



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: February 17, 2022

SUBJECT: **Text Amendments to Section 150.030: Fireproofing**

At the February 2, 2022 meeting of the Board of Building Appeals (BOBA), the members considered the local amendments to the relevant sections of Building Code regarding the change to the local amendments to the 2018 International Building Code. The recommended change is to remove language from the local ordinances as extensive language already exists addressing fireproofing requirements within the adopted 2018 International Building Code.

Attached is the staff report to BOBA and draft Ordinance amending the Chapter 150 code provisions as it pertains to the 2018 International Building Code.

ACTION REQUESTED

Please place this item on the February 17, 2022 Village Board agenda for consideration and approval. BOBA recommends approval of the amendments to Chapter 150 as set forth within the draft Ordinance, with a waiver of first reading.



MEMORANDUM

TO: Board of Building Appeals (BOBA) Members

FROM: Keith Steiskal, Building Commissioner

MEETING DATE: February 2, 2022

SUBJECT: **International Building Code Amendments to Section 150.030 of the Village Code (the Building Code)**

As the International Codes have become the code used across the country, and as these codes have further developed the "performance path" in addition to the "prescriptive path" to achieve code compliance, staff recommends edits to Lombard local code pertaining to fireproofing. Fire proofing is the additional barrier placed on structural elements to protect them from fire. While this is important, the International Building Code (IBC) has developed a performance route to where we need this, what types of occupancy types are required to receive it, and how big of a building needs what fireproofing.

The staff recommended edits simplify the fireproofing requirements to follow the IBC, with a couple small edits. It is recommended fireproofing be required when required by the adopted International Building Code, in all buildings over one story, and always for "R" uses (residential) and "I" (Institutional-medical) uses.

An example of the proposed changes would allow a small fast food restaurant that has a sprinkler system and fire alarm to not have fireproofing as the size and sprinkler system would not warrant it. However, a larger building or one used for a retirement home, apartment building, etc. would be required to have fireproofing. Lombard would be following the IBC, plus the additional safety provided by fireproofing on multi story buildings or ones used for residential or institutional uses.

The Community Development staff has worked with the Lombard Fire Department to ensure both departments support the recommended ordinance edits as set forth below, with additions underlined and deletions in strikethrough.

Chapter 6: Construction Type Limitations.

Construction Type IIB shall be limited to single story buildings. ~~Shall not be allowed for "I" or "R" use groups. Use and Occupancy Classification Groups F (Factory), S (Storage) and U (Utility and Miscellaneous).~~

Construction Type IIIB shall be limited to single story buildings. Shall not be allowed for "I" or "R" use groups. ~~Use and Occupancy Classification Groups F-2 (Low hazard factories assemble non-combustibles), S-2 (Low hazard storage mainly non-combustibles) and U (Utility and Miscellaneous). Furthermore, Type IIIB Construction shall also be limited to structures of two (2) stories or less.~~

ACTION REQUESTED

Staff is bringing the proposed code amendments to Section 150.030 of the Village Code for BOBA consideration and a recommendation of approval to the Village Board of Trustees.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150, SECTION 150.030 OF THE LOMBARD VILLAGE
CODE**

(Local Amendments to: The Building Code - Fireproofing)

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code of Ordinances; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on February 2, 2022; and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 150, Section 150.030 of the Lombard Village Code shall be amended by deleting 150.030, Chapter 6 and replacing as set forth below.

Chapter 6: Construction Type Limitations.

Construction Type IIB shall be limited to single story buildings. Shall not be allowed for "I" or "R" use groups.

Construction Type IIIB shall be limited to single story buildings. Shall not be allowed for "I" or "R" use groups.

Exception: Type IIB construction can be used for parking garage construction where unprotected structural members support only the parking garage itself.

Add Section 503.1.4 Type V B construction. Buildings of Type V B construction shall be limited to Townhouse and One and Two Family Dwellings as regulated by the International Residential Code. Refer to Chapter 150.040 Special Residential Requirements.

Add Section 503.1.5 Type V construction shall have access per Chapter 150.107 of the Building Code, and International Building Code Section 503.7 to each area and level of roof(s), and shall have a maximum roof pitch of 5/12.

Add Section 503.1.6 Type V A construction shall be prohibited in all Occupancy and Use classifications of Group I and Group R-4.

SECTION 2: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Passed on second reading this ____ day of _____, 2022.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2022.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk