

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : May 4, 2018 (BOT) Date: May 17, 2018

SUBJECT: Text Amendments to the Village Building Code, Chapter 150.030:
Construction Type IIB and IIIB Limitations

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

As part of the Village's ongoing review of development regulations set forth within Village Building Code, staff completed a review of Chapter 150.030 pertaining to limitations on Construction Type IIB and IIIB (i.e. unprotected buildings). The culmination of this effort are text amendments which would tie the construction type to the International Building Code Use and Classification Group, instead of the underlying zoning ordinance designation. The amendments were brought before the Board of Building Appeals (BOBA) and they unanimously approved the amendments.

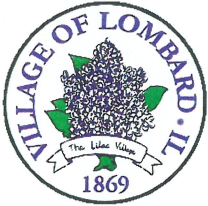
Please place this item on the May 17, 2018 Village Board agenda. BOBA recommends approval of the code amendments to Section 150.030. To accommodate pending building permits, staff also recommends a waiver of first reading of the ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

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.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William Heniff, AICP, Director of Community Development 

MEETING DATE: May 17, 2018

SUBJECT: **Text Amendments to the Village Building Code, Chapter 150.030: Construction Type IIB and IIIB Limitations**

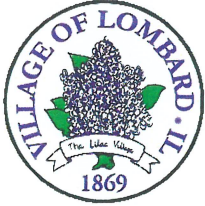
As part of the Village's ongoing review of development regulations set forth within Village Building Code, staff completed a review of Chapter 150.030 pertaining to limitations on Construction Type IIB and IIIB (i.e. unprotected buildings). The culmination of this effort are text amendments which would tie the construction type to the International Building Code Use and Classification Group, instead of the underlying zoning ordinance designation. The amendments were brought before the Board of Building Appeals (BOBA) and they unanimously approved the amendments.

Attached are the following documents for consideration:

1. A staff memorandum describing the proposed changes.
2. An Ordinance approving amendments to Chapter 150.030 (the Building Code) with regard to the Construction Type IIB and IIIB limitations. A few minor grammatical amendments to the aforementioned Chapter are also offered for clarity.


ACTION REQUESTED

Please place this item on the May 17, 2018 Village Board agenda. BOBA recommends approval of the code amendments to Section 150.030. To accommodate pending building permits, staff also recommends a waiver of first reading of the ordinance.



MEMORANDUM

TO: Board of Building Appeals (BOBA) Members

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

MEETING DATE: May 2, 2018

SUBJECT: **Text Amendments to Section 150.030 of the Building Code – Construction Type IIB and IIIB Limitations**

As the Board of Building Appeals (BOBA) is aware, the Community Development Department seeks to advance local code amendments that reflect emerging construction trends as well as regulations that are tied to the overall provisions to nationally adopted methods and standards. To this end, staff is bringing forward further amendments to the local provisions of the Building Code (Chapter 150 of the Code of Ordinances) as it pertains to buildings utilizing Construction Type IIB and IIIB.

BACKGROUND

In 2002, the Village Board adopted Ordinance 5210, which relaxed the limitations previously established within the Village's local Building Code amendments for selected storage building activities. This action was the direct result of the Lombard Park District's desire to construct the Sunset Knoll Maintenance facility at 995 S. Columbine Avenue. The amendments referenced the previously adopted Building Officials and Code Administrators International Code (BOCA) standards and provided for the building to be constructed with Type 2C construction, which was previously restricted to building in the I Industrial zoning district. The Type 2C construction limitations were slightly relaxed to allow for the construction type to be permissible in the Village Conservation/Recreation C/R Districts, subject to provisions set forth within the attached Ordinance.

Since the approval, the Village subsequently adopted the International Building Code (IBC) as the primary regulatory document for construction activity and Sub-type C within use classifications was eliminated. The Village Code therefore currently reads as follows:

§ 150.030 - Adoption by reference.

All provisions as listed in the International Building Code, 2012 Edition, are incorporated by reference with the following changes:

Chapter 6: Construction Type Limitations.

Construction type IIB and IIIB shall be limited to Industrial Districts and certain CR districts only.

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

Building of Type IIB and IIIB construction shall be located not less than 15 feet from another building on the same principal lot unless the wall facing such adjoining building is constructed of materials providing fire resisting of not less than two hours and with all openings protected as required.

For reference, Construction Type IIB is all non-combustible construction, so there is no issue with the higher hazards. Construction Type IIIB is non-combustible exterior walls, but wood interior walls (including load bearing interior walls). Having load bearing wood walls and floors with high hazards would not be advisable, and likely raise concerns with Fire Department response.

PROPOSED AMENDMENTS

Since the 2002 amendment was approved, trends in development suggest that a review of this provision is warranted. Designating Construction Type by referencing the underlying zoning classification is not logically consistent with the manner in which the building is to be utilized. The Village recognizes that some storage uses would be quite appropriate if constructed out of permissible Type IIB and IIIB methods. Awareness of this dichotomy was evident as part of the Village's own desired use of Type IIB construction for the Village's own Underground Utilities' storage building. However, the underlying O Office zoning designation would preclude the method.

Conversely, and based upon emerging trends in industrial zoning districts, some industrial zoning district land uses are not truly industrial in nature and may include a mix of assembly or mercantile related uses for which Type IIB and IIIB construction may not be appropriate.

To address this matter, staff is proposing that the local Building Code amendments tie Construction Type to the Use and Occupancy Classification set forth within the IBC (see attached document), rather than the Zoning Ordinance provisions. Such a change is supported as the nexus between construction classifications is stronger than zoning designation. As proposed, the amended code would read as follows (strikeout referencing deletions and underscore referencing additions):

Chapter 6: Construction Type Limitations.

Construction Type IIB ~~and Type IIIB~~ shall be limited to ~~Industrial Districts and certain CR districts only~~ Use and Occupancy Classification Groups F (Factory), S (Storage) and U (Utility and Miscellaneous).

Construction Type IIIB shall be limited to 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.

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

~~Building of Type IIB and IIIB construction shall be located not less than 15 feet from another building on the same principal lot unless the wall facing such adjoining building is constructed of materials providing fire resisting of not less than two hours and with all openings protected as required.~~

The above paragraph strikeout is offer for further clarity purposes and not needed as the provisions are incorporated into the IBC.

ACTION REQUESTED

Staff is placing this matter on the May 2, 2018 BOBA agenda for consideration. Staff recommends an amendment to Section 150.030 of the Building Code in that Construction Type IIB and IIIB limitations be tied to the provisions set forth within the Use and Occupancy Classifications of the IBC in lieu of the Lombard Zoning Ordinance.

ORDINANCE _____

**AN ORDINANCE AMENDING TITLE XV, CHAPTER 150, SECTION 150.030 OF
THE LOMBARD VILLAGE CODE IN REGARD TO CONSTRUCTION TYPE IIB
AND IIIB LIMITATIONS**

WHEREAS, the Lombard Board of Building Appeals met on May 2, 2018, to consider amendments to Chapter 150, Section 150.030 of the Village Code pertaining to limitations of use for Construction Type IIB and Construction Type IIIB buildings; and

WHEREAS, the Lombard Board of Building Appeals offers its recommendations to the President and Village Board of Trustees, recommending approval of the Village Code amendments set forth below;

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 XV, Chapter 150, Section 150.030 of the Lombard Village Code shall be amended to read in its entirety as follows:

ARTICLE II. – INTERNATIONAL BUILDING CODE – 2012 EDITION

§ 150.030 - Adoption by reference.

All provisions as listed in the International Building Code, 2012 Edition, are incorporated by reference with the following changes:

Section R101.1 Title: Insert "Village of Lombard"

Section 101.4.3 Plumbing: Add to apply Illinois Plumbing Code, latest edition, most restrictive.

Section 103.1 Delete "Department of Building Safety" and insert "Building Division".

Section 103.2 Delete "shall be appointed by the chief appointing authority of the jurisdiction"; add "to work under the direction of the Community Development Director."

Section 105.2 Work exempt from permit: Delete the following exemption: 1, 2, 4, 5, 6, and 9.

Section 105.5 Expiration: Delete this section entirely and refer to Section 150.142, paragraphs A, B, C and D.

Section 109.2 Add to end of paragraph...See Section 150.141 for fee schedules.

Section 110.3.7 Delete Chapter 13 reference and replace with most current version as adopted by the State of Illinois International Energy Conservation Code.

Section 114.4 Add the following: Penalties for violation of Title XV are established by local ordinance.

Section 115.3 Change the last line to read as follows:...shall be liable for a fine as established by local ordinance.

Section 202 Add the following: Structure. One or more buildings constructed and attached together.

Section 310.2 Swimming Pools—See Sections 150.317 - 150.324 for additional requirements.

Chapter 6: Construction Type Limitations.

Construction Type IIB shall be limited to Use and Occupancy Classification Groups F (Factory), S (Storage) and U (Utility and Miscellaneous).

Construction Type IIIB shall be limited to 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.

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.

Add Section 503.4

Section 503.4 Type 5 construction shall only be used for Townhouses and One and Two Family Dwellings. See Section 150.040 Special Residential Requirements.

Add the following to Section 506.2.2: All fire lanes shall be approved by the Fire Chief or his/her designee and shall meet the detailed engineering and construction specifications for public improvements as enumerated in the Village of Lombard specifications Manual. See Section 154.402 for additional requirements.

Section 508.3.3 One hour tenant separation walls required for all occupancy types.

Section 901.6 Fire Protection System Supervision: All required fire protection systems shall be supervised by and terminate with the Village of Lombard Communications Center (DUCOMM), or such other central station monitoring service approved by the Fire Code Official.

Exceptions: Supervisory Service is not required for:

- (1) Single and multiple station smoke alarms required by 907.2.11 of the International Building Code, 2012 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

Section 901.6.1 delete Exception 2

Section 901.6.2 change to read as follows: Fire Protection System Supervision: All required fire protection systems shall be supervised by and terminate with the Village of Lombard Communications Center (DUCOMM), or such other central station monitoring service approved by the Fire Code Official.

Exceptions: Supervisory Service is not required for:

- (1) Single and multiple station smoke alarms required by 907.2.11 of the International Building Code, 2012 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

TABLE 601, Note B shall be changed to "Fire Protection shall not be required for roof construction including columns, beams, girders and trusses supporting roofs only in areas devoted to mercantile use, business group, or the storage, shelter and/or servicing of motor

vehicles, provided that the entire structure is protected by an approved, supervised automatic sprinkler system."

Add to Note d Table 601: The 1-hour substitution for fire resistance with an automatic sprinkler system shall not be permitted for buildings of Type V A construction.

Add Section 704.1.2: All lightweight and engineered wood floor/ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

Add Section 704.4.1.3: All lightweight and engineered wood roof ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

Section 903.2 Where required: Shall be changed to read as follows: An approved automatic fire sprinkler system shall be installed and maintained in full operating condition in all parts of all buildings with the following exceptions:

1. Residential Dwellings and Townhouses defined and constructed under the scope of the International Residential Code, 2012 Edition.
2. Auxiliary structure (i.e.; detached garages, sheds) used in conjunction with residential occupancies, (use).
3. One (1) Story Buildings, without basements, having a total area of less than one thousand (1,000) square feet. This requirement shall not be reduced by fire wall separation.
4. Buildings or portions of buildings that comply with Section 406.5 Open Parking Garages.
5. Existing buildings: (For the purpose of this section, occupancy shall be defined as the purpose for which a building or portion thereof is used or intended to be used in accordance with the International Fire Code, 2012 Edition.
 - a. When an addition or additions of 500 square feet or more in aggregate are added, increasing the total area to 2,500 square feet or more, an automatic sprinkler system shall be installed in the entire building.

Note: A fire alarm system installed in the complete building, to include smoke and or heat detection in accordance with NFPA 72 can be approved in place of a sprinkler system where the addition is less than 1,000 square feet (except for occupancy types A, F, H, I and R) as approved by the Fire Code Official.

- b. When the occupancy (use) of a building of 2,000 square feet or more is changed to any of the following uses: assembly, educational, health care, child care, industrial, storage or residential, other than as exempted in Item (1) of this section, an automatic sprinkler system shall be installed in the entire building or in that portion of the building in which the change of occupancy occurred.

Note: A fire alarm system installed in the complete building, to include smoke and or heat detection in accordance with NFPA 72 can be approved in place of a sprinkler system where the proposed occupancy (use) is determined to be of an equal or lesser hazard than the original occupancy (except for occupancy types A, F, H, I and R) as approved by the Fire Code Official.

- c. When the cost of remodeling would be greater than 50% of the market value of a building of 2,000 square feet or more, an automatic sprinkler system shall be installed. Market value of the structure shall be as established by the Township Assessor or by the average of two or more independent appraisals.

6. One-story self-service storage facilities of minimum Type IIB construction: no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

7. Revise Section 903.2 add the following: Approved automatic sprinkler systems in buildings and structures of Type V A construction shall meet the installation requirements of Section 903.3.1.1

Add Section 903.3.5.3 Safety Factor: Provide a minimum 10% or 5 psi minimum safety factor in the fire protection system hydraulic calculation. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.

Add Section 903.4.2.1. Visual: Provide a weather resistant visual alarm device installed on the exterior wall of the building above the fire department connection (FDC) to activate upon fire sprinkler system water flow only.

Add Section 903.6

Section 903.6 A diagram showing areas served by control valves shall be submitted. This diagram shall be placed in the buildings adjacent to the risers.

Add Section 903.2.13—Car Wash Facilities: For structures built to contain self-service car washes that are divided into individual wash area units of not more than three hundred (300) square feet each, with said individual wash area units being divided by solid masonry walls that extend from the floor to the underside of the roof and being open on two (2) sides with no permanently fixed enclosures, a fire resistance rating for the roof

construction shall not be required relative to those portions of the roof over the wash area units.

Add Section 907.1.3.1 Equipment: All fire alarm control panels or full function annunciator panels shall be of the addressable type and shall be installed within ten (10) feet of the main entrance or within a location approved by the Fire Code official.

Section 907.6.5 Change to read as follows: Monitoring. All required fire protection systems shall be supervised and monitored by the Village of Lombard communications Center (DU-COMM) in accordance with NFPA 72 and Section 901.6.4 of this Code.

Exceptions: Supervisory Service is not required where:

- (1) Single and multiple station smoke alarms required by 907.2.11 of the International Building Code, 2012 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

Section 1101.1 Change as follows: Scope: The Village Building Official shall require the provisions of the current "Illinois Accessibility Code" as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purpose of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions.

Section 2303.1.2 Floor Trusses. Changes to read as follows: Light weight wood truss assemblies and "I" joists are not permitted unless installed in an accessory building, or a building with drywall covering all "open-web" and "I joists" and complete NFPA 13 sprinkler system is installed in the entire building.

Section 2901.1 Scope: To read as follows: The Village Building Official shall require the provisions of the current "Illinois Plumbing Code", 225 ILCS 320/1 et seq., as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purposes of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions. Remainder of Chapter text sections 2902.1 thru 2903.3 shall be deleted in their entirety.

Add Section 3001.5—See Lombard Code Section 150.075 for additional elevator requirements.

Change Section 3401.3-Compliance with other codes, delete all references to indicated codes and insert the following: ...in the currently adopted building and fire codes of the Village of Lombard.

Add Section 3401.7 Fire Suppression: Fire Suppression systems shall be installed as outlined in section 903.

Section 3412.2 Insert date January 1, 1950.

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 _____, 2018.

First reading waived by action of the Board of Trustees this ____ day of _____, 2018.

Passed on second reading this ____ day of _____, 2018, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this ____ day of _____, 2018.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Ordinance No. _____
Re: Amendments to Chapter 150.030
Page 8

Published by me in pamphlet from this _____ day of _____, 2018.

Sharon Kuderna, Village Clerk