



The Association for Preservation Technology in cooperation with Main Street America presents...



Decoding Building Code Challenges

Dates: August 2, 3, 4 2022

Where: Wherever you are – online!

About this workshop:

There are thousands of designated and informal Main Streets in America’s smaller towns and urban neighborhoods. These districts are often composed of smaller, one- to three-story masonry or wood-frame buildings with retail shops or offices on the first floor and opportunities for residential units above. Far too often, the entire building or upper stories are vacant or underutilized, hampering reinvigation of neighborhoods. Owners wanting to rehabilitate these buildings are commonly stymied by the high cost of building upgrades forced upon them “to meet modern building codes.” These demands become economic barriers to investment and burdens to owners.

The code barrier has become a reality in many communities, particularly for the upper stories, where vacancy rates can exceed 50%. This workshop will provide a detailed examination of the building stock on Main Street to explore its typical building features and connect these characteristics to compliance paths within the International Existing Building Code (IEBC). The team of experts for this workshop will break down issues related to fire safety, accessibility and energy conservation and explore more financially viable alternatives to make buildings safer and meet codes.

Building Codes on Main Street – Decoding Building Code Challenges

Who Should Attend:

Building Code Officials
Design Professionals
Building Owners
Preservationists
Main Street Professionals

Learning Objectives:

1. Understanding the code structure applicable to rehabilitation projects across the U.S.
2. Understanding the common model codes used for rehabilitation and property maintenance.
3. Identify common code issues and options for rehabilitation.
4. Present actions for local engagement.

AIA and RCEP credits have been approved. ICC and AICP credits have been applied for. Government rates are available.

Discount for groups of 10 or more, contact administration@apti.org.

Agenda QR Code



Registration QR Code



Registration web link

<https://tinyurl.com/58fybxzt>



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Access



Fire Ratings



Safety

The Agenda:

Aug. 2 Code Overview 10 AM – 3 PM (Break from 12:30 to 1 PM)

Main Street and Building Codes - Mike Jackson, FAIA, Principal, Upstairs Downtown

The IEBC: One Code, Multiple Code Paths – Marilyn Kaplan, Principal, Preservation Architecture

Universal Design: Access for All – Frank Heitzman, AIA, Principal, Heitzman Architects

Energy Conservation Codes – Ryan Siegel, Senior Energy Engineer, SEDAC (Smart Energy Design Assistance Center at the Univ of Illinois at Urbana Champaign IL)

Aug. 3 Fire Safety 10 AM – 3 PM (Break from 12:30 to 1 PM)

Compartmentalization (Passive controls)

What do the ratings mean? *1 Hr., 2 hr., Archaic Materials* – Beth Tubbs Senior Staff Engineer, International Code Council

Intumescent Coatings: Improving Fire Ratings with Minimal Design Impact

– John Simontacchi, CEO, Firefree Coatings Inc.

Detection and Alarms – Thomas Newbold, PE, Landmarks Facilities Group

The smoke detector is the most essential fire safety tool but there are a range of options.

Sprinklers – Nathaniel Wittasek, PE, Simpson Gumpertz & Heger, Los Angeles CA

The sprinkler system is always desired but not always required. This session will look at the basics of sprinkler design for small buildings.

Change of Use – Chris Rute, AIA, RIBA, CR Design, Milwaukee WI

The IEBC has a chapter on Change of Occupancy, which has historically been a trigger for improvements equal to a new building. This session will address changes of occupancy and the risk index system.

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The Agenda

Aug. 4 Applying the Code 10 AM – 3 PM (Break from 12:30 to 1 PM)

The IEBC Performance Path – John P. Curley, AIA, Chief Development Service Officer, Aurora IL

This session will provide a detailed explanation of the Performance Path, which is a numerical scoring system primarily aimed as fire safety improvements. The Performance Path is an underutilized IEBC Code strategy that provides a scoring system for safety that often provides a more economical path for small Main Street buildings.

Case Studies (APT Main Street Code Task Force members)

Projects from across the U.S. will be showcased with complete code data to show creative solutions to complex safety problems. The examples will be selected to represent typical properties found on America’s Main Streets.



Cohen Building, Urbana IL. Solar panels were added to the roof of this building, which had no impact on the character defining features.

“The repair, alteration, addition to and change of occupancy in existing buildings are in many cases more complicated to design and regulate than construction of new buildings.”

ICC Building Department Administration, 4th Edition, 2012

“Don’t make the perfect the enemy of the good.” Voltaire