” should be removed from Repair definition. Unconditioned Space should be subject to applicable requirements of this Code and/or Additions but not only Alterations – change R503 reference to R502. Does not support proposal in its current form and hopes it is edited.

9. Crandell comments that definitions need work – especially regarding removal of “replacement” from Repair. Comments that Alteration should remain as is. Does not support in its current form.

10. Martino responds on friendly amendments: Changes in Space Conditioning would be acceptable to refer to R502 rather than R503. Regarding definitions – argues to keep proposal definitions as proposed. Repair definition would be acceptable to refer to replacement fenestration 503.1.1.1.

11. Cain comments definitions do not need to match existing building code. Existing buildings definition is good to add to this code. Existing structure definition does not belong in this code. Suggests removing “existing structure” from other definitions. Suggests that other codes referred to in Compliance need not be there because it’s required already. Does not support in its current form.

12. Denniston comments regarding Alteration section and compliance as well as other problematic aspects of proposal. Does not support or needs to be reworked.

13. Crandell comments regarding differences between renovations and retrofits within definitions. Get rid of existing structure.

14. Johnson comments on existing building definition – that it would be good to be improved.

15. *Wiley motions call to question. Demurs second. Unanimous support.*

16. *Wiley motions to table to final Subcommittee meeting so that working group can make friendly amendments as discussed. Second Demurs. Unanimous support.*

b. Discuss **RED1-267-22.**

1. Proponent DeBarbero comments on experience with existing buildings and their challenges. Comments that rework of R503.1.1.2 is useful for real conditions and to clarify code. Comments that added R503.1.1.3 would be helpful to practitioners – stopping by-passes would be good and in line with intent of code. Makes further comments on other aspects of proposal and explains proposal item by item. Overall intent is to improve code in-line with its understood intent but make it more useful and applicable to real conditions found.

2. Crandell thanks proponent and comments that there are good and problematic aspects of proposal. Various items addressed: R503.1.1.2 is not needed, its item 1 may be better addressed in RED1-268, possibly R806 reference would be better regarding vapor control, attic leakage portions may need to be reworked, “or approved design” is important to be retained, that floor edits may be an over-reach. RED1-268 addresses many of the important items in this proposal.

3. Denniston comments in agreement with Crandell and thanks proponent. Comments on concern with over-reach of proposal.

4. Proponent responds to various comments.

5. Wiley comments that certain ideas within the proposal may be very good to bring back to future proposal opportunities.

6. Proponent responds to various comments and comments that would like to bring forward reworked proposal.

7. Staff comments / responds to proponent that bringing back re-worked proposal in this cycle would need to be via Subcommittee proposal.

8. *Zengel motions to disapproved. Wiley seconds. Unanimous support. Reason statement: code language is confusing in some passages and some code language conflicts.*

c. Discuss **RED1-268-22.**

1. Proponent Crandell comments that intent is to coordinate and correlate Residential with Commercial. Comments on distributed proposal Modification that improves Re-roofing and to coordinate use of “approved source”.

2. Johnson comments on “an approved design that minimizes deviation” - that it is meant to convey “make it as good as you can” - that it is so the code official can make a call based on site conditions.

3. Phillips comments thanks to Crandell and Johnson and comments on additional modification 503.1.1.2 – that Roof, ceiling, and attic – that the word “roof” should be removed from the beginning of the code text.
4. Crandell comments in agreement with Phillips. Requests to make that modification in the Modification document which was distributed.
5. Vice Chair Hansely makes that strike-through on the screen.
6. Cain comments on “approved source” - that it should be improved rather than struck out. Comments that “approved third party” may be the best. Comments to Stenger (Staff) that possibly should be addressed by higher level ICC Committee such as a Steering Committee.
7. Zengel question to Crandell on re-roofing and commercial consistency – if it is for the purposes of consistency, should definitions per RED1-264 be made consistent with IEBC?
8. Crandell responds that it is case-sensitive to improve the code so not necessarily needing to be consistent in every aspect. “Approved source” is proposed to be struck because it has structural implications and needs work in building code as well. Agrees with Cain comments.
9. *Demurs motion to approve proposal with Modification and on-screen modifications. Swope seconds. Unanimous support. Reason statement: clarifies several section of code and fits appropriately in the IECC standard.*

d. Discuss **RED1-269-22**.

1. Proponent Phillips recommends disapproval based on RED1-268 action.
2. *Zengel motion to disapprove. Wiley seconds. Unanimous support. Reason statement: Motion is in-line with the proponent’s recommendation and previous Subcommittee discussion in this meeting.*

e. Discuss **RED1-278-22**.

1. Proponent DeBarbero comments generally.
2. Crandell recommends this proponent be tabled to be heard with RED1-264.
3. Vice Chair Hensely tables proposal.

8. Open Discussion. (See Chat Room below)

a. None

9. Other Business.

a. None

10. Adjournment.

a. Motion to adjourn by Demurs. Second by Zengel. Adjourn 4:00 pm EST. Unanimous support.

Attendee List from Online Meeting Platform:

Aaron R. Phillips	N/A
Alex Smith	asmith@nahb.org

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Yan Chen	yan.chen@pnnl.gov

Chat Room:

March 7, 2023 1:57 PM from Aaron R. Phillips to everyone: Aaron R. Phillips, Asphalt Roofing Manufacturers Association

March 7, 2023 1:58 PM from Alex Smith to everyone: Alex Smith - NAHB

March 7, 2023 2:00 PM from Seth Wiley, AIA, Committee Member to everyone: Seth Wiley, Architect, Representing Self, Subcommittee Member

March 7, 2023 2:00 PM from Sean Denniston - New Buildings Institute to everyone: Sean Denniston - New Buildings Institute

March 7, 2023 2:00 PM from Jim Zengel to everyone: Jim Zengel

March 7, 2023 2:00 PM from Jim Zengel to everyone: Jim Zengel - Zengel Group

March 7, 2023 2:01 PM from Glen Clapper, NRCA to everyone: Glen Clapper, National Roofing Contractors Association

March 7, 2023 2:01 PM from amanda hickman to everyone: Amanda Hickman, The Hickman Group

March 7, 2023 2:01 PM from Jeffrey Mang to everyone: Jeff Mang, Polyisocyanurate Insulation Manufacturers Association

March 7, 2023 2:01 PM from Kurt Fester to everyone: Kurt Fester, National Roofing Contractors Association

March 7, 2023 2:01 PM from Joe Cain - SEIA to everyone: Joe Cain, Solar Energy Industries Association (SEIA)

March 7, 2023 2:01 PM from T Weston to everyone: Theresa Weston, Holt Weston representing ABAA

March 7, 2023 2:02 PM from Amy Martino to everyone: Amy Martino, Building Site Synergy, non subcommittee member

March 7, 2023 2:02 PM from Eric Lacey to everyone: Eric Lacey, Responsible Energy Codes Alliance

March 7, 2023 2:04 PM from Patricia Chawla to everyone: Patricia Chawla, Austin Energy

March 7, 2023 2:05 PM from Molly B. to everyone: Missing:

March 7, 2023 2:06 PM from Amy Martino to everyone: Scary indeed!

March 7, 2023 2:06 PM from Molly B. to everyone: Elgin Avila, Stephen Dent, Fred Krimgold, Robby Schwarz, Clifford Swope

March 7, 2023 2:07 PM from Jay Crandell to everyone: Jay Crandell, ABTG/ARES, representing FSC

March 7, 2023 2:07 PM from Lucyna de Barbaro to everyone: Lucyna de Barbaro, Rebuilding Together Pittsburgh, energy efficiency assessor and advocate

March 7, 2023 2:08 PM from Michael Brown to everyone: I was present at the last meeting.

March 7, 2023 2:24 PM from Eric Lacey to everyone: Is this version of the proposal available to the public?

March 7, 2023 2:24 PM from Patricia Chawla to everyone: @Eric, yes

March 7, 2023 2:25 PM from Jim Zengel to everyone: Thom Marsten is trying to get on the call, he does not have internet is there a phone number he can use to connect?

March 7, 2023 2:27 PM from Patricia Chawla to everyone: Meeting link: <https://iccsafe.webex.com/iccsafe/j.php?MTID=m49ce4ed2063a29542a1383f8bdbc1fb9>

Meeting number:  
2597 634 0172

Password:  
Please obtain your meeting password from your host.

Join by video system  
Dial 25976340172@iccsafe.webex.com  
You can also dial 173.243.2.68 and enter your meeting number.

Join by phone  
1-844-740-1264 USA Toll Free  
+1-415-655-0003 US Toll  
Access code: 2597 634 0172  
Global call-in numbers | Toll-free calling restrictions

March 7, 2023 2:28 PM from Kristopher Stenger to everyone: @Patricia thanks

March 7, 2023 2:28 PM from Jim Zengel to everyone: Thank you

March 7, 2023 2:34 PM from Clifford Swoape to everyone: Good catch, Vladimir.

March 7, 2023 2:39 PM from Seth Wiley, AIA, Committee Member to everyone: +1 Sean

March 7, 2023 2:41 PM from Eric Lacey to everyone: Sean and Jay raised the issues that I was going to speak about. Consider this a "me too."

March 7, 2023 2:46 PM from Greg Johnson to everyone: Greg Johnson National Multifamily Housing Council

March 7, 2023 2:54 PM from Seth Wiley, AIA, Committee Member to everyone: +1 Crandell

March 7, 2023 2:55 PM from Paul Demers to everyone: there have been many

proposed friendly and other items offered, would it not be best to have the Sub Sub comm take this back to play? I think all good discussion, but could be simple when it returns again??

March 7, 2023 2:56 PM from Joe Cain - SEIA to everyone: RED1-264-22: In my opinion, in the definition of ADDITION, "conditioned space" is important and should not be a strike-out.

March 7, 2023 2:57 PM from Joe Cain - SEIA to everyone: @Greg, prior to your joining, I mentioned that to me an existing building is one that has a final inspection and CofO, even if that was last week.

March 7, 2023 2:59 PM from Joe Cain - SEIA to everyone: But ... even if "existing building" is defined in the context of this code only, I still have an issue with "for which a legal building permit has been issued."

March 7, 2023 3:00 PM from Patricia Chawla to everyone: @Sean & @Jay, are you guys open to joining in a meeting to mod RED1-264-22?

March 7, 2023 3:00 PM from Sean Denniston - New Buildings Institute to everyone: I agree with Joe. I think the "erected" clause is the important part. That captures buildings constructed before building codes were in effect, and after. Everything else just seems superfluous.

March 7, 2023 3:03 PM from Greg Johnson to everyone: An existing building is one that you can point at.

March 7, 2023 3:03 PM from Patricia Chawla to everyone: @Greg, is that a future proposal? :)

March 7, 2023 3:04 PM from Greg Johnson to everyone: @Pat - tempting, but probably not.

March 7, 2023 3:16 PM from Seth Wiley, AIA, Committee Member to everyone: @Jay - thanks

March 7, 2023 3:29 PM from Seth Wiley, AIA, Committee Member to everyone: Possibly the Proponent can follow up with Kris Stenger on opportunities to bring certain concepts forward.

March 7, 2023 3:43 PM from Kristopher Stenger to everyone: @Greg so can I get you to draft a paragraph for the commentary related to "approved design that minimized deviation"?

March 7, 2023 3:43 PM from Lucyna de Barbaro to everyone: Glad to see that change!

March 7, 2023 3:44 PM from Greg Johnson to everyone: @Kris - You bet; I exist to serve

March 7, 2023 3:48 PM from Edwin Hensley to everyone: Ok, the call ends at 4pm EST.

March 7, 2023 3:49 PM from Joe Cain - SEIA (privately): Kris, I think if we did keyword search on "agency" "source" and "third-party" might be informative.

March 7, 2023 3:52 PM from Joe Cain - SEIA to everyone: Even "registered design professional" is iffy. In some states I am a "licensed engineer"; in other states I am a "registered engineer."

March 7, 2023 3:53 PM from Greg Johnson to everyone: registered design professional is defined & it's a pretty good definition