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

Meeting Date: August 1, 2023

Subcommittee Chair: Gil Rossmiller   gil.rossmiller@shumscoda.com
Subcommittee Vice Chair: Edwin Hensley EHensley@habitat.org

1. Call to order.

a. The meeting was called to order at approximately 3:34 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
N	Berg, Molly (alternate)
Y	Brown, Michael
Y	Chen, Yan (non-voting) Salsido, Rob (alternate)
N	Demers, Paul
N	Dent, Stephen
Y	Hensley, John Edwin
N	Krimgold, Fred
Y	Rossmiller, Gil
N	Schwarz, Robby

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

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

c. ICC Staff in attendance: Kris Stenger

4. <u>Approval of Minutes.</u>

a. Motion to approved by Wiley. Second by Hensley. Motion passes.

5. <u>Approval of Agenda.</u>

a. Hensely motion to approve. Wiley approves. Motion passes.

6. <u>Administrative Issues.</u>

a. None

7. <u>Action Items.</u>

a. Discuss **RE2D-06-23**
1. Proponent Crandell presents proposal. Clarifies that proposal could be considered errata because the proposal corrects Draft energy code to match with current Committee action.
2. Phillips comments in support of proposal and comments in confirmation of the proposal correcting Draft to current Committee action
3. Wiley comment in support of proposal and of Phillips comments.
4. *Wiley makes motion to approve. Brown second. Vote unanimous to approve. Motion passes. Reason statement: Proposal addresses a clerical error in the Draft Code and restores what has been currently approved by the Committee – and so should be in this Draft Code.*

b. Discuss **RE2D-07-23**
1. Proponent Johnson presents proposal. Johnson explains that some existing buildings do not have a permit.
2. Cain comments not in support of proposal. Comments that final inspection and certificate of occupancy make something an existing building. Comments that there is a problem with the current definition.
3. Martino comments in support of Cain. Comments that Wiley brought in this definition language from IEBC. Comments not in support of proposal.
4. Wiley comments in support of previous comments and suggests adding verbiage such as "recognized by the local municipality" to improve the existing definition, not proposal language.
5. Martino suggests removing definition from Code.

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6. Johnson supports Martino suggestion.

7. Smith suggests that without definition in this Code then this Code will defacto point to other Codes.

8. Rosmiller confirms Smith's understanding of the Code.

9. Martino comments that this definition is in the Code currently but cannot find the citation.

10. Cain comments not in favor of removing definition and leaving consistent language.

11. Johnson comments that, given a word search of the Code, most uses in Code are not of "existing building" but are "building".

12. *Hensley makes motion to disapprove. Brown seconds. Wiley suggests modifying current definition as suggested in previous comments. Rossmiller clarifies to Wiley – that modifying language would require overturning current Motion. Votes 4 in favor, 1 against. Motion passes. Reason statement: Existing definition in Code is sufficient.*

c. Discuss **RE2D-08-23**

1. Proponent Johnson presents that the proposal clarifies the definition and its intent.

2. Cain comments that consistency between Codes is important. Comments that "ordered" could be replaced by "identified", but does not make proposal to modify proposal.

3. *Henlsey makes motion to approve. Swope seconds. Vote unanimous in favor. Motion passes. Reason statement: Proposal adds clarity to the Code because the current language linguistically states that the Code Official is ordering violations – which is not the case; so the Proposal corrects language in the Code and clarifies the intent of the Code.*

8. <u>Open Discussion.</u> *(See Chat Room below)*

a. None

9. <u>Other Business.</u>

a. None

10. <u>Adjournment.</u>

a. Motion to adjourn by Hensley. Second by Rossmiller. Adjourn 4:06 pm EST. Unanimous support.

<u>Attendee List from Online Meeting Platform:</u>

Display Name	Attendee Email
Aaron R. Phillips	attendee
Alex Smith	asmith@npga.org
Amy Martino	N/A
Andrea Papageorge	apapageo@southernco.com
Clifford Swoape	cswoape@mtng.com
Edwin Hensley - Voting Member	N/A
Gil Rossmiller	gil.rossmiller@shumscoda.com

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Glen Clapper	attendee
Greg Johnson	gjohnsonconsulting@gmail.com
Jay Crandell	jcrandell@aresconsulting.biz
Jennifer Hatfield	jen@jhatfieldandassociates.com
Joe Cain SEIA	joecainpe@gmail.com
Kristopher Stenger	kstenger@iccsafe.org
Michael Brown	michael.brown@dc.gov
Paul Karrer	pkarrer@nahb.org
Rupal Choksi	rchoksi@madisoniaq.com
Seth Wiley	N/A
Thomas Marston voting member	thommgreengurus@gmail.com
Yan Chen	yan.chen@pnnl.gov

Chat Room:

from Seth Wiley, AIA, SubCommittee Member to everyone: 3:25 PM
Afternoon All.
from Seth Wiley, AIA, SubCommittee Member to everyone: 3:25 PM
Seth Wiley, Architect, Representing Self, Subcommittee Member
from Greg Johnson to everyone: 3:28 PM
Greg Johnson National Multifamily Housing Council
from Thomas Marston voting member to everyone: 3:28 PM
Thomas Marston, Greengurus LLC Consnsus member.
from Aaron R. Phillips to everyone: 3:28 PM
Aaron R. Phillips, Asphalt Roofing Manufacturers Association
from Thomas Marston voting member to everyone: 3:28 PM
has audio started
from Seth Wiley, AIA, SubCommittee Member to everyone: 3:29 PM
No audio on this end
from Joe Cain SEIA to everyone: 3:30 PM
Joe Cain, Solar Energy Industries Association (SEIA), guest.
from Joe Cain SEIA to everyone: 3:31 PM
Looking forward to debate on RE2D-07-23.
from Michael Brown to everyone: 3:34 PM
My apologies, for being late.
from Edwin Hensley - Voting Member, HFHI, Public (privately):   3:37 PM
Voting memebers present: Edwin, Gil, Seth, Michael, Clifford
from Joe Cain SEIA to everyone: 3:47 PM
Would it be harmful to define and existing building as one with a final inspection and a CofO?
from Alex Smith to everyone: 3:48 PM
The definition of "existing building" starts with "a building" so you're really just defining the word "existing"
from Seth Wiley, AIA, SubCommittee Member to everyone: 3:48 PM
Under construction or not - that's a problem.
from Michael Brown to everyone: 3:48 PM
Not all municipalities have C of O's for residential.
from Joe Cain SEIA to everyone: 3:49 PM
Thanks, Michael, I was typing that question when you answered it.

from Joe Cain SEIA to everyone: 3:49 PM
To me ... a foundation is not an "existing building"
from Joe Cain SEIA to everyone: 3:50 PM
But then again, to me dirt with a legal building permit is not an existing building.
from Joe Cain SEIA to everyone: 3:51 PM
Is it used in charging language?
from Joe Cain SEIA to everyone: 3:52 PM
defined term used in definition of "repair"
from Joe Cain SEIA to everyone: 3:53 PM
Striking definition now would refer to exact same language in the IBC.
from Amy Martino, Building Site Synergy, voting member to everyone: 3:58 PM
R201.3 Terms defined in other codes. Terms that are not defined in this code but are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code or the International Residential Code shall have the meanings ascribed to them in those codes.
from Joe Cain SEIA to everyone: 3:58 PM
I suppose the idea of dirt with a legal permit is that is a modification is made to the design, the modification can be additive to the permitted design, rather than a complete replacement of existing plans and permit.
from Joe Cain SEIA to everyone: 4:00 PM
Good points brought up by Greg though.
from Seth Wiley, AIA, SubCommittee Member to everyone: 4:06 PM
Thanks All!