

Building Commission Meeting
Wednesday, September 24, 2014
6:30 PM
Glenview Village Hall

1. Call to Order, Chairman Heaney. Open Meeting 1st - Commissioner Lindsay. 2nd - Commissioner Means.
2. Roll call and declaration of a quorum – 6:45 pm
 - a. In attendance:
 - i. Jeff Heaney
 - ii. Eric Means
 - iii. Tom Lindsay
 - iv. Kent Brown
 - v. Greg Wozniak
 - b. Absent: None
 - c. Also present:
 - i. Joe Footlik
 - ii. Brent Troxell
 - iii. Helen Wiseman
3. Minutes – September 3, 2014 – Approved as is. 1st – Commissioner Brown. 2nd – Commissioner Lindsay.
4. General communications
 - a. Introduction of new Building Commissioners – Wozniak
5. Pending business
 - a. Review of amendment list done concurrently with the review of the code changes 2006 to 2009 and 2009 to 2012.
6. Old Business
 - a. None
7. New Business
 - a. Presented research requested to date for residential one and two family fire sprinklers.
8. Discussion:

Chairman Haney asked the Commissioners if they are prepared to discuss the local amendments list presented at the last meeting. All agreed.

Commissioner Means stated that he felt the sill height from the basement window is splitting hairs.

Helen Wiseman clarified that there is currently no amendment proposed and that the 2006 IRC has a requirement for a basement egress window and the 44 inch sill opening height. The previous code adoption had an amendment since the adopted code previously did not have a requirement.

Commissioner Lindsay stated that the problem with amendments is that they are inconsistent from Village to Village and it is hard for Architects to keep up.

Joe Footlik mentioned that he had been meeting with 20 municipalities to try to align the amendments. He stated that he is hoping the Village can lead by example. He stated that he is hoping the adoption work can finish so he can meet with the Official from Northbrook. He stated he already has a meeting scheduled to go over amendments.

Chairman Heaney stated that he believed that Park Ridge and Mt. Prospect may be using an outsource model too.

Joe Footlik confirmed that Mt. Prospect is and he has met with Mr. Schoeder, the Official there several times.

Chairman Heaney agreed that alignment helps Architects tremendously. He asked the Commissioners to provide feedback on the amendments being considered here. He asked if there was anything shown in the list of amendments that gave anyone concern. He stated that at this time item no. 42 being the item related to residential single family fire sprinklers will be set aside for the time being for discussion at a later meeting.

Discussion began on the International Residential Code amendments.

Chairman Wozniak asked for a clarification on what is meant by the term “weather resistant” in item no. 19 related to insulation.

Joe Footlik explained that staff had been occasionally having issues with contractors who have installed insulation ahead of the structure being protected from water damage. He stated that inspectors look for at least building paper, windows and doors. They would typically not go so far as siding, unless the building paper has deteriorated.

Brent suggested the item be reworded as follows “Insulation shall not be installed until it is protected from weather.”

Commissioner Lindsay asked if this included the fascia and soffit?

Joe Footlik responded No, only building paper, windows and doors.

Helen Wiseman stated that the item is purposely left at the inspector’s discretion since conditions on the job may vary. An example was mentioned such as an open roof without sheathing in an area.

Commissioner Wozniak agreed that leaving the determination up to the inspector made sense.

Chairman Heaney asked for a clarification for item no. 36 which is related to minimum footing sizes.

Helen Wiseman explained that this section sets minimum footing dimensions for attached structures such as decks (10 inch round diameter), and screened porches (pier footings to support loads) where the amendment allows independent pier footings. Glazed three season rooms would need to be a full footing and foundation per the code since independent movement would not be acceptable with a structure that has glass.

Commissioner Brown asked about whether the code addresses electrical vehicle charging and fuel cells.

Joe Footlik responded that the National Electric Code addresses charging stations and that this code is not reviewed by this Commission, but, is under the responsibility of the Electrical Commission. He stated he would guess that fuel cells are addressed in the Fuel Gas Code.

Commissioner Lindsay stated that the 2015 IRC has a table which now shows minimum footing sizes for various construction types such as frame wall, masonry veneer and solid masonry.

Helen Wiseman stated that the 2006 IRC does also, but, the dimensional width of the footing is only 12 inches. This width is proposed to be increased to account for the potential of 2nd floor additions in the future.

Commissioner Lindsay asked where trench footings are addressed.

Joe Footlik stated that the ability to provide trench footings was taken out of the code because of the concern for 2nd floor additions.

Commissioner Means stated that trench footings work.

Helen Wiseman clarified that the amendment list proposed allows them for detached structures only in item no. 26 and requires a framed footing and foundation for attached structures. Previous code adoptions allowed a trench footing to be 12 inches in wall width with a 20 inch belled bottom at 42 inches below grade. This amendment had been left out of the last code amendment adoption.

Joe Footlik stated that the inspectors had been running into problems in the middle of jobs with 2nd floor additions.

Commissioner Means mentioned a project he had where soil issues were the problem. He stated that one should be able to trench. A 12 inch wall with a 20 inch bell is better than IRC 2006.

Joe Footlik reminded the Commissioners that we have spent 10 or 12 minutes on item no 26. He suggested that this item be pulled and discussed later.

Chairman Heaney concurred that item nos. 42 and 26 would be tabled for later discussion.

Commissioner Means asked if the window sill height for exit were being altered.

Helen Wiseman confirmed that they were not. This item was per code.

Commissioner Lindsay brought up a condition he has encountered on some projects where there are conflicting code requirements. He explained that on an 8 ft plate height home using double hung windows in order to meet the bedroom egress dimension the window sill occurs at a point of less than 2 ft to the floor. This dimension ends up needing to meet the requirement put in the code to limit the window opening to less than 4 inches when it is a required bedroom egress window (IRC Section 312.2.2 (previously 613.2 2006 IRC) known as the Eric Clampton rule). He stated that most remodeled homes with double hung windows will encounter this

issue. He stated it was a funny contradiction to install casement windows when the rest of the house consists of double hung windows.

Joe Footlik stated that it sounds like you would like to amend this section.

Commissioner Lindsay stated that the other way would be to waive the limiter section.

It was determined that there would be a new amendment added that would be no. 53 related to this section (IRC 312.2.2) which would be discussed at a later date.

Commissioner Lindsay asked how the smoke detector section is enforced.

Joe Footlik responded that when the section to upgrade smoke detectors was added to the code initially, there was push back. A policy was instituted allowing wireless interconnected smoke detectors when there were no walls being removed or wall studs being exposed. He stated that Northbrook allows wireless detectors in any case.

Commissioner Lindsay stated that if the determination is made to amend out the fire sprinklers, he personally feels that the requirement for smoke detectors should increase.

Commissioner Lindsay asked the question, if a furnace is replaced, does the Village require the smoke detectors to be upgraded?

Joe responded no. Helen advised that the Village policy is not to require issuance of permits for furnace direct replacements although may submit for permit anyway to have the work inspected.

Joe Footlik stated that he proposes that the issue be left to the inspectors in the field. The requirements are also in the National Electric Code and there cannot be conflicts in the codes. The Electrical code is written by National Fire Protection Association (NFPA). He continued, there are more requirements in NEC than in IRC.

Commissioner Lindsay asked if there were exceptions to this section.

Helen Wiseman read the code published amendments which are; work on the outside of the home such as roofing, siding, windows or doors, a porch, deck or screened porch addition and plumbing or mechanical work. She further stated that the amendment list proposes to add another amendment which currently exists in 2006 IRC but has been removed which is exempting area where it is not exposed where walls or drywall is not to be removed and requiring wireless interconnected detectors here instead.

Commissioner Lindsay stated so the upgrading of smoked detectors is not tied to the cost of the scope of work.

Joe Footlik responded no. If it was a proposed expensive screened porch, there would be no smoke detectors.

Chairman Heaney asked if anyone wanted to entertain a motion to recommend the amendments as listed with item nos. 26, 42 and the new 53 tabled for further discussion.

Commissioner Wozniak asked for clarification on the requirement for 50% of the bulbs to be high efficacy.

Helen Wiseman responded that this requirement comes for the State of Illinois mandated International Energy Conservation Code. Bulbs can be changed after the Village's inspection or may not even be installed yet.

Chairman Heaney stated that this aspect was unenforceable.

Commissioner Lindsay stated that Lake Forest is requiring that the lighting fixtures only accept high efficacy bulbs. This could make it more enforceable.

Commissioner Brown provided a 1st on the motion stated above.

Commissioner Means stated that the offensive bulbs are disappearing and use will stop on its own.

Chairman Heaney stated that the use will stop by lack of supply.

Commissioner Brown restated his 1st on the motion stated above.

Commissioner Wozniak 2nded the motion to accept the proposed amendments to the IRC 2012 code with the exception of items no. 26 (trench footing), 42 (single one and two family fire sprinklers) and the potential new item no. 53 (opening limitation Section 312.2.2).

Commissioner Lindsay asked for discussion on the deck ledge requirements in the published code.

Joe Footlik responded that the code requires rods for new homes. He stated that this is good for new homes but not for existing homes. He clarified that the code requires threaded bolts or screws. He further stated that Simpson offers a product that could be used.

Commissioner Means stated that this condition has experienced problems with cross grain bending.

Commissioner Lindsay stated that ½ bolts are not working when the rim joists are laminated strand members.

Commissioner Means stated that they need to be held down into the joists with a threaded rod. It must project into the rim board to the existing framing. In the case of a finished basement, holes must be cut to make connection. He stated that there is always the option of pier footing next to the house.

Helen Wiseman stated that depending on where they are located next to the home, it could cause additional lateral load on the foundation wall of a basement.

Commissioner Means stated that a distance such as 4 ft away could be established. Commissioner Means stated that in the case of masonry veneer, fastening into the structure beyond as necessary has created bending issues with the fasteners.

Chairman Heaney agreed that 4 ft away on masonry veneer homes makes sense.

Another amendment was proposed to be added as item no. 54 to address the potential amendment for the deck ledger connection to existing structures.

Commissioner Lindsay asked about an item shown on the Safebuilt summary of code changes where the code requirement for attic ventilation was reduced from 1/8 inch to 1/16 inch. He stated he believes it was reduced for the purpose of insect protection, but was concerned with the reduced opening dimension especially when homeowners paint their soffits for instance.

Joe Footlik stated that if we approve the code with an 1/8 inch gap reducing to 1/16 inch, we will not have proper ventilation in the (attic of the) home.

Helen Wiseman read the code section which stated a range from 1/16 inch to ¼ inch.

Commissioner Lindsay was comfortable with there being a range in the dimension.

Chairman Heaney stated that some things cannot be controlled. All agreed.

Commissioner Lindsay asked if the Village does a shower liner inspection.

Helen Wiseman clarified that this item is in the international Plumbing Code which is not adopted by the Village since the State of Illinois Plumbing Code is mandated by the State.

Commissioner Lindsay asked about a kitchen exhaust requirement.

Joe Footlik clarified that this would fall in the Mechanical Code.

The motion was restated as follows: To accept the proposed amendments to the IRC 2012 code with the exception of items no. 26 (trench footing), 42 (single one and two family fire sprinklers), the potential new item no. 53 (opening limitation Section 312.2.2) and the potential new item no. 54 (deck ledge anchorage for existing homes).

Commissioner Lindsay asked for clarification on the new requirement for a self-closer on the garage door to the home. He stated that he would like to consider amending it out altogether.

Helen Wiseman read the code section which stated that the door must have a self-closing device and not specifically a self-closer. It was determined that closer hinges would qualify.

Commissioner Lindsay asked for clarification on the gas curb dimension requirement. He stated that he felt 6 inches was onerous and would prefer 4 inches.

Commissioner Means stated that in accessible homes the change is level.

Chairman Heaney asked if any of the Commissioners were concerned about this change. None responded.

Item no. 16 related to the required gas curb between the home and the garage is to be amended to 4 inches in lieu of 6 inches as on the proposed amendments list.

The motion was restated as follows: To accept the proposed amendments to the IRC 2012 code with item no. 9 amended to 4 inches from 6 inches, and the exceptions of items no. 26 (trench footing), 42 (single one and two family fire sprinklers), the potential new item no. 53 (opening limitation Section 312.2.2) and the potential new item no. 54 (deck ledge anchorage for existing homes) to be tabled and discussed at a later date. 1st – Commissioner Lindsay. 2nd Chairman Heaney.

A vote was taken. All in favor. Aye – 5. Any opposed. Nay – 0. Motion carried unanimously.

Commissioner Lindsay asked about the blower door test requirements of the State mandated Illinois Energy Conservation Code 2012. Joe Footlik clarified the inspector's role.

Further discussion occurred after the motion on items potentially related to the fire sprinklers item no. 42 that was tabled to future discussion.

Commissioner Lindsay asked if the Commission will want to have the requirement for fire protection of the ceiling of a basement is TJI's (prefabricated floor joists) remain in the code as published (R501.3).

Chairman Heaney stated that this can be revisited as it relates to the fire sprinkler discussion which has been tabled to a future meeting.

Joe Footlik stated that it would not apply if fireblocked per code at the perimeter of the unprotected portion.

Commissioner Lindsay stated that he had a question about fireblocking requirements. He stated that a Safebuilt inspector was requiring that each stud be firestopped to the concrete with drywall. Joe stated that he would look into it, but, it sounded like a misunderstanding. Commissioner Lindsay stated that he thought the point was compartmentalization, but, this seems like overkill.

Joe Footlik stated that he agrees that the code intends compartmentalization to buy time.

Chairman Heaney stated Firestopping discussion is tied to the fire sprinkler (item no. 42) discussion and may continue at that time. Similarly, the gypsum board fire protection discussion is related to fire sprinklers also.

Chairman Heaney stated that the table is open for discussion of the International Building Code amendment list.

Helen Wiseman stated that the many of the amendments lists in the IBC are also meshed with the International Fire Code. Chairman Heaney agreed and reconfirmed.

He stated that he personally was satisfied with the amendments as they are represented.

Chairman Heaney asked for a clarification on the amendment related to addresses on commercial building.

Joe Footlik responded that the requirement is for 6 inch letters with a 1 inch contrasting stroke. He stated it is related to identification for Fire Dept. response.

Helen Wiseman stated that for the commercial /multi-family IBC and IFC, the amendments are status quo from what was amended in IBC and IFC 2006 previously.

Commissioner Lindsay asked for clarification on the stance for Exterior Insulating Finishing Systems (EIFS).

Helen Wiseman responded that the current amendments to the IBC 2006 (Commercial & Multifamily) code prohibits EIFS and synthetic stucco. The IRC 2006 adoption omitted this amendment in error. She stated that the proposal with the 2012 IBC and IRC adoption is to amend the code to allow drainable systems only (ones with flashing systems).

Chairman Heaney asked if the Commissioners have had sufficient time to look over these amendments. He further stated that there are amendments related to dry cleaning plants, low water pressure for sprinklers, fire pump test headers. Various items make sense.

Commissioner Lindsay stated he also sees amendments to fire alarms.

Joe Footlik asked Do I hear a motion?

Chairman Heaney stated we do not want to proceed without Commissioner Lindsay.

Commissioner Lindsay asked for clarification on the definition for Alarm Notification Device.

Joe Footlik responded that this item was pulled out of the amendments because customers do not want the color red.

Helen Wiseman stated that the amendment would no longer require red appliances.

Chairman Heaney stated that it seems like they were red for a reason. Maybe, this item should be tabled for further discussion.

Further discussion continued.

Brent Troxell read the definition in the 2012 code for "Alarm Notification Appliance" which read "A fire alarm system component such as a bell, horn, speaker, light or text display that provides audible, tactile or visible outputs, or any combination thereof".

Chairman Heaney stated that then it can be any color or as determined by the code. He stated if we are not talking about a pull station, he is good with it being as the codes dictates.

Brent Troxell read the definition for manual fire alarm box from the 2012 code. It reads "A manually operated device used to initiate an alarm signal."

Commissioner Lindsay going over the Safebuilt code change summary for 2009 to 2012 stated he noticed section 718.2.1 has a fireblocking change that now allows cellulose insulation if it has been tested for a fireblock.

Commissioner Lindsay asked if there were any proposed new hotels in Glenview.

Joe Footlik responded he was not aware of any.

Commissioner Lindsay stated that the summary of changes notes that hotels must have floor level exit signs lighting direction.

Joe Footlik stated that first thing the fire personnel taught him was to count the doorways to the exit when you are in a hotel.

Chairman Heaney agreed. He was taught same in military.

Commissioner Lindsay stated that section 403.5.5 required illuminated on the floor and stair railings in high rise buildings.

Commissioner Brown stated that they are very expensive.

A motion was offered by Commissioner Lindsay and seconded by Commissioner Means to adopt the International Building Code amendments as proposed.

A vote was taken. All in favor. Aye – 5. Any opposed. Nay – 0. Motion carried unanimously.

Chairman Heaney opened the floor to discuss the International Fire Code amendments.

Helen Wiseman stated that these amendments were provided for the first time at this meeting. They are at the end of the amendment list provided in the packet forwarded by email. She stated that these amendments mirror those found in IBC except for items that may only be in the IFC Code. Amendments listed are per the current adoption.

Chairman Heaney confirmed that the amendments mirrored IBC.

Joe Footlik asked if the 6 inch gas curb amendment is found in the IBC amendments.

Helen responded no.

Brent Troxell asked the commissioners if they felt they have had enough time to review and delve into the information provided.

Discussion continued regarding assignments to the various commissioners to gather information on their specific expertise areas for the tabled items to be presented at the next scheduled meeting (10/1).

Assignments were made as follows:

Commissioner Lindsay – windows opening and limiting

Commissioner Means – deck ledger requirements for existing homes

Commissioner Means – trench footing

Chairman Heaney stated that it looks like the only item to remain for discussion is the fire sprinklers item.

Commissioner Wozniak asked for clarification on one of the sprinkler facts under the Reliability section which relates to sprinkler head failure.

Brent Troxell explained the statistic which is that 7 percent of the existing sprinkler heads did not go off in a fire because of sprinkler head damage. Commissioner Wozniak was concerned by the statistic and thought it related to sprinkler heads that opened on accident without a fire. Brent further stated that the failure rate of fire sprinklers opening without a fire event is less than a washer or a plumbing fixture in a home.

Joe Footlik stated that staff will look for more data on the number of sprinkler heads that open for no reason.

The Commissioners asked that the following questions also be answered:

- Provide the sources for the fires in Glenview.
- Statistics for fire sprinkler activation for no reason.
- Statistics on the charring of sawn lumber (2 x lumber) versus manufactured joists (open web, I joists, etc)

Chairman Heaney stated that Trusses and I joists are damaged much more severely in fires.

Commissioner Lindsay stated if the determination is made not to have sprinklers that more protection is warranted.

Joe Footlik stated that many towns have different requirements when building with TJI Joists (I joists).

Commissioner Lindsay stated that he googled deaths in Glenview due to fire. He only found one back in 1965 which was due to someone smoking in bed.

Chairman Heaney stated that the discussion about sprinklers will continue next week.

Commissioner Lindsay also asked for the following statistic:

- Death statistics due to fire for 20 years.

A motion was offered for the amendments to the 2012 International Fire Code – To recommend the amendments as listed. 1st – Commissioner Lindsay. 2nd – Commissioner Means.

A vote was taken. All in favor. Aye – 5. Any opposed. Nay – 0. Motion carried unanimously.

Commissioner Wozniak stated that he feels that the estimates provided for residential sprinklers as provided in the emailed packet was on the low end.

Chairman Heaney asked Commissioner Wozniak to provide copies of his actual proposals on a job at the next meeting.

Commissioner Lindsay asked for the additional statistics:

- Total quantity of single family homes in Glenview (He suggested census records)

Commissioner Wozniak asked for the following:

- Number of fires in newer homes in Glenview.

Chairman Heaney advised the Commission about a new home on the Glen which sustained a lightning strike and has substantial damage.

Commissioner Means asked for the following:

- How many homes in Glenview have lightning rods?

Joe Footlik stated that the National Electric code addresses bonding. He stated that the best grounding is with rebar in concrete to dissipate charge.

Joe Footlik stated that the statistics for the fire sprinkler systems were ones provided by Fire Safety Consultants Inc. who is the Village's consultant for fire protection review. They review 150 municipalities locally. The cost study was from contractors from Elgin. He stated that he felt this was the best source of accurate information. He stated Commissioner Wozniak's source would be a good source for Glenview.

Commissioner Means stated that it is another issue cost wise to retrofit an existing home. He asked for information as follows:

- Provide ideas for retrofitting existing homes.

Commissioner Lindsay asked if staff could research the following:

- Provide a list of other hybrid approaches around the Village of Glenview

Commissioner Lindsay stated that Highland Park requires basements be sprinklered if there is no drywall over TJIs (I Joists). If you do this you do not have to do that. He

stated that the statistics are disconnected. He stated he would like to see statistics as follows:

- Data on collapse of manufactured floor joists (open web, I joists, etc).

Commissioner Lindsay stated that Winnetka when a one hour rated is provided between floors, they do not require fire sprinklers. He stated in Wilmette, they only allow solid lumber, no TJIs (I joists), No Microlams (Laminated beams).

Commissioner Means added Elmhurst too.

Commissioner Lindsay added that Wilmette has smaller lots, smaller homes and sawn lumber is easier to do. Smaller homes will feel a pinch with a \$10,000 fire sprinkler.

Commissioner Means stated that TJIs (I joists) are now using a flak jacket of intumescent paint. He added that finger jointed trusses are better than metal plates.

Close Meeting. 1st – Chairman Heaney. 2nd – Commissioner Means. 8:55 pm

Next Meeting - Oct 1st 6:30 pm.