



Village of Lombard

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

Minutes

Board of Building Appeals

*Members Bob Mueller, Marty Igoe, Steve Flint,
John Cullen and Maurice Bernardi*

Staff Liaisons:

*Director of Community Development William Heniff and
Building Commissioner Keith Steiskal*

Wednesday, May 2, 2018

6:00 PM

Village Hall - L22

Call to Order and Pledge of Allegiance

*The meeting was called to order by William Heniff, AICP, Director of
Community Development, at 6:00 p.m.*

Mr. Heniff led the Pledge of Allegiance.

Roll Call

Present 5 - Stephen Flint, Marty Igoe, John Cullen, Bob Mueller, and Maurice Bernardi

*Also present: William Heniff, AICP, Director of Community
Development; Keith Steiskal, Building Official, and Jerry Howell, Fire
Marshal.*

Public Hearings

Business Meeting

Approval of Minutes

No Minutes to approve

Planner's Report

New Business

[180223](#)

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

Staff requests 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.

Keith Steiskal, Building Commissioner, introduced the proposed text amendments to Chapter 150.030 as it pertains to buildings utilizing Construction Type IIB and IIIB. 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). He also offered a background discussion regarding fire proofing and fire sprinkling.

He discussed the history of the local amendments to the International Building Code (IBC) pertaining to construction type. The amendments referenced the previously adopted Building Officials and Code Administrators International Code (BOCA) standards for Type 2C construction, which was previously restricted to building in the I Industrial zoning district. The limitations were slightly relaxed to allow for the construction type to be allowed in the Village Conservation/Recreation C/R Districts. Since the approval, the Village subsequently adopted the IBC as the primary document for construction activity.

Designating Construction Type by referencing the underlying zoning classification is not logically consistent with the manner in which the building is utilized. The Village recognizes that some storage uses would be quite appropriate if constructed out of permissible Type IIB and IIIB methods. This also became 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.

Staff is proposing that the local Building Code amendments tie Construction Type to the Use and Occupancy Classification set forth within the IBC, rather than the Zoning Ordinance provisions. William Heniff, Community Development Director stated that this amendment important as many non-industrial businesses such as fitness/learning centers and even schools are locating into industrial zoned properties. Jerry Howell, Fire Marshal, noted the Fire Department's support of the code change in that it will more accurately reflect what is actually occurring in a building.

A motion was made by Stephen Flint, seconded by Bob Mueller, that this Development Project be recommended to the Board of Trustees. The motion carried by the following vote:

Aye: 5 - Stephen Flint, Marty Igoe, John Cullen, Bob Mueller and Maurice Bernardi

Other Business

Staff informed the BOBA members that the Village Board did approve funding for the CitizenServe software program and over the next few months, staff will be proceeding with implementation efforts.

Adjournment

A motion was made by Stephen Flint, seconded by John Cullen, to adjourn the meeting at 6:25 p.m. The motion passed by a unanimous vote.