

Village of Lombard

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



Minutes

Wednesday, February 2, 2022

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 Commissioner Keith Steiskal
Fire Marshal Perry Johnson*

Call to Order and Pledge of Allegiance

The meeting was called to order by William Heniff, AICP, Director of Community Development, at 7:01 p.m.

Mr. Heniff 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, AIPC, Director Community Development, Keith Steiskal, Building Commissioner Community Development and Perry Johnson, Fire Marshal

Business Meeting

Approval of Minutes

A motion was made by Bob Mueller seconded by Stephen Flint , to approve the minutes of the November 3, 2021. The motion passed by a unanimous vote.

New Business

[220045](#)

Text Amendments to the Lombard Village Code- Pool Code

Ordinance amending Title 15, Chapter 150.317 adopting the 2018 International Swimming Pool and Spa Code. This change is recommended to recognize the change the International Code Council made to remove pool regulations from the International Residential Code and place swimming pools and spa codes in a separate code book. (DISTRICTS - ALL)

Keith Steiskal, Building Commissioner introduced a of local code amendment to Section 150.317 which references the 2018 International Swimming Pool and Spa Code. The edit clarifies the aforementioned code rather than the International Residential Code Pool Appendix G. The International Code Council (ICC) authors a separate code book (International Swimming Pool and Spa Code) in place of the prior appendix to the International Residential Code, which would be the recognized source for pools and the edit is for clarity purposes. The text within the Pool code is essentially the same.

A motion was made by Maurice Bernardi, seconded by Bob Mueller, on a 4-0 vote that this Text Amendment be recommended to the Board of Trustees for approval.

The motion carried by the following vote:

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

Absent: 1 - Marty Igoe

[220046](#)

Text Amendments to Section 150.030 of the Lombard Village Code - Building Code

The Board of Building Appeals (BOBA) recommends approval of the proposed amendments to Title 15, Chapter 150, Section 150.030, pertaining to "Construction Type Limitations" and related fire resistance of structural members as amended from the 2018 International Building Code. (DISTRICTS - ALL)

Keith Steiskal noted that as the International Codes have become the code used across the country, and have incorporated a "performance path" in addition to the "prescriptive path" to achieve code compliance, staff recommends edits to Lombard local code pertaining to fireproofing. Distinguishing from sprinklers, fire proofing is the additional barrier placed on structural elements to protect them from fire. The International Building Code (IBC) has developed a performance route to when it is needed, types of occupancy type requirements, and building size requirements.

He also talked about the history of the code provisions, starting from the Chicago Building Code to the BOCA Code provisions and then the development of local code amendments. But the goal is to adopt the International Codes to the greatest extent possible or desirable to meet performance standards. The staff edits simplify the fireproofing requirements to follow the IBC, with a few minor changes. 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.

He then noted case examples, stating that a small fast food restaurant that has a sprinkler system and fire alarm 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.

He then stated that has worked with the Lombard Fire Department to ensure both departments support the recommended ordinance edits

referenced in the memorandum.

Mr. Bernardi further asked about the height provisions. In response, Keith Steiskal noted that the requirements are formulaic to a height and area calculation, based upon the scientific performance standards.

A motion was made by Bob Mueller, seconded by John Cullen, that this Text Amendment be recommended to the Board of Trustees for approval.

The motion carried by the following vote:

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

Absent: 1 - Marty Igoe

[220047](#)

Text Amendments to the Lombard Village Code - Residential Building Code

Ordinance granting approval of text amendments to the Title 15, Chapter 150.035 of the Lombard Village Code with regard to when fire sprinklers are required as well as the use of "TGI" and "Open Web" floor joist systems. (DISTRICTS - ALL)

Keith Steiskal noted that BOBA brought the next series of proposed amendment to staff for review.

The 2018 International Residential Code (IRC) has a section to address single family and townhome sprinkler systems. Currently the Lombard ordinance pertaining to this section of code requires the use of fire sprinklers when using "TGI" or "Open Web" type floor joist. Based on current fire tests of TGI and Open Web joists, staff is recommending two edits.

The first ordinance edit recognizes recent burn tests data that shows TGI and Open Web floor joist can withstand fire for the same amount of time as a typical solid sawn wood floor joist as long as it is covered with drywall. To further recognize this, the IRC now states TGI and Open Web joist can be installed, but only with the use of drywall covering them. Staff is recommending the drywall covering the TGI and Open Web joist be 5/8 inch, following recent test data and removing the restrictions to using TGI and Open Web joists is something the City of Chicago and other major municipalities have already done.

Bob Mueller confirmed and asked about applicability for basement space and crawl space areas and the drywall protection requirements for such areas.

The second edit pertains to fire sprinklers. While fire sprinkler requirements would be removed for houses and townhomes using TGI or Open Web floor joist covered with drywall, staff recommends fire

sprinklers be required for all new house or individual townhome units over 4,000 square feet. While Lombard has very few houses over 4,000 square feet in area (less than 10% of the total new homes built in Lombard), these very large homes do pose a risk. They are as large as a smaller apartment building, but without the safety features such as a required monitored fire alarm, protected escape stairways, fire sprinklers that would automatically be required. These structures also are a challenge to first responders, as the large interior can take significant time to execute a search and rescue operation.

Staff worked with the Lombard Fire Department to ensure both departments support the recommended ordinance edits and also solicited feedback from local builders. The home builders argued the 4,000 square foot houses are generally over \$750,000, so there are not the same budgetary concerns as we see with smaller houses. As such they also could support such a change.

Perry Johnson, Fire Marshal, reference the 4,000 square foot provision as warranted, given the expansive nature of such residential structures.

Steve Flint asked about backflow inspections of sprinklers.

John Cullen inquired about whether an attached garage is a part of the overall calculation. Keith Steiskal stated that the proposed amendment would not count the garage space.

Steve Flint inquired if a house additional that increases the gross floor area to over 4,000 square feet in size would trigger a whole house sprinkler upgrade.

A motion was made by Stephen Flint, seconded by Bob Mueller, that this Text Amendment be recommended to the Board of Trustees for approval.

The motion carried by the following vote:

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

Absent: 1 - Marty Igoe

Information Only

Adjournment

A motion was made by Bob Mueller seconded by Stephen Flint, to adjourn the meeting at 7:10 p.m. The motion passed by a unanimous vote.