



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 and John Cullen

Staff Liaisons Director of Community Development William Heniff and Plan Reviewer/Inspector II Keith Steiskal

Tuesday, March 1, 2011

6:30 PM

Village Hall - L22

Call to Order and Pledge of Allegiance

Community Development Director Heniff called the meeting to order at 6:30 p.m.

Director Heniff led the Pledge of Allegiance.

Roll Call

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

Also present: William Heniff, AICP, Director of Community Development; Michael J. Torrence, Fire Chief; Chuck Riforgiate, Fire Marshal; Keith Steiskal, Plan Review/Inspector II; and Chris Heneghan, Plumbing Inspector.

Public Hearings

Business Meeting

Approval of Minutes

On a motion by Flint and seconded by Mueller the minutes of the December 16, 2009 meeting were unanimously approved by the members present.

New Business

110059

Village of Lombard Building Code

Request to review and adopt Title 15, Chapter 150 (Building Code) of the Lombard Village Code.

Keith Steiskal presented an overview of the 2009 International Code Amendments. He 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.

It was moved by Flint, seconded by Igoe, that this matter be recommended to the Board of Trustees for approval subject to two provisions. The motion carried by the following vote:

Aye: 4 - Stephen Flint, Marty Igoe, John Cullen, and Bob Mueller

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.

110060

Text Amendments to the Title 15, Chapter 150 of the Lombard Village Code (Roof Inspections)

Approving text amendments to Title 15, Chapter 150, of the Village Code to add Section 150.092(H) requiring inspections for bowstring roofs. (DISTRICTS - ALL)

Mr. Steiskal presented information about causes of wood bowstring roof collapses. Staff is concerned that with about 12 of these type roofs in town and several collapses in other areas of the country, we should address the issue. Staff explained how the two firemen in Chicago died after a bowstring roof collapsed and gave examples of some other bowstring collapses. He also discussed the location and

nature of bowstring truss roofs on selected Lombard buildings. Staff proposed an inspection be conducted of these roofs by 12/31/2011 and every ten years after that. The inspection would be conducted by a structural engineer and be at the expense of the building owner.

Bob Mueller asked where the ten year time limit between inspections came from. He asked if more often would be better.

Mr. Steiskal stated that every ten years would control costs and direction would be given to the engineers performing the inspections that the next inspection would not take place for another ten years. The engineer may then make note of anything that he/she would want re-evaluated in 2 years, 5 years, etc.

Mr. Mueller agreed that direction to the engineer performing the inspection would be sufficient.

It was moved by Mueller, seconded by Flint, that this matter be recommended to the Board of Trustees for approval with inspections to be completed by December 31, 2011 and every 10 years thereafter. The motion carried by the following vote:

Aye: 4 - Stephen Flint, Marty Igoe, John Cullen, and Bob Mueller

110061

Parking Structure Inspections

Proposed amendments to Title 15, Chapter 150 (Building Code) requiring inspections for parking structures.

Mr. Steiskal presented information about three parking garage collapses in the past three years in major cities. The causes were discussed as well as an inspection program that would require all elevated parking structures be inspected by a structural engineer by 12/31/2012. Staff explained that this is a more costly inspection compared to the bowstring truss inspection, and as such will require additional time for building owners to budget for.

Mr. Mueller asked where the ten year amount came from.

Staff explained the attachment failures, or concrete pre-cast panel failures that are typical of collapses are failures that do not typically happen in a short amount of time.

Staff also explained that engineers will be given direction as with the bowstring trusses to keep in mind that the next inspection will not be for another ten years.

Mr. Mueller agreed that as long as the engineer knew up front that they needed to note what may need to be checked before the next inspection in ten years, he felt comfortable.

Staff agreed to make that direction to the engineers clear.

Mr. Mueller proposed the question as to how the Village of Lombard will enforce these inspections. Staff stated that letters will be sent out along with copies of the new ordinance. Proof of inspections will have to be provided to the Village of Lombard, Building Division staff.

It was moved by Mueller, seconded by Flint, that this matter be recommended to the Board of Trustees for approval with inspections to be completed by December 31, 2012 and every 10 years thereafter. The motion carried by the following vote:

Aye: 4 - Stephen Flint, Marty Igoe, John Cullen, and Bob Mueller

110134

Text Amendments to Title 15, Chapter 150 of the Village Code (Hazardous Material Monitoring and Tracking Program)

Requests text amendments to Title 15, Chapter 150, Sections 150.1.2 and 105.6 of the Village Code to establish an Operational Permit Program and Fee Structure relative to monitoring hazardous materials. (DISTRICTS - ALL)

Mr. Riforgiate reviewed the Operational Permit Program of the 2009 International Fire Code indicating this would provide that a system would be in place to effectively manage hazardous materials which are used, handled, stored, possessed and/or located in businesses within the Village of Lombard.

Mr. Igoe asked where the information regarding hazardous materials would be coming from. Mr. Riforgiate stated that the list of materials would come from the businesses and that the material safety data sheets (MSDS) would come from the manufacturers.

It was moved by Mueller, seconded by Cullen, that this matter be recommended to the Village Board for approval. The motion carried by the following vote:

Aye: 4 - Stephen Flint, Marty Igoe, John Cullen, and Bob Mueller

110137

Village of Lombard Building Code

Request to Increase Fire Protection Equipment Plan Review Fees.

Mr. Riforgiate presented a request for a fee increase for all fire protection equipment plan review and the associated permit fees. Staff stated that the proposed adjustment to the permit fees will offset the personnel costs associated with the internal plan review process, inspections, and acceptance testing of the equipment; along with bureau vehicle fuel and maintenance costs.

Mr. Cullen stated concerns that some of the proposed fees were 20% or more and questioned when the last fees were raised. Keith Steiskal mentioned that fees were raised 2% last June and the time before that, 2 years ago. He raised concerns that the proposed fees were too high and that Lombard was already at the top as far as fees were concerned.

BOBA members stated a concern that if fees were not raised, the cost for these services would be passed on to the taxpayer, rather than the applicants.

It was moved by Mueller, seconded by Flint, that this matter be recommended to the Board of Trustees for approval. The motion failed by the following vote:

Aye: 2 - Stephen Flint, and Bob Mueller

Nay: 2 - Marty Igoe, and John Cullen

Mr. Heniff explained that as there was not a vote in favor or in opposition to this request, it will be forwarded to the Board of Trustees with no recommendation.

Unfinished Business

Other Business

Adjournment

On a motion by Mueller and seconded by Flint the meeting adjourned at 8:37 p.m.