

March 23, 2011

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

**Subject: Text Amendments to Title 15, Chapter 150 – Building Code
2009 International Code Amendments**

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 relative to the adoption of 2009 International Building and fire Codes and Local Amendments.

The proposed amendments were presented to BOBA in a redlined version of the Code (attached as Exhibit A). Text being added to Code was denoted by underlining and any deletions were struck. To aid in the meeting discussion, staff also prepared a number of summary items outlining the substantive amendments including:

- 2009 International Code Amendment Highlights”
- Inspection ordinances for “Bowstring Trusses” and Elevated Parking Structures
- 2009 International Fire Code Amendment Highlights

On March 1, 2011 BOBA met to review this request. Keith Steiskal presented an overview of the 2009 International Code Amendments. Mr. Steiskal mentioned that staff took this opportunity to arrange the ordinances in a more user-friendly format.

Staff discussed the use of annual permits that will allow permits to be issued under special circumstances where work continues throughout the year as the need arises. The annual permit had been previously deleted from Title 15, Chapter 150 but has now been left in the code.

A requirement that has been added; 6 gallon water heaters be used to provide hot water to a sink only. John Cullen mentioned that if that heater was a great distance away, the water would not be warm enough by the time it reached the sink. Mr. Cullen requested the possibility of adding that recirculating lines will be allowed. Chris Heneghan will check with the State Plumbing Inspector to see if this will be part of the new State Plumbing Code.

Chuck Riforgiate presented an overview of the 2009 International Fire Code Amendments. One aspect of the 2009 Fire Code specifies that all non-sprinklered hospitals, nursing homes and child care facilities, including existing buildings, require automatic sprinkler protection. William Heniff inquired as to how the Fire Department is planning to retrofit all existing buildings. Mr. Riforgiate mentioned that there would be a "set" target date for compliance, and that by 2013 all dormitories be sprinklered.

Mr. Steiskal recommended that language be added to the ordinance stating that hospitals, nursing homes, and child care facilities will only be required to be sprinklered as set by forth by current ordinance or as part of an additional alteration or new construction or as otherwise adopted by the State of Illinois.

Mr. Heniff questioned if private residential home daycare providers would be included in this requirement. Mr. Riforgiate stated that only childcare facilities would be required to be sprinklered.

Mr. Riforgiate noted another improved safety benefit of the 2009 Fire Code would be that all new high-rise buildings require photo luminescent exit pathway markings inside of the building at all emergency exits and stairwells.

Marty Igoe questioned when this requirement would go into effect. Staff stated as soon as the ordinance passes.

On a motion by Flint and seconded by Igoe BOBA voted unanimously 4 to 0 to recommend to the Board of Trustees for approval subject to two provisions:

1. That staff review pertinent sections of the State Plumbing Code to identify proper locational distances for selected water hearing units and incorporation of additional language within the local code if the State Plumbing Code is silent on the issue.

2. Establishing triggers for when sprinkler retrofits, for selected uses within the Fire Code, would be required.

Respectfully,

VILLAGE OF LOMBARD

Board of Building Appeals