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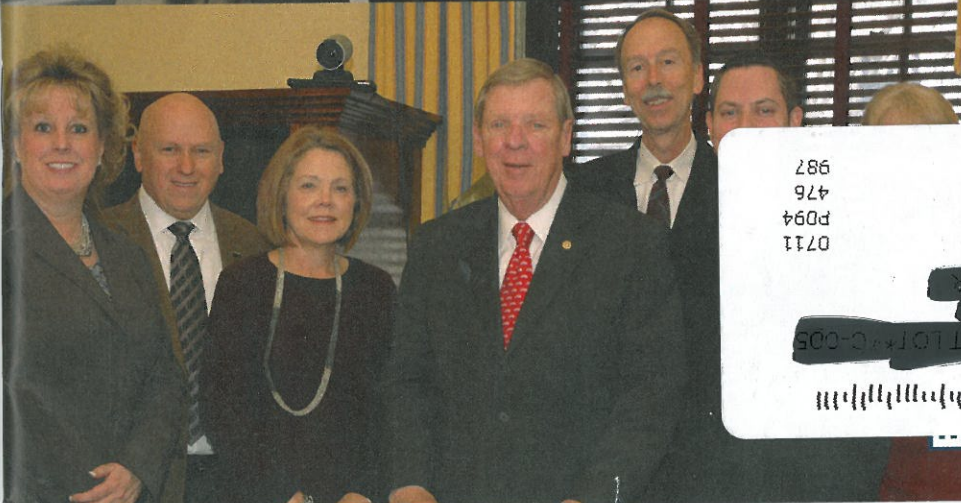
# B O M A

The BOMA Magazine

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## BOMA Takes Over Capitol Hill



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## Pennsylvania May Skip 2012 ICC Codes

The Pennsylvania Uniform Construction Code Review and Advisory Council has recommended against adoption of the 2012 ICC model codes, with the exception of portions of those codes dealing with accessibility (ADA and Fair Housing) issues. This includes ICC's new International Green Construction Code™ (IgCC). This move would leave the 2009 family of ICC codes as the basis of the state's uniform construction code and also means that any other standards updated in the 2012 codes would not be included. The council cited the costs of adopting new code versions on local jurisdictions, as well as the impacts of specific provisions included in the 2012 editions (such as mandatory sprinkler system installation in single-family homes and much more stringent energy provisions for all buildings).

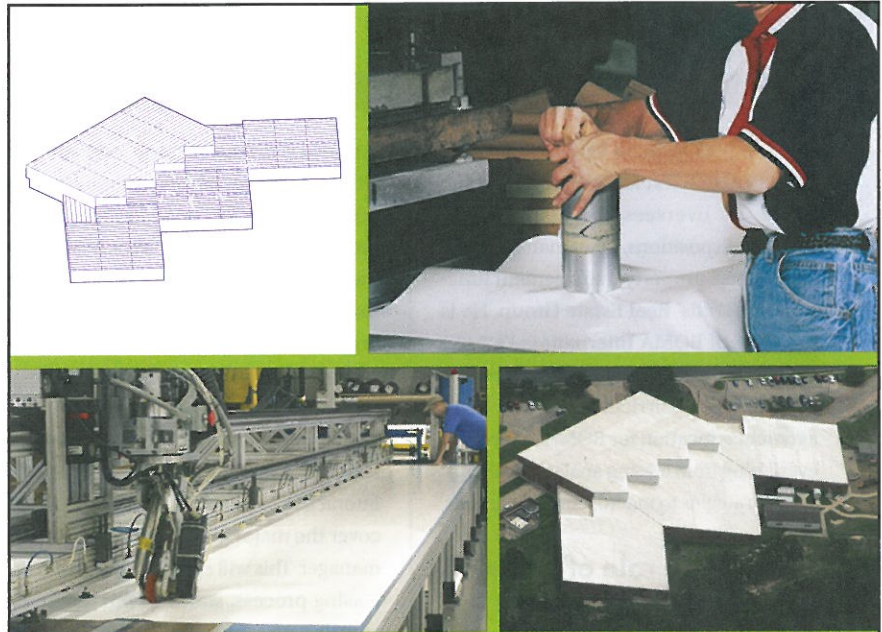
## Cost/Benefit Analysis Critical in Development of Codes and Standards

As reported during the recent meeting of BOMA's Building Codes and Voluntary Standards Committee, the economic impact of adopting the latest editions of model codes and standards is receiving heightened scrutiny by state and local governments, as well as agencies responsible for federal building regulations. It is clear that major fears about potential pressure on the fragile economic recovery resulting from additional regulatory costs are fueling these concerns. This can be partly attributable to the budget crisis faced by most local and state governments, but is also driven by concerns for new code provisions that can greatly increase the cost of construction but provide little, if any, additional safety benefits for building occupants.

Recent changes to the model codes and standards that can significantly increase the cost of constructing and operating commercial buildings include greatly expanded efficiency levels in energy codes; unnecessarily redundant passive and active fire suppression measures; retroactive installation of expensive photoluminescent markings with suspect durability qualities in exit stairways; and imposition of questionable structural,

fire protection and egress requirements sparked by the 9/11 disasters. BOMA has argued for effective tools to aid in the consideration of costs (both first costs and life-cycle costs) for many years, and recently worked to add real-world economic considerations in the analysis tool used in the ASHRAE standards development process. As a result of BOMA's efforts, this analysis tool, or "economic scalar," now

includes more realistic loan interest and discount rates, and the life-cycle periods for the whole building and its individual systems have been reduced. BOMA will continue its work to establish realistic economic analysis tools in the development of national model codes and standards. For more information, contact BOMA's Code Consultant Ron Burton at [ronburton@ptwadvisors.com](mailto:ronburton@ptwadvisors.com).



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