

March 23, 2011

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: Text Amendments to Title 15, Chapter 150 –Parking Garage Inspections

Dear President and Trustees:

The Board of Building Appeals (BOBA) transmits for your consideration its recommendation regarding the above-referenced request. The Village of Lombard is requesting text amendments to Title 15, Chapter 150, of the Lombard Building Code pertaining to inspection requirements for parking structures.

On March 1, 2011 BOBA met to review this request. Mr. Steiskal presented information about three parking garage collapses in the past three years in major cities. The causes were discussed as well as an inspection program that would require all elevated parking structures be inspected by a structural engineer by 12/31/2012. Staff explained that this is a more costly inspection compared to the bowstring truss inspection, and as such will require additional time for building owners to budget for.

Mr. Mueller asked where the ten year amount came from.

Staff explained the attachment failures, or concrete pre-cast panel failures that are typical of collapses are failures that do not typically happen in a short amount of time.

Staff also explained that engineers will be given direction as with the bowstring trusses to keep in mind that the next inspection will not be for another ten years.

Mr. Mueller agreed that as long as the engineer knew up front that they needed to note what may need to be checked before the next inspection in ten years, he felt comfortable.

Staff agreed to make that direction to the engineers clear.

Mr. Mueller proposed the question as to how the Village of Lombard will enforce these inspections. Staff stated that letters will be sent out along with copies of the new ordinance. Proof of inspections will have to be provided to the Village of Lombard, Building Division staff.

On a motion by Mueller and seconded by Flint BOBA voted unanimously 4 to 0 to recommend to the Board of Trustees for approval that inspections of parking garages be completed by December 31, 2012 and inspected every 10 years thereafter.

Respectfully,

VILLAGE OF LOMBARD

Board of Building Appeals