



MEMORANDUM

TO: Board of Building Appeals (BOBA) Members

FROM: Keith Steiskal, Building Commissioner

MEETING DATE: November 3, 2021

SUBJECT: **Amendments to Section 150.092 Pertaining to Engineering Inspections of Structures**

As a follow-up to the last Board of Building Appeals meeting where staff introduced the concept of expanding the current Village ordinance requiring structural inspections of existing parking garages and bow string roof trusses to now include all buildings four stories or more, staff has done the following:

- Researched what other communities are doing to address this serious matter
- Identified how many buildings Lombard has that would be affected by this proposed ordinance
- Developed an ordinance that would address the issue, but also do it in a way that would give need time to building owners to budget and have the inspection conducted
- Get feedback from the association management companies

The one-year role out of the ordinance to allow time for building owners to budget was a model successfully used by other communities. Staff identified over 60 buildings in Lombard four stories or more. Staff found there was overwhelming support from the condominium association management companies as they state the residents of the buildings they represent want more assurances following the tragedy on Oceanside Florida. As with the past successful parking garage ordinance, the inspection required is simply a visual inspection. If evidence of structural failures are discovered through this visual inspection process, further investigation can be done based on what is found.

As directed by BOBA at the last BOBA meeting, staff has prepared ordinance language to address structural inspections of all buildings four stories or more, staff offers the following language:
150.092

- (l) Section PM-304.4.3 All property owners of buildings constructed of four stories or more above grade and built prior to 1997 shall have the building's structural frame visually inspected under the direction of a Structural Engineer by December 31, 2022, and shall be inspected every 10 years thereafter. This inspection activity shall include at a minimum the visual inspection of the "frame structure" as defined by the International Building Code to ensure the structure can continue to support all designed loads. The owner shall submit the Structural Engineer's completed report to the Community Development Department no later than December 31, 2022. The cost of the inspection shall be at the expense of the building owner. All buildings four stories or more completed on or after January 1, 1997 shall be required to complete the same inspection and report requirements beginning 25 years after the construction of the building was completed and a Certificate of Occupancy was issued by the Village.

ACTION REQUESTED

Staff is bringing this follow up proposed code language to BOBA seeking a recommendation of approval.