**Property Maintenance TAG MEETING MINUTES 10-28-2015**

A Property Maintenance TAG meeting was held on Wednesday October 28, 2015 @ DCRA in E 380 from 2:07pm – 2:17 pm.

Introductions: Those in attendance announced themselves - Jatinder Khokhar, Robert Simpkins, Leslie Osborne and Jill Stern. The following TAG members participated by conference call: Joel Cohn

Background: Jatinder Khokhar, TAG Chair, stated that the purpose of the TAG meeting was to review and provide recommendations on code change proposal PMC-CCCB-1-1-2014 which had been referred to the PMC TAG and discussed at a previous TAG meeting. He provided a brief background of the proposed Section 109 Emergency Measures modifications to clarify code official authority to take action in an imminently dangerous condition.

Jill Stern provided additional background on the code change proposal, and told the TAG that a parallel code change for Chapter 1 of the Building Code had been adopted by the CCCB, and a conforming revision to Chapter 1 of the Fire Code had also been introduced. She explained that DCRA’s Office of the General Counsel had requested the code change because of a recent OAH proceeding where the Administrative Law Judge read the Emergency Measures provision to focus primarily on building closures, and OGC does not believe that the code official’s authority to take emergency measures was intended to be read so narrowly. Jill Stern indicated that the code official needs to have the authority to take emergency measures in other situations, including vacant property and buildings under construction.

Joel Cohn raised a question about whether the proposed change would affect the protections that had been developed for residential tenants who may be affected by the code official’s emergency measures. Jill Stern responded that the tenant protections were not changed, and a new provision was added to make it clear that residential building closures are still subject to these tenant protections.

Robert Simpkins moved to adopt code change proposal PMC-CCCB-1-1-2014, and Jatinder Khokhar seconded the motion. The motion was unanimously adopted by the voting members (3-0).