

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Minutes

Wednesday, November 1, 2023

6:00 PM

Village Hall - L22

Board of Building Appeals

*Members Bob Mueller, Marty Igoe, Stephen Flint,
John Cullen and Maurice Bernardi
Staff Liaisons:*

*Building and Code Enforcement Director Keith Steiskal
Fire Marshal Perry Johnson*

Call to Order and Pledge of Allegiance

The meeting was called to order by Keith Steiskal, Director of Building and Code Enforcement, at 6:00 p.m.

Mr. Steiskal led the Pledge of Allegiance

Roll Call

Present 4 - Stephen Flint, John Cullen, Bob Mueller, and Maurice Bernardi

Absent 1 - Marty Igoe

Also present: William Heniff, AICP, Director of Community Development, Keith Steiskal, Director of Building and Code Enforcement and Perry Johnson, Fire Marshal.

Public Hearings

None

Business Meeting

Approval of Minutes

A motion was made by Mr. Bernardi seconded by Mr. Mueller, to approve the May 3, 2023 meeting minutes. The motion passed by a unanimous vote.

Planner's Report

New Business

[230350](#)

Text Amendments to Title 15, Chapter 150 of the Lombard Village Code - Building Code Sections 150.140, 150.150 through 150.153 and 150.200 through 150.207

Staff is proposing text amendments to the Lombard Building Code (Title 15, Chapter 150 of Village Code) to ensure consistency with the International- Building Code.

Keith Steiskal introduced a series of amendments to Chapter 150. These are a culmination of several items staff previously mentioned to BOBA members and also include some edits for consistency with other code books adopted by reference. He then referred to the packet and offered the rationale for each amendment.

Within Section 150.040, he offered a section title change from "Residential Requirements to Construction Requirements". This was done to clarify that all construction related maintenance items, such as construction fencing, should apply to all projects.

He then stated that for basement doors shall be two feet, six inches is already in the local code. Based upon common practices and for clarity, staff is also denoting the size would also apply for bedroom doors.

For one-story frame additions only, a trench foundation will be permitted when the concrete is placed monolithically at a minimum depth of 42 inches below grade and minimum trench width of twelve inches, which is an increase from eight inches.

He then stated that bridging shall be required on all floor joists mid-span at intervals not exceeding eight feet for wood framed ceiling joists. This too has been a common practice, but it was not memorialized within code. The members noted some referenced homes in which this was not applied for homes in other communities.

Steiskal then referenced the proposed amendments to Section 150.140, to add language adding driveways and parking lots to the current Code language stating that if the work being done is less than 25%, a permit would not be required. This has been a long-standing policy of the Village in order to provide a distinction as to what is a minor repair activity and what constitutes new construction. However, based upon past and frequent inquiries, staff offers that this should actually be reflected in code.

He then offered changes to Section 150.150 as it applied to architectural plan submittals and other submittal requirements that are no longer needed as a result of electronic plan submittals. The language deletes the requirement for submittal of three sets of architectural plans with submission of a building permit and adding references to the IRC) and the IBC. Staff is also language to delete the requirement for submittal of three sets of a topographical survey and amending Code to one survey. Section 150.152 will delete the requirement for submittal of four sets of engineering drawings and amending Code to one set. Section 150.153 amendments would delete the requirement for submittal of four sets of engineering drawings and amending Code to one set.

Steiskal then discussed a series of deletions to Sections 150.200. This edit was the result of cases in which a condemnation order was

being sought for an unsafe structure. The International Property Maintenance Code (IPMC) which has been adopted by reference within Chapter 150 and it offers a series of administrative steps and legal notice process for addressing unsafe structures. Village Code had a separate set of processes. In discussions with Village Counsel, this can create difficulties in the proper way to legally process items such as condemnation orders and the like. As such, the local amendments are being removed and the IPMC provisions would be followed to help ensure that any requested legal actions would not be subject to a technical legal challenge.

A motion was made by Bob Mueller, seconded by John Cullen, that this Ordinance be approved.

The motion carried by the following vote:

Aye: 4 - Stephen Flint, John Cullen, Bob Mueller, and Maurice Bernardi

Absent: 1 - Marty Igoe

[230351](#)

Valet Trash Service - Local Amendment Changes - Section 105.6.51 of the 2018 International Fire Code (IFC)

Staff is recommending a new Section 105.6.51 added to the International Fire Code for Valet Trash Service. Valet trash is a service that collects a limited amount of occupant-generated combustible trash or recyclable materials from swelling units, where trash is left outside of a dwelling units for scheduled pick-up.

Perry Johnson is recommending a new Section 105.6.51 added to the International Fire Code for Valet Trash Service. He referenced the staff memorandum and the nature of the activity. Valet trash is a service that collects a limited amount of occupant-generated combustible trash or recyclable materials from swelling units, where trash is left outside of dwelling units for scheduled pick-up. Local codes do not have any specific provisions regarding this concept, other than combustibles cannot be stored in hallways. The valet pick-up service is gaining popularity within multiple family development and the concept is that the maintenance entity for the apartment would come by at regular intervals, collect the waste and then transport it to a central collection facility. This is typically offered as an added service that residents pay for. He then referenced the IFC code language changes, noting the various items that are a part of the proposed ordinance amendment. He then stated that the proposed code process would require a permit and review by the Fire Department to endure that unsafe conditions do not present themselves. Non-compliance could result in a permit revocation.

Steiskal stated that the codes allow for additional review in the corridor sizing reviews in the permit process. He also stated a possible amendment for consideration that would reference "Class C and/or the current corridor listing".

Action: BOBA recommended approval of the amendments, subject to inclusion of the suggested amendment raised at the BOBA meeting.

A motion was made by Stephen Flint, seconded by Maurice Bernardi, that this Ordinance be approved.

The motion carried by the following vote:

Aye: 4 - Stephen Flint, John Cullen, Bob Mueller, and Maurice Bernardi

Absent: 1 - Marty Igoe

[230353](#)

Text Amendments to Section 152.24 of the Village Code - Address Sizing on Buildings

Fire and Community Development staff is recommending that the provisions referenced within the IPMC be the standard and will provide the best opportunity for emergency response personnel and visitors to property identify specific buildings.

Fire and Community Development staff are recommending that the provisions referenced within the IPMC be the standard and will provide the best opportunity for emergency response personnel and visitors to property identify specific buildings. Willam Heniff explained that there are conflicts between the IPMC and a provisions within Section 152.24 as it pertain to numeral size requirement. This issue of homes and businesses not having addressing was identified by code enforcement staff. More importantly, the idea of stressing the importance of proper addressing can help response times for emergency personnel and even deliveries. As such, staff is recommending that the local code within 5.24 be deleted in its entirety and the IPMC provisions which require numbering of at least 4 inches in height, be the standard.

A motion was made by Bob Mueller, seconded by Stephen Flint, that this Ordinance be approved.

The motion carried by the following vote:

Aye: 4 - Stephen Flint, John Cullen, Bob Mueller, and Maurice Bernardi

Absent: 1 - Marty Igoe

Information Only

Fire Alarms

Steiskal then introduced muniplex tubing, which is a plastic piping material which could be used in lieu of copper piping on exterior

service lined. He stated that we met with Public Works staff to discuss the product and concept as well. Responding to a question by Cullen, he stated that the muniplex can be a more durable product the poly. The members were conceptually supportive of the product and it will be formally introduced next year, concurrent with several code amendments to Chapters 50 and 51 are advanced.

Adjournment

A motion was made by Stephen Flint seconded by Bob Mueller, to adjourn the meeting at 7:00 p.m. The motion passed by a unanimous vote.