



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*

Wednesday, February 29, 2012

6:30 PM

Village Hall - L22

Call to Order and Pledge of Allegiance

William Heniff, AICP, Director of Community Development, called the meeting to order at 6:31 p.m.

Mr. Heniff led the Pledge of Allegiance.

Roll Call

Present 3 - Stephen Flint, Marty Igoe, and John Cullen

Absent 1 - Bob Mueller

Also present: William Heniff, AICP, Director of Community Development; Keith Steiskal, Plan Review/Inspector II; and Chuck Riforgiate, Fire Marshal.

Public Hearings

Business Meeting

Approval of Minutes

A motion was made by Stephen Flint, seconded by John Cullen, to approve the minutes of the March 1, 2011 meeting. The motion passed by an unanimous vote.

New Business

[120104](#)

Village of Lombard Building Code

Request to review and amend Title 15, Chapter 150 (Building Code) of

the Lombard Village Code.

Keith Steiskal presented an overview of several code changes that are mandated by Federal and State agencies this year, as well as several changes recommended by staff:

- 1. Starting March 15, 2012, the Village of Lombard will be enforcing the federally adopted ADA Standard as required by the Federal government. This code will be enforced along with the State of Illinois adopted code, the 1997 Illinois Accessibility Code.*
- 2. As of June 1, 2012, as required by the State of Illinois, the Village of Lombard will be enforcing the State adopted 2012 International Energy Code. This new code eliminates the visual inspection pertaining to verifying air tightness. The 2012 International Energy Code requires a blower door test to be performed and also HVAC ductwork will need to be pressure tested to verify it meets the minimum air tightness. The test must be performed by a third party testing company with a cost under \$500. There are two ways to do this inspection, at the rough stage or at the final, but it is best to do at the rough stage. John Cullen stated as this is being enforced by the State, Lombard must follow State mandate. Mr. Steiskal also mentioned as part of the 2012 International Energy Code lighting must be 75% high efficiency (currently 50%).*
- 3. Staff is proposing removing the requirement for fences to be non-combustible within 15' of a building in the Industrial District. The Fire Department agrees that the wood fence contributes very little to a fire event. This item will be going to the Plan Commission as it is currently adopted in the Zoning Code. Staff wants to make the Board of Building Appeals aware of this proposed change.*
- 4. Staff is proposing adding language to require small pieces of plywood be installed on metal gusset plates used to hold together wood roof trusses. This requirement can help avoid a roof collapse during a fire event.*
- 5. Staff is proposing a change to the minimum construction type for commercial structures. Currently only the Mercantile Group and any building in the Industrial District are not required to be built to a 1B minimum standard under the 2009 International Building Code. This construction type requires the structural steel to be protected for two hours in a fire event. With this current code, it is very expensive for the small accountant's office or small fast food restaurants to meet this code. Staff is proposing expanding the current exception to allow for type 2B construction in "Mercantile Group" to include the "Business Group". The Fire Department has reviewed and approved the proposed changes and per staff is more in keeping with the*

standard in our area, and will ensure Lombard remains competitive for development. Steve Flint questioned what would happen if a new tenant moves in. Mr. Steiskal stated that they would have to meet the code requirements for that tenant use.

- 6. Staff is proposing adopting the entire 2009 International Plumbing Code. The Village of Lombard was penalized on its ISO rating, and lost points during the last audit (which could affect residents & businesses insurance rates) because Lombard was currently using an older code. John Cullen stated that due to the fact that we are becoming a global economy, we should go with the 2009 International Plumbing Code. Mr. Steiskal mentioned that there is a house bill currently proposed to adopt an International Plumbing Code. This would be beneficial to the Village of Lombard as current State Code leaves a lot to be interpreted.*
- 7. Staff is recommending removing the requirement for ductile iron to be used within the over-dig trench of a new house. While ductile iron is a stronger product, PVC is more in keeping with a minimum code standard and schedule 40 PVC has been performing very well.*
- 8. There are miscellaneous spelling and typographical errors in the current code and staff is recommending the correction of these errors.*
- 9. Address building height regulations that conflict in the Building Code and the Zoning Ordinance. As this is a zoning regulation, staff is recommending eliminating selected building height and story limits from the Building Code.*

Mr. Steiskal mentioned that staff has the ordinance amendments ready for the 2011 National Electrical Code, but feels that many electricians and architects may benefit from adopting the 2011 National Electrical Code in 2013. This will not affect the Village's ISO rating in waiting one more year. Also, the Building Division is currently putting a newsletter together with highlights on current codes, which will be attached to each permit issued.

A motion was made by Stephen Flint, seconded by Marty Igoe, to recommend to the Board of Trustees the adoption of the proposed building text amendments to Chapter 150 as proposed by staff. The motion carried by the following vote:

Aye: 3 - Stephen Flint, Marty Igoe, and John Cullen

Absent: 1 - Bob Mueller

[120111](#)

Village of Lombard Fire Life Safety Code

Request to review and amend the Fire Life Safety Code, Title 15, Chapter 150, of the Lombard Village Code.

Chuck Riforgiate presented an overview of several changes that staff has recommended.

Title 15, Section 150.104

Section 108 - There is duplicate language found in 150.030 of Title 15, Chapter 150. Staff is recommending deleting this section.

Section 109.3 - There is duplicate language found in 150.070 of Title 15, Chapter 150 regarding fines. Staff wishes to add the words "misdemeanor, \$750, 0 Days" to match that code.

Section 3302.1 - This section is out of place chronologically. Needs to be placed to proper location.

Add Section 903.5.3. - This new code section establishes specific language to be referenced in the design and installation of new fire sprinkler systems that provides a benchmark consistent with industry standards that engineers can follow.

Add Section 903.4.2.1. - This new section provides the specifics for placement of an exterior fire alarm device (strobe light) to assist incoming fire department companies with the location of the fire department connection to the fire sprinkler system. This is unique to Lombard and will be now placed in the code.

Add Section 903.1.3.1. - This new section provides specifications for the location of all fire alarm control units. Notes will be placed on drawings where fire control panels are to be located.

Section 150.111, Section 1(c) and Section 2(c). - *As limited manufacturing districts (I) is the only district where above ground tanks are allowed, this section of the code needs to be stricken. William Heniff, AICP, Director of Community Development, stated that as the code is currently written, above ground tanks would not be allowed anywhere in Lombard but they are actually allowed in the Industrial districts. Therefore there is a need to change 150.111, Section 1.C. and Section 2.C.*

Text Amendment to Title XV, add sections 150.102 & 150.103;

Adoption of the National Fire

Protection Association's Life Safety Code, NFPA 101, by reference.

Mr. Riforgiate stated that staff is recommending adopting by reference, the NFPA 101 Life Safety Code, the State of Illinois' minimum Fire Code requirement enforced by the Office of the Illinois State Fire Marshal. The Life Safety Code's purpose is to provide minimum requirements, with regard to function, operation and maintenance of existing buildings and structures for safety to life from fire within our

community.

The Life Safety Code endeavors to avoid requirements that might involve unreasonable hardships or unnecessary inconvenience or interference with the normal use and occupancy of a building but provides for fire safety consistent with public interest. The provisions of the code shall be applied to existing buildings and structures only.

A motion was made by Stephen Flint, seconded by Marty Igoe, to recommend to the Board of Trustees the adoption of the proposed fire life safety code amendments to Chapter 150 as proposed by staff. The motion carried by the following vote:

Aye: 3 - Stephen Flint, Marty Igoe, and John Cullen

Absent: 1 - Bob Mueller

Unfinished Business

Mr. Heniff advised that all BOBA members must complete the Open Meeting Act Training. Once completed, they should print out a certificate of completion and return in to the Village of Lombard.

Other Business

Mr. Steiskal stated that a newsletter is in the process of being designed and will be attached to all permits issued. Open House will again take place in the fall.

Mr. Heniff stated that contractors who are registered are now online and people who are looking for contractors can now look on the Village of Lombard's website. Mr. Steiskal added that staff has received quite a bit of positive feedback from contractors on the registration process.

Steve Flint questioned if staff is currently requiring certifications on lead testing. Mr. Steiskal answered that as it is not being required on a State level at this time, staff is not requiring it.

Adjournment

A motion was made by John Cullen, seconded by Marty Igoe, to adjourn the meeting at 7:30 p.m. The motion passed by an unanimous vote.