

Building Commission Meeting

Wednesday, September 3, 2014

7:00 PM

Glenview Village Hall

1. Call to Order, Chairman Heaney. Open Meeting 1st Chairman Heaney. 2nd – Commissioner Brown.
2. Roll call and declaration of a quorum – 7:05 pm
 - a. In attendance:
 - i. Jeff Heaney
 - ii. Eric Means
 - iii. Tom Lindsay
 - iv. Kent Brown
 - b. Absent:
 - i. Greg Wozniak
 - c. Also present:
 - i. Joe Footlik
 - ii. Brent Troxell
 - iii. Helen Wiseman
3. Minutes – none
4. General communications
 - a. Introduction of new Building Commissioners – Lindsay (present) and Wozniak (absent)
 - b. Open Meetings Act review
 - c. Discussed the possibility of moving the standard meeting time to 6:30 pm. All were ultimately good with this change. Chairman Heaney stated he would contact Commissioner Wozniak.
5. Pending business
 - a. None
6. Old Business
 - a. None
7. New Business
 - a. Code change intent:
 - i. Purpose: Helen Wiseman explained that we are gathered to update the Code to the 2012. We are currently on 2006 series of International Code Council (ICC) Codes. The Village is working toward adopting the 2012 ICC Code Series. The Village is also going through ISO review; an updated code leads to a better score. The tentative schedule is to have the package to the Village Board in early December.
 - ii. Code access: Public access link provided in the staff report as follows - <http://publicecodes.cyberregs.com/icod/ibc/2012/>
 - iii. Documentation: Helen Wiseman presented the documents in the staff report as follows: Two documents prepared by SAFEbuilt that show differences from 2006 to 2009 codes, and 2009 to 2012 codes, A Northwest Municipal Conference survey showing the codes adopted by various municipalities shown with an indication of whether sprinklers have been adopted for single family residences, a staff comparison of 2006 to 2012 codes, and a staff proposal of local amendments to the 2012 ICC for International Residential Code for one and two family dwelling units and International Building Code for Multifamily, commercial, industrial and institutional buildings is included.
 - b. Expectations:

- i. Feedback: Staff would like to have feedback within 2 weeks as to what research needs to be done and what questions need to be answered so staff can prepare this information before the next meetings.
- ii. Meetings were set for roughly every two weeks as follows: Sept 24, Oct 1, Oct 15, Oct 29, Nov 12, Nov 19.

8. Discussion:

Chairman Haney asked the Commissioners to think about comprises if they have problems with some of the major items proposed, such as, residential sprinklers. He stated that he is proud of the work this town has done and is grateful for the information provided, but, is confident that Glenview can evaluate in ways that fit Glenview.

Chairman Heaney stated that he believed Park Ridge's sprinkler requirement kicks in with a 50% of lineal feet added.

Commissioner Means stated that he believed that Wilmette does not require sprinklers if dimensional lumber is used as opposed to TJI (Prefabricated I Joists).

Chairman Heaney suggested the Commissioners should think about sources of fires which he stated may be as follows in descending order; 50% garages, laundry dryer ducts, fireplaces, kitchen grease. He stated larger homes might be required to have two exits.

Joe Footlik stated that anything you need in evaluating the codes, we will get you. Some things you might want to consider are amending the sprinkler section for additions. Questions may be such as, financial reductions/ property taxes. I don't believe that would happen here though.

The Chairman asked the following questions. What was the quantity of fire calls from last year? What was the source of the fire? What was the quantity in the last 2 or 3 years? What was the source of the fire in these years?

Commissioner Lindsay stated that he had googled "How many people died in fires for various years. He stated that sources and quantities varied pretty widely.

Advise the quantity of deaths in Glenview as a result of fires in the last 3 years.

Commissioner Lindsay stated that the quantity of people who have died as a result of a fire appears to be a low percentage of those in resident. He further stated that as he understands it, smoke detectors and fire sprinklers are intended to make sure occupant get out of the home. Neither is intended to protect properties. There is still a concern for mold and mildew.

Commissioner Lindsay stated, it would be good to find out What the insurance rate reduction would be on a yearly basis with fire sprinklers? It would be good to find out What the number of claims are from water damage due to fire sprinklers?

Chairman Heaney stated that he would like to know Is the addition of fire sprinklers a clean proposition – did it come into the code because of lobbying or honest people wanting to make the occupant safe?

Joe Footlik stated that the fire protection associations support it and may have had input.

Commissioner Lindsay stated that he knows that Fire Fighters do not like TJI's. and that there are now blankets available for TJI (Prefabricated I Joist) framing to protect them.

Chairman Heaney mentioned that other villages have amendments for gypsum board protection for TJI (Prefabricated I Joist) framing. Maybe, it should be considered in Glenview.

Chairman Heaney advised the Commissioners that there had been a lot of work done by staff in regard to researching the 2012 code and laying out the changes. This work will make the Commissioners evaluation much easier.

Commissioner Means stated that he is aware that there are substantial shear wall changes in the 2012. He asked the Commissioners if there was a thought on this section.

Joe Footlik stated that this section has really changed.

Commissioner Lindsay asked if there was a program by the fire department to assist homeowners in getting the smoke detectors in a home up to current standards for new home construction (hardwired with battery backup throughout home per code).

Helen Wiseman clarified that the code currently requires that smoke detectors be brought up to current standards for single family additions and remodelings. Currently, discretion is used on the job if the wall or floor is not opened. This amendment is proposed for 2012 also. Alterations unrelated to the inside of the home would not require this upgrade.

Joe Footlik stated that he believed that if homeowners provided the smoke detectors, the fire department would install them for the resident. Does our fire department of the Village have any programs for getting smoke detectors into houses? This item should be confirmed for the next meeting.

Commissioner Lindsay asked for data for permits issued in the following categories for 2009 through 2014: New homes, Single Family Additions, Single Famil Remodelings.

Commissioner Lindsay asked if he can have a survey of the homes in Glenview that do not have hardwired smoke detectors. Joe Footlik and Helen Wiseman advised that this information does not exist.

Commissioner Brown stated that on the industrial side of the issue, he has experiences sprinklers that have blown out on projects of 2000 sprinklers where there had been substantial damage.

Joe Footlik stated that maybe you would like statistics for blown sprinkler heads.

The Commissioners agreed.

Commissioner Lindsay asked about the Electrical Code amendments and status. Joe Footlik advised that these amendments would be brought to the Electrical Commission and not Building Commission.

Joe Footlik stated that studies show that occupant sleep through smoke detectors.

Commissioner Lindsay stated that with the current 2012 code, in ten years we could have 400 new homes protected with smoke detectors as well as fire sprinklers. It is redundant protection for new homes while thousands of existing homes do not have the currently required hardwired smoke detectors.

Helen Wiseman stated that the code is not retroactive except through permit review for construction.

Joe Footlik added that this concern is addressed through alteration permits for remodelings where additions are brought up to the current standard. Alterations are enforced where access is provided, otherwise, wireless and battery are accepted as alternated.

Chairman Heaney stated that the Commission should strive to find a common sense result.

The Commission requested cost studies of the cost range to equip a new home with fire sprinklers.

Chairman Heaney stated that as the square footage of a home gets larger, sprinklers make greater sense, otherwise distance to exits may be considered.

Commissioner Means stated that Engineered I joists are more common in larger homes since the spans do not accommodate dimensional lumber since the lengths are limited by availability.

Chairman Heaney added that dimensional lumber is not as high in quality as it used to be and many times is distorted or out of plumb.

Commissioner Lindsay mentioned that he is seeing more use of M12 and M29 Wire ties where the lumber is handled more carefully and is less distorted.

Chairman Heaney stated that he feels the decision on fire sprinklers is a decision of expense versus protection.

Joe Footlik reminded the Commission that the Village Board would decide what is in the best interest of the Village for fire spinklers.

Chairman Heaney stated that the Commission must look at the total picture including water damage versus the protection fire sprinklers provide.

Commissioner Means stated that when trusses are used in a home, they are hard to fix after fire damage.

Chairman Heaney stated that the Commission may want to consider distance to exits.

Joe Footlik stated that the egress windows in the code are designed by size for a fire man with their full pack.

Commissioner Lindsay stated that in a town like Wilmette on small lots sawn lumber works, but, Glenview's larger homes typically require a move to TJIs (Prefabricated I Joists).

Commissioner Means shared his experience with bad drying lawsuits with projects with wood framing inside and masonry outside and shrinking that caused major issues.

Chairman Heaney suggested that the Commissioners should spend time now in reviewing the code change information provided from 2006 to 2009 and 2009 to 2012, and the summary of amendments. He stated that the Commissioners would be better suited to kick the sprinkler discussion to future meetings when the answers to the various sprinkler related questions are provided.

All present agreed.

Helen Wiseman reminded the Commissioners to email her any additional questions or concerns to put on the agenda for the next meeting.

Commissioner Lindsay asked if the Commission could bring in persons to address the Commission if they would like. He mentioned other officials from other Villages.

Joe Footlik advised him that staff could arrange persons to address the Commission such as; additionally, Glenview's Fire Chief or Glenview's Village Attorney.

Chairman Heaney stated that the Commission needs to delve into the information on its own.

Chairman Heaney stated that he felt the Commission should be able to review the amendments quickly.

Joe Footlik stated that amendments should be reduced as much as possible for ISO evaluation.

Chairman Heaney stated that most of the amendments shown strengthen the code and do not lessen it.

Commissioner Means stated that he noticed the amendment to eliminate bathrooms off kitchens has been eliminated.

Chairman Heaney noted that the amendment to eliminate bedrooms in basements was taken out on 2006. The Commissioners really need to be thinking what is for the common good. He stated that he felt the Commission could do their appointed job expeditiously.

Commissioner Lindsay asked if the current amendments are on line.

Helen Wiseman responded yes they are.

Commissioner Brown requested code books. Helen Wiseman provided them.

Close Meeting. 1st – Chairman Heaney. 2nd – Commissioner Lindsay. 8:45 pm