



# 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 Official Keith Steiskal*

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Wednesday, February 18, 2015

6:00 PM

Village Hall - L22

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### 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** 4 - Stephen Flint, Marty Igoe, John Cullen, and Bob Mueller

**Absent** 1 - Maurice Bernardi

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

### Public Hearings

### Business Meeting

### Approval of Minutes

A motion was made by Bob Mueller, seconded by John Cullen, to approve the minutes of the February 24, 2014; September 9, 2014 and September 18, 2014 meetings. The motion passed by a unanimous vote.

### New Business

[150075](#)

#### **Amendments to Section 150 of the Village Code**

Ordinance approving text amendments to the Title 15, Chapter 150, of

the Lombard Village Code as it pertains to the adoption of the 2012 International Building Code and Related Companion Codes as well as amendments to local regulations. (DISTRICTS - ALL)

*William Heniff, Community Development Director, opened the presentation by summarizing the key elements that are a part of the proposed code changes. Many of the amendments are a result of an overall review to ensure that Lombard's codes do not place the community at a competitive disadvantage. The amendments address a number of suggested changes based upon actual experiences that warrant a reconsideration of the existing code provisions. Lastly, the Village seeks to adopt the 2012 version of the International Building Code (IBC) and its companion codes.*

*Keith Steiskal, Building Official, started his presentation by referencing the proposed amendments included within the BOBA packet. He summarized each of the amendments to Chapter 150, as follows:*

- The amendments include provisions to modify the IBC to reflect that the Building Official has interpretive authorities in the application of code and reports to the Community Development Director.*
- Staff is recommending adoption of the 2012 IBC, IRC, IPMC, IFC, fuel/gas code and pool code. Through an initial review of the currently adopted 2009 codes and the 2012 codes, he did not find any significant changes.*
- Staff is offering amendments for winter design construction standards. Bob Mueller inquired about the origin of the amendments. Mr. Steiskal noted that the changes is the direct result of a past construction case in which an architect questioned the existing code provisions for light fixtures that were installed within a parking garage. The amendments offer clarity for code users.*
- A definition of "structure" is offered.*
- Existing local code amendments do not provide for Type 3 and 5 construction. Staff undertook an analysis of this provision relative to the 2012 IBC and local code requirements. Interestingly, the review found that Lombard's codes were among the most restrictive of all comparable set communities in the Chicago area. Staff began a review with the Fire Department to determine how our local codes could be amendments to address code changes while still meeting their overall intent. The approach was to devise codes that are more performance based rather than prescriptive in nature. We noted that many jurisdictions do allow for wood construction provisions, as provided for in Type 3 and 5 construction, with provisions for sprinklering and measures provided by the IBC.*
- An exception for parking garages as being permissible as Type*

*2B construction is offered, to reflect past practice.*

- *Type 5B construction would only be allowed in townhomes and single family residences, as set forth in the IRC.*
- *Type 3 and 5 would still be prohibited for I institutional and R-4 type uses, as individuals in these units may not be able to self-evacuate.*
- *To respond to a few recent fire incidents in Lombard, staff seeks to add provisions to provide for one hour tenant separation walls. John Cullen noted the history of this requirement noting that it was in previous versions of the BOCA code.*
- *One-hour fire protection, commonly addressed through drywall, must be provided in Type 5A construction applications if using TGI's and I-joists. Mr. Cullen discussed the costs of construction and balancing the changes with life/safety concerns.*
- *For self-storage facilities, Type 2B will be deemed acceptable provided that a one-hour fire barrier separation wall is provided.*
- *Patios less than 100 square feet in area do not require permits.*
- *Wood truss assemblies and I-trusses are permitted only as part of an accessory structure or with drywall covering requirements and NFPA 13 sprinklering. Lighting requirements for closets becomes discretionary, but must meet one of the prescribed lighting types if provided.*
- *An amendment to the 2012 Swimming Pool provisions and adoption of Appendix G is offered.*

*Moving to the proposed Fire Department code amendments, Fire Chief Chuck Riforgiate offered the following changes:*
- *To address access issues for fire response, modifications to code pertaining to Type 5 construction is offered. In these cases, if a fire lane provide for 360 degree access around the structure cannot be provided, then the companion roof pitch for the building shall be limited to a 5/12 level. Mr. Cullen sought clarity on the four story limitation. Steve Flint sought additional discussion on the need for the proposed limitations of roof pitch slope as it can affect building design. Assistant Chief Jerry Howell noted that the proposed code goes directly to fire response issues. With the possible increased load from the building, considerations must be made to provide for roof access. Existing fire trucks have 35 foot ladders and going beyond this height does begin the limit the ability to readily ventilate through the roof.*
- *Automatic sprinkler requirements, meeting NFPA 13, must be provided for Type 5A construction.*
- *Fire alarm systems may be used in lieu of sprinkler systems in selected cases in which the use change is an equal or lesser*

*hazard.*

- For Type 5A construction, NFPA type 13 sprinklers are proposed to be required in all cases, instead of 13R. This is to help address the issue found in a recent New Jersey fire.*
- The 2012 Fire Code is proposed to be adopted with language mirroring the discussion and provisions included within the building local amendments. For clarity, the Life Safety Code pertains to existing structures and not a part of building code provisions.*
- Appendix J will be incorporated by reference.*
- Hazard designation placards for Type 3 and 5 will be required. Mr. Flint clarified the location of the placards to be located near front entrance and knox box.*

*After consideration of the amendments was completed, BOBA voted to unanimously (4-0) recommend approval of the code changes as presented. Pursuant to state statutes, staff will file the amendments to the state and will forward the recommendations on to the Village Board for consideration at the March 19, 2015 meeting.*

**A motion was made by Stephen Flint, seconded by Bob Mueller, to recommend to the Board of Trustees the adoption of the proposed building text amendments to Chapter 150. The motion passed by a unanimous vote.**

## **Unfinished Business**

### **Other Business**

#### **1. State Plumbing Code Discussion**

*Keith Steiskal informed the BOBA members regarding policy changes associated with Illinois State Plumbing Code. He noted that the state has provided municipalities and licensed plumbers with directives pertaining to the state code, stating, among other things, that municipalities can only enforce the provisions of the state code. Any local amendments cannot be enacted upon unless they are submitted to and have received prior approval from the state. Such amendments cannot be based upon local preferences but rather must be based upon documented and verifiable representations that the code change is generally applicable to all relevant communities and related projects.*

*Staff is continuing to discuss this interpretation with other jurisdictions and the state. However, staff is also looking at the full provisions of the Illinois Plumbing Code and reviewing how the applicability of this provision on Lombard. Specifically, the state allows for CPVC and PEX tubing for water services and such a practice has been allowed in most jurisdictions nationally.*

*However, this has not been the case in the Chicago area. Staff is meeting with individuals knowledgeable in the material to understand its use. He noted some of the benefits of PEX tubing over sub-standard copper and noted possible cost savings. Staff will likely be convening another meeting of BOBA later this spring to consider striking local code provisions and adopting the state code. This review will also require amendments to add provisions that are not otherwise covered within the state code, such as interior drainage systems.*

*Responding from an inquiry from Mr. Cullen, Mr. Steiskal noted that other changes are possibly coming through the state and may become more of an industry standard - use of Romex for residential electrical applications was cited as one possible change.*

*Mr. Mueller asked about past discussions pertaining to required lead certification classes. Mr. Steiskal stated that nothing is pending.*

*Mr. Steiskal also noted that the 2015 Energy code changes from the state are forthcoming, but they may not be as extreme as the last round of amendments in 2011.*

## **2. Community Development Submittal and Field Technology Enhancements**

*Mr. Steiskal noted that a Village Board goal and directive is to increase technology through the building permit review and approval process. Such changes that will be undertaken in 2015 include use of inspector's tablets with voice technologies and advancing electronic permits.*

## **3. Future BOBA Meeting Topics and Public Outreach Efforts**

*Mr. Heniff and Mr. Steiskal stated that many of the existing code amendments and future amendments are intended as part of a larger overview of codes to ensure that the intent of the codes is to meet the life/safety aspects and not individual preferences. Also, the Village will be increasing its outreach efforts to the public. The Village will also hold a builder/developer Open House this Spring which will be held in a similar manner to one undertaken in 2012.*

## **Adjournment**

A motion was made by Stephen Flint, seconded by Marty Igoe, to adjourn the meeting at 8:26 p.m. The motion passed by a unanimous vote.