

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


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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : November 22, 2021 (BOT) Date: December 2, 2021

SUBJECT: Text Amendments to Section 150.092 of Village Code: Building
Structural Engineering Inspection Report Requirements

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

BACKGROUND/POLICY IMPLICATIONS:

The Board of Building Appeals (BOBA) transmits for your consideration its approval of the proposed local code amendments which would require a Structural Engineer inspection report to be undertaken for all building of four stories or more. The proposed amendments also sets forth timing provisions and processes for such reviews.

Please place this item on the December 2, 2021 Village Board agenda for consideration and approval.

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 J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: December 2, 2021

SUBJECT: **Text Amendments to Section 150.092 of Village Code: Inspection of Building Four Stories or More Amendments**

Attached is a staff summation of the relevant sections of Village Code that are being updated. At the November 3, 2021 meeting of the Board of Building Appeals (BOBA), the members considered the amendments. Through this review, they concurred with the reference amendments as set forth within the attached ordinance.

Principal amendments are summarized within the attached memorandum that was provided to BOBA. Also attached is the draft Ordinance amending the Chapter 150.092 code provisions.

ACTION REQUESTED

Please place this item on the December 2, 2021 Village Board agenda for consideration and approval. BOBA recommends approval of the amendments to Chapter 150.092.



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 roll 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.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF TEXT
AMENDMENTS TO TITLE 15, CHAPTER 150 OF THE
LOMBARD VILLAGE CODE RELATIVE TO THE
INSPECTION OF FOUR STORIES OR MORE BUILDINGS**

(Section 150.092 of Village Code: Building Engineering Inspection Reporting)

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

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

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on November 3, 2021; and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

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 Lombard Zoning Ordinance shall be amended to read as follows:

§ 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 these 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. All property owners that have elevated parking structures constructed in or after 2002 shall have the parking structure and its supporting structural components inspected under the direction of an Illinois Licensed Structural Engineer and the Engineer's report submitted to the Village no later than ten (10) years from the date the construction of the structure was completed. Or by December 31, 2012, whichever is last. The cost of the inspection shall be at the expense of the building owner.
- (H) Sections 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 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.
- (I) **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 and/or Licensed Architect 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 complete 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.**
- (J) Section PM-602.3 Add the following dates: September 15 through June 1.
- (K) Section PM-602.4 Add the following dates: November 1 through June 1.

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

Passed on first reading this ____ day of _____, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this ____ day of _____, 2021.

Ordinance No. _____

Re: BOBA, 150.092

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Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2021.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day _____, 2021.

Elizabeth Brezinski, Village Clerk