

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *DAH*

DATE: March 11, 2011 (B of T) Date: March 23, 2011

TITLE: Text Amendments to Title 15, Chapter 150 of the Village Code (Roof Inspections)

SUBMITTED BY: The Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

The Board of Building Appeals (BOBA) through The Department of Community Development transmits for your consideration an ordinance amending Title 15, Chapter 150 of the Village Code adding Section 150.092(H) pertaining to inspection requirements for bowstring roofs.

The Board of Building Appeals (BOBA) recommended approval of this request.

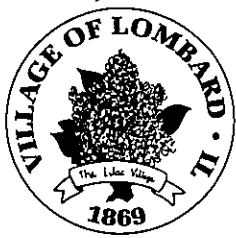
Please place this item on the March 23, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *DAH* _____ Date 3/16/11

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



VILLAGE OF LOMBARD

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March 23, 2011

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees

Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Dana L. Moreau, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

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

Subject: Text Amendments to Title 15, Chapter 150 – Bowstring Roof 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 selected roofs.

On March 1, 2011 BOBA met to review this request. Mr. Steiskal presented information about causes of wood bowstring roof collapses. Staff is concerned that with about 12 of these type roofs in town and several collapses in other areas of the country, we should address the issue. Staff explained how the two firemen in Chicago died after a bowstring roof collapsed and gave examples of some other bowstring collapses. He also discussed the location and nature of bowstring truss roofs on selected Lombard buildings. Staff proposed an inspection be conducted of these roofs by 12/31/2011 and every ten years after that. The inspection would be conducted by a structural engineer and be at the expense of the building owner.

Bob Mueller asked where the ten year time limit between inspections came from. He asked if more often would be better.

Mr. Steiskal stated that every ten years would control costs and direction would be given to the engineers performing the inspections that the next inspection would not take place for another ten years. The engineer may then make note of anything that he/she would want re-evaluated in 2 years, 5 years, etc.

Mr. Mueller agreed that direction to the engineer performing the inspection would be sufficient.

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 bowstring roofs be completed by December 31, 2011 and inspected every 10 years thereafter.

Respectfully,

VILLAGE OF LOMBARD

Board of Building Appeals

THE VILLAGE OF LOMBARD

Inspection ordinances for “bowstring trusses” and elevated parking structures

Community Development Department

The Building Division

2/23/2011

This document is to highlight two potentially dangerous and costly building systems, and recommend two ordinances that help prevent some of the tragedies that have occurred in other communities.

Two building systems that have been in the news but have no State or Federal requirement to correct the problem are bowstring roof collapses and parking garage collapses. They each have different reasons why they are happening, but a simple inspection of these existing systems can highlight most problems prior to them causing a catastrophic event.

Tragedies that have occurred over the past several years have highlighted the need to address the aging wood “bowstring roof trusses” and elevated parking garages. While wood bowstring roof trusses have long been a concern of firefighters due to their tendency to collapse in a sudden catastrophic failure, they now are collapsing from heavy snow loading and from excess wear on the bottom wood cords of the trusses. These unique trusses can have extreme tension applied to the bottom cord during heavy snow loading or due to extreme loads caused by adjoining truss failure. In addition, the wood ends of these trusses can deteriorate due to roof leakage at parapet walls. Lastly, snow drift loads were not always taken into account when these roof systems were originally designed. While drift loads are required to be calculated into the roof design now, it was not a requirement in the past. As we have witnessed through the years, the end result of any one of these failures can be deadly for fireman and the building occupants.

We are proposing an ordinance requiring all the buildings with wood bowstring roof systems be inspected by a structural engineer by the end of 2011. In addition, the roofs would be inspected every 10 years thereafter. Some of the building owners have already had their bowstring roofs inspected, but most do not know about the risk that is over them. The ordinance would also require a plaque stating the existence of bowstring trusses be installed next to the “Knox Box”. This would be a warning to all fire companies reporting to a structure fire that this system exists. With a bow string roof in good condition, these trusses fail all at once in a fire.

We are also proposing a similar ordinance for elevated parking garages. Several parking garage collapses have occurred from failed connections that may have been noticed during an inspection of the structure. While these type inspections are common, many building owners are not doing them or understand the risks. In addition to the risk to life, there is the financial risk. Some buildings have transferred ownership through condominium conversions and later discovered that repairs are needed in the hundreds of thousands of dollars to continue to use the parking structures. We are proposing that all elevated parking garages not built within the past ten years be inspected by 12/31/2012. They would also have to inspect these type structures every ten years thereafter. This could help avoid what has happened in Milwaukee, Atlanta, and Charlotte NC in the past few years.

Copies of the two proposed ordinances are below:

150.092 (G) Section PM 304.4.1

All property owners that have elevated parking structures constructed prior to 2002 shall have the parking structure and its supporting structural components inspected under the direction of an Illinois Licensed Structural Engineer by 12/31/2012, and shall be inspected every 10 years thereafter. The Engineer's report will need to be submitted to the Lombard Building Division by 12/31/12. In the event a building owner has an elevated parking structure that has been constructed after 2002, that parking garage will be required to be inspected at the point it reaches ten years of age, and every ten years thereafter. The cost of the inspection shall be at the expense of the building owner.

150.092 (H) Section PM 304.4.2

All property owners that have buildings constructed using wood "bow-string-roof-trusses" shall have the trusses inspected under the direction of an Illinois Licensed Structural Engineer by 12/31/2011, and shall be inspected every 10 years thereafter. The engineers report will need to be submitted to the Lombard Building Division by 12/31/2011. The cost of the inspection shall be at the expense of the building owner.

ORDINANCE NO. _____

**AN ORDINANCE APPROVING TEXT AMENDMENTS TO
TITLE 15, CHAPTER 150 OF THE LOMBARD VILLAGE CODE**

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

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

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

WHEREAS, the Director has identified and recommends text amendments to the Building Code relative to the inspection of bowstring roofs as set forth herein; and

WHEREAS, the Board of Building Appeals (BOBA) convened on March 1, 2011 to consider the text amendments to the Building Code and has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of BOBA and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

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 150.092 of the Village Code is hereby amended to add Section 150.092(H) to include inspection requirements of bowstring roofs to read as set forth in Exhibit A attached hereto and made a part hereof.

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

Passed on first reading this _____ day of _____, 2011.

First reading waived by action of the Board of Trustees this ____ day of _____, 2011.

Passed on second reading this ____ day of _____, 2011, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____, day of _____, 2011.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this ____ day of _____, 2011.

Brigitte O'Brien, Village Clerk

Building Code

Handicapped Requirements. All passenger elevators shall comply with the "Environmental Barriers Act" (EBA) (410 ILCS 25/1 et seq.). January 3, 1997.

One elevator in any building having one or more elevators shall be designed to accommodate a Fire Department stretcher (cab size shall be a minimum of 6'8" in width and 4'3" in depth and have a side opening door of 3'6" min in width). The above is not applicable to one and two family residences. Ord. 3244, passed 4/19/90; Ord. 5481, passed 5/6/04.

INTERNATIONAL PROPERTY MAINTENANCE CODE—2009 EDITION

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§ 150.090 TITLE; SCOPE.

This subchapter shall be known as the Basic Minimum Property Maintenance Code and shall apply to all structures and properties, including all dwelling units for human occupancy. (Ord. 2561, passed 10-28-82)

§ 150.091 ADOPTION BY REFERENCE.

The International Property Maintenance Code, 2009 Edition as published by the International Code Council, is hereby adopted by reference as the Minimum Property Standards Code of the Village, subject to any amendments made thereto and as enumerated in § 150.092 hereof. (Ord. 2561, passed 10-28-82; Ord. 5481, passed 5/6/04)

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§ 150.092 ADDITIONS AND DELETIONS.

The provisions of this section shall supersede and amend the provisions of the code hereby adopted in § 150.091:

A) All words and terms used in said International Property Maintenance Code shall be defined pursuant to the provisions of the village zoning ordinance; provided, however, that a word or term not defined in said zoning ordinance shall be defined as per Article 2 of said International Property Maintenance Code. The Board of Appeals of the village shall constitute the Appeal Board designated in Section PM-111.2, et seq.

(B) Section 101.1 Insert; The Village of Lombard.

(C) Section 103.1 Delete "Department of Property Maintenance Inspection" and insert "Building Division"

(D) Section 106.4; See the fee and penalty sections of this ordinances.

(E) Sections 110.1 to 110.1 inclusive and entitled "Demolition" are hereby deleted. Refer to §150.206 for demolition provisions.

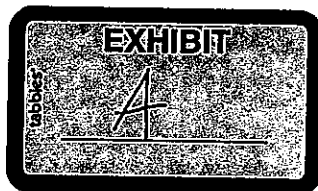
(F) Section PM-304.14 Add the following dates: June 1 through November 1.

(G) Section PM 304.4.1 All property owners that have elevated parking structures constructed prior to 2002 shall have the parking structure and its supporting structural components inspected under the direction of an Illinois Licensed Structural Engineer by December 31, 2012, and shall be inspected every 10 years thereafter. The Engineer's report will need to be submitted to the Lombard Building Division by 12/31/11. The cost of the inspection shall be at the expense of the building owner

Deleted: Section 104.7 is amended to read as follows: Official Records: an official record shall be kept of all business and activities of the department specified in the provisions of this code and all such records shall be open to public inspection, except building department records which do not result in a formal complaint being issued (preliminary investigative reports, etc.) at all appropriate times and under reasonable regulations established by the Code Official to maintain the integrity and security of such records.

(H) Section PM 304.4.2 All property owners that have buildings constructed using wood "bow-string-roof-trusses" shall have the trusses inspected under the direction of an Illinois Licensed Structural Engineer by December

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Building Code

31, 2011, and shall be inspected every 10 years thereafter. The engineers report will need to be submitted to the Lombard Building Division by December 31, 2011. The cost of the inspection shall be at the expense of the building owner.

(J) Section PM-602.3 Add the following dates: September 15 through June 1.

Deleted: G

(J) Sections PM-602.4 Add the following dates: November 1 through June 1. (Ord. 5481, passed 5/6/04)

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INTERNATIONAL FIRE CODE – 2009 EDITION

Deleted: PREVENTION CODE – 2000 EDITION

§ 150.104 BUREAU OF FIRE PREVENTION

(A) There is hereby established a Bureau of Fire Prevention designated as a Division of the fire Department and operated under the direction and supervision of the Fire Chief or his designee. The Fire Chief shall be appointed by the Village Manager on the basis of examination to determine his qualifications and will be governed by appropriate state statutes.

(B) Any reference to the Fire Code Official in the 2009 Edition of the International Fire Code shall be read as meaning the Fire Chief or other designated authority.

(C) The Fire Chief or his designee may detail such members of the Bureau of Fire Prevention as inspectors as shall from time to time be necessary.

(D) A change of occupancy or use of any commercial structure or space shall require a Certificate of Compliance from the Bureau of Fire Prevention before any occupancy whatsoever shall be permitted whether whole or in part.

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§ 150.105 ADOPTION BY REFERENCE; AMENDMENTS.

(A) There is hereby adopted by the village a certain code known as "The International Fire Code", 2009 Edition, including Appendix Chapters D, E, F, H, and I, as published by the International Code Council for the purpose of regulating and governing the safeguarding of life and property from fires and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises. The terms and conditions of the 2009 Edition are hereby to be in full force and effect as adopted by the Village in its entirety and subject to any amendments made thereto.

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(B) Not less than three copies of the code hereby adopted in division (A) above, in book form, have been filed in the office of the Village Clerk for use and examination by the public at least 30 days prior to the adoption of this chapter, and that not less than three copies of said code are now filed in the office of the Village Clerk.

(C) "The International Fire Code, 2009 Edition", adopted pursuant to division (A) above, is amended as follows:

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Sec. 101.1 Insert Village of Lombard

Sec. 102.4 shall read as follows: The design and construction of new structures to provide egress facilities, fire prevention and built in protection equipment shall, in part, comply...

Section 102.6 Change the last line to read: Where differences occur between the provisions of this code and the referenced standards, the most restrictive shall apply.

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