

## Building Commission Meeting

Monday, May 13, 2019 - FINAL

6:30 PM

Glenview Village Hall

1. Call to Order, Chairman Heaney called for a motion to open the meeting - 1<sup>st</sup> Commissioner Means. 2<sup>nd</sup> – Commissioner Lindsay.
2. Roll call and declaration of a quorum – 6:35 pm
  - a. Commissioners in attendance:
    - i. Jeff Heaney
    - ii. Eric Means
    - iii. Greg Wozniak
    - iv. Thomas Lindsay
  - b. Commissioners absent/ vacant:
    - i. Vacant seat – Previously - Brown
  - c. Also present:
    - i. Joe Footlik – Inspectional Services Manager
    - ii. Helen Wiseman – Plan Review Manager, Acting Secretary
3. General Discussion

Commissioner Lindsay asked if there were plans to replace the vacant Commissioner seat left by Commissioner Brown. Mr. Footlik stated that staff has been considering adding an Electrician to the group. Another consideration may be to combine the responsibilities of the Electrical Commission with this one. Commissioner Lindsay asked if the Electrical Commission met irregularly also. Mr. Footlik responded that the Electrical Commission has not met in a while. Most of the commissioners have passed on. There has been no meeting of the Electrical Commission for two years. Commissioner Lindsay responded that he thought that combining Commissions is a good idea.
4. Minutes – April 24, 2019 – Commissioner Wozniak stated that the minutes were well done. Confirmed those calling motion to open meeting. Motion called to accept Minutes as updated – 1<sup>st</sup> Commissioner Means, 2<sup>nd</sup> Commissioner Wozniak. Vote – All in Favor: 3-0, One abstained – Commissioner Lindsay (absent from meeting 4/24/2019).
5. General communications
  - a. Ms. Wiseman distributed copies of the currently adopted amendments to the following code; International Residential Code (IRC) 2012, International Building Code (IBC) 2012, International Fire Code (IFC) 2012, and International Mechanical Code (IMC) 2012. Ms. Wiseman provide a general overview stating that today the Commission will be beginning evaluation of the Single Family Residential Code – IRC 2012. She reminded the Commission that the current amendments will be helpful in comparison to the code changes being evaluated. The current amendments provide for other codes should be kept handy for the evaluation of the codes for Multi-Family and Commercial properties which will be evaluated later.
  - b. Mr. Footlik mentioned some amendment items that currently exist to refresh the Commissioners.
6. New Business \* - Review currently adopted amendments to IRC 2012
  - a. Chairman Heaney stated that he feels that the Commission should evaluate the code by the baseline of keeping all current amendments, unless, there is opposition which can be discussed individually. He opened the floor to the Commissioners to bring up items in the amendments to the International Residential Code that needed to be discussed for consideration.
  - b. Commissioner Lindsay stated that he felt the exception shown in item no. 17 – Section 302.6 – Dwelling / garage fire separation in the current amendments to the

IRC 2012 should be eliminated. This item eliminated the need to provide 5/8 inch type X gypsum board when a home is fire sprinklered. All of the Commissioners agreed that this exception should be eliminated and regardless of the plan to fire sprinkler, the garage should still be protected with 5/8 inch type X gypsum board. All Commissioners agreed that if there are no further opposition to the past code amendments, the amendments should stand as is for the future adoption.

- c. Commissioner Lindsay asked about item no. 25 - Section 316 Foam plastic which was related to no insulation installation until the building is weather protected. He stated that he did not remember this one from the past adoption in 2015. Mr. Footlik reviewed the past discussion and the intent with the Commissioners. The Commissioners stated that they remembers this being discussed in the past and the determination to make it a requirement to protect insulation from water damage during the construction process.
  - d. Mr. Footlik mentioned that Item No. 24 - Section R314.3.1 Alterations, repairs and additions – related to requirements for smoke detectors for work in existing homes, may be able to be modified or eliminated. The code being evaluated has been updated for current available technologies. It is now addressing blue tooth connections in lieu of electronic interconnection. Commissioner Means asked if this includes Wi-Fi. Mr. Footlik advise that Wi-Fi would not be acceptable since if a router goes down service would be lost. Blue tooth is accepted to be more reliable.
  - e. Commissioner Lindsay asked, relating to Item No. 31 – Table R403.1 Minimum Width of Concrete, Precast or Masonry Footings, where does the table with footing sizes come from. Ms. Wiseman responded that the table is from the code, there were minimum sizes increased in the table to reflect past amendments to the code.
  - f. Mr. Footlik highlighted a crawl space definition which is a change to the code.
  - g. Commissioner Lindsay asked if to his knowledge were there other area of the code which updated items that are out of date similar to the smoke detector item. Chairman Heaney responded that we will take 5 more minutes to review the current amendments and then will move to looking at the changes made for 2015 and 2018 codes in new business.
  - h. Commissioner Lindsay asked why there was so much discussion last time on fire sprinklers when we entertained code changes. Mr. Footlik responded that the code update was a big jump from 2006 to 2012 and included fire sprinklers. This time items such as Solar Power and Blue tooth for smoke detectors. Mr. Footlik stated further that it should not be a concern if there are incidental impacts as opposed to life safety issues. Commissioner Lindsay said he definitely agreed with that. He asked if staff was getting pressure from the Fire Department for requiring fire sprinklers. Chairman Heaney stated that he feels the Commission found a good solution to the fire sprinkler requirement. All of the Commissioners agreed. Mr. Footlik responded that staff is not getting any pressure from anyone on this on aspect. Commissioner Lindsay stated further that the Commission was instrumental in coming up with one of the better solutions he is familiar with in municipalities in this area. The Commission met with the Fire Chief, gathered facts on fires, past concerns, the danger of Manufactured Joists burning, and necessary protection for them. Commissioner Wozniak reiterated that the Commission did a lot of homework with regard to this aspect and he feels really good about what was the result. He has received positive comments from the public. He is familiar with other Village's near to ours where the result is not the same. In one in particular, there has been multiple issues with sprinkler heads causing substantial damage.
5. Pending Business \* – Reconfirm proposed schedule for future meetings

Ms. Wiseman reminded the Commissioners that all meeting required a Quorum of three Commissioners to hold a meeting. She also advised that staff spoke to the Village Attorney about the rules for attending a meeting remotely. The Attorney has confirmed that the Commissioner attending remotely cannot be the Commissioner that sets a Quorum and cannot Chair the meeting. This would mean there must be a Quorum in attendance and the member attending remotely is in addition to the Quorum in attendance. She reminded the Commissioners that the next meeting is scheduled for Tuesday, May 21<sup>st</sup> at 6 pm. Chairman Heaney is planning to attend remotely. All Commissioners confirmed that they plan to be in attendance. Commissioner Means offered to Chair the Meeting. The next meeting is scheduled for Wednesday, June 5<sup>th</sup> 6 pm. Chairman and all Commissioner except Commissioner Wozniak confirmed they will attend this meeting. The next meeting is scheduled for Wednesday, June 19<sup>th</sup> 6 pm. Chairman and all Commissioner confirmed they will attend this meeting. The next meeting was scheduled for Wednesday, July 3<sup>rd</sup>. Chairman and Commissioners determined that they would prefer to meet the prior week. The July 3<sup>rd</sup> meeting was rescheduled for Wednesday, June 26<sup>th</sup> 6 pm. All Commissioners confirmed their availability to attend with Chairman Heaney attending remotely. The next scheduled meeting was discussed for Wednesday, July 17<sup>th</sup> 6 pm. It was determined that the Chairman and Commission would discuss the remaining meeting dates from July 17<sup>th</sup> forward at the next meeting.

6. New Business

- a. Chairman Heaney opened the discussion of the Code changes and suggested that each Commissioner open their International Code Council International Residential Code Significate Changes books for both 2015 and 2018. He stated that this would be the most efficient way of reviewing since many times changes are made in the 2015 edition and more changes followed 3 years later in 2018 edition. It was determined that as a group all sections would be discussed with comments, concerns and recommendations discussed if any. It was determined that the Commissioners would offer a motion after discussion of the code as a whole and vote at the end. All agreed. Ms. Wiseman confirmed that the minute would reflect only pertinent discussion and proposed future amendments.

- b. Mr. Footlik asked that the Commissioners turn to page 2 in both the 2015 and 2018 Significant Code Changes books.

- ✓ **IRC Part 1** - 2015 - R101.2 Scope / R202 – Accessory Structure Definition and 2018 – R101.2 Scope – Modification - Determination made to amend only to mesh with Glenview Zoning Requirements.
- ✓ 2015 – R104.11 Addition - and 2018 - R104.11 – Modification - Alternative Materials and Methods of Construction – Determined to be an important section to retain.
- ✓ 2018 –R105.1, R110.1 and R202 – Change of Occupancy – Clarification – Commissioners chose to retain.
- ✓ 2015 – R105.3.1.1 thru R106.1.4 - Flood Related – As previous Delete in its entirety. FEMA Governs through the Engineering Dept. Review.
- ✓ 2018 – R202 – Clarifications or Additions - Definitions for Access (to), Ready Access (to), Clean Out, Fixture Fitting/ Supply Fitting, Crawl Space, Carbon Monoxide Alarm, Carbon Monoxide Detector, Fenestration, Fenestration, Vertical, Skylights and Sloped Glazing, Solar Energy System, Solar Thermal Collector, and Solar Thermal System. Commissioner Means stated that the definitions make sense and are common sense. Commissioner Wozniak asked for an explanation for the Ready access definition change. Mr. Footlik stated that the definitions are in practice today. There is really no change. Ms. Wiseman added that she believes that the intent is to define the terms in terms that relate less to Americans

with Disabilities terminology. Commissioner Lindsay asked if there was a lot going on with Solar in town. Mr. Footlik responded that there are solar panels all over. The work is generally done by an electrician. He mentioned that by the current code language for smoke detectors although this work is predominantly outside the building, a smoke detector upgrade would apply. Glenview applies the code with common sense in this case and does not require the smoke detector upgrade in this case. The Commissioners agreed that this made sense. Chairman Heaney further stated that it is like saying when a heating system is updated, the smoke detectors must be retrofitted. The code has an exception for smoke detectors in this case.

- ✓ **IRC Part 2 -** 2015 and 2018 – Table R301.2 (1) – Climatic and Geographic Design Criteria – Modification - Commissioners chose to retain. Staff must update amendments to reflect applicable data points – Wind, Seismic, Energy Code, etc.
- ✓ 2015 – R301.2 – Wind Design Criteria, Wind Speed Maps, and Table R301.2 (2) – Component and Cladding Loads – Modification – Discussion ensued as to whether these modifications have an impact financially. Commissioner Wozniak expressed concerns that these changes may result in changes in design that have a financial impact. Mr. Footlik clarified that it looks like the change is noted to align the Building Code and the Residential Code. Commissioner Means further clarified that the change is really the same as the previous code. It involves terminology changes from 90 mile per hour service design to 115 miles per hour ultimate design. The Structural Engineer in his design has already been designing this way per standard practice. He stated that it is different terminology, but, the same design. Chairman Heaney also added that roof rafter design depth of member is generally required based on the required insulation thickness and not for structural reasons. Commissioner Wozniak stated that he just want to make sure that a home would be designed the same. Commissioner Means and Chairman Heaney confirmed, the design would be the same. Mr. Footlik stated that the change was probably for coastline work since the code is used across the country. Commissioner Means added that earthquake/ seismic design is not for service. Life Safety design went to ultimate. Now, they are making the wind code design the same terminology. He continued that the lowest wind load in the table is 115 miles per hour. Discussion continued regarding wall and Shear wall design. Commissioner Lindsay stated that his home was built using metal strap corner bracing and rigid insulation board and it is faring well. Commissioner Wozniak said he feels it would not be fair for a developer of Architect to have to provide wind shear calculations on every project. Mr. Footlik asked generally homes today are plywood or oriented strand board (OSB) full perimeter? Commissioner Wozniak responded that they generally are. Chairman Heaney also agreed. Ms. Wiseman added that the way the Residential code is setup, most of the code is prescriptive and states how to construct the shear wall as opposed to the Building Code which would be more of a performance code. There should be no reason to need to have the shear wall design calculated, if following the diagrams in the code. Commissioner Means stated that the shear wall design sections should be the same, when we get to that point in the code review. Commissioner Wozniak said he would have no concern if there are no further complications. Commissioners chose to retain.

- ✓ 2015 – R301.2.1.1.1 – Sun Rooms – Addition – Added language and standards for design of kit type sunrooms. Chairman Heaney stated that these kits are not inexpensive and the contractor still needs to construct a foundation and footing. Commissioners chose to retain.
- ✓ 2015 – R301.2.1.2 – Protection of Openings in Wind Borne Debris Regions – Modification – to add a standard for protecting from wind borne debris damage. Commissioners chose to retain.
- ✓ 2015 – R301.2.1.4 and Table R301.2.1.5.1 – Wind Exposure Category and Topographic Wind Effects – Modifications - Commissioners chose to retain.
- ✓ 2018 – R301.2.2.1 and R301.2.2.6 – Seismic Design Category and Irregular Buildings – Modification – Glenview’s area not generally effected by seismic. Commissioners chose to retain.
- ✓ 2015 – R301.3 Story Height – Modification – 11 ft. 7 inch maximum with 13 ft. 7 inches for masonry. Commissioners chose to retain.
- ✓ 2015 and 2018 – R302.1 – Exterior Walls – Modification - Commissioners discussed how they felt that the Zoning requirements dictated the distance between homes. Mr. Footlik responded that that is true unless the development is a planned Unit Development like Park Place. The Commissioners discussed why this section is was in the code if zoning is strict. Ms. Wiseman responded that sometimes Planned Unit development requirements reduce what would be typical of zoning, variances are granted or existing homes are closer to property lines than what would be allowed by zoning. In these cases, there are fire rating requirements to protect neighboring properties. Commissioners chose to retain.
- ✓ 2015 and 2018 – R302.2 - Townhouse Separation and 2018 - R302.3 – Two Family Dwelling Unit Separation – Modification – Double Walls or Single Walls with Structural independence. Commissioners discussed the requirements for structural independence. Ms. Wiseman stated that the wall would need to be designed so that if there were a fire on one side, the structure would breakaway leaving the wall structurally sound to support the floors and roof/ceiling framing for the unit adjacent. Commissioner Means added that this means you would not be able to design in platform framing. It would be designed with a ledger support to break away. Chairman Heaney asked how would this be accomplished done with manufactured floor joists. Commissioner Means responded by using a face mounted hanger. Commissioners chose to retain.
- ✓ 2018 – R302.4.2 – Membrane Penetrations – Requires listed lighting when in a rated ceiling assembly. Commissioners chose to retain.
- ✓ 2015 – R303.7 and R303.8 – Stairway Illumination – Clarification – Separate sections added with conflicts removed. Commissioners chose to retain.
- ✓ 2018 – R302.5 Dwelling-Garage Opening Separation – Modification – Automatic closer accepted for self-closing. Commissioners chose to retain. Mr. Footlik made a suggestion for the Commissioners to consider. It is that attached garage be provided with some sort of fire/ smoke detector system. He provided the example of a home where two brothers were left in a home in the basement while the attached garage roof started on fire. The fire spread to the main homes roof engulfing the outside roofs of the home. The smoke detection system in the home did not alert the boys because there was only smoke and fire on the outside of the home. Smoke detectors are required to be interconnected throughout the interior of the home, but, not in the garage. A landscaper across the street noticed the fire and began

pounding of the door to notify the boys. Ms. Wiseman presented another incident where the required smoke detectors did not alert the occupants of the home to a fire. This fire was started by a lightning strike in the middle of the night. The only reason the homeowner knew of the fire was because he got up in the middle of the night to use the restroom in his master bathroom to find the exhaust fan and toilet seat melting with fire shooting out of the exhaust fan opening in the ceiling revealing a fully engulfed fire in the attic when the sleeping residents had no idea it had been burning. Commissioner Means stated that he did not believe a smoke detector could be installed to operate in a cold garage or attic. Mr. Footlik suggested maybe heat detectors would work. It was determined that further research was need on options for these conditions. Commissioner Lindsay stated that no matter what options are considered, the code will never get to the point of zero

- ✓2018 – R302.10 – Insulation Flame Spread – Clarification – Facing and vapor retarder on insulation must meet the same flame spread as the insulation. Commissioners chose to retain.
- ✓2018 – R302.13 – Fire Protection of Floors Above Crawl Spaces – Modification – Commissioners discussed the difficulty of installing drywall in a shallow crawl space where fuel fired or electrical powered heating devices are provided. The Commissioners ultimately determined that it is fairly rare that heating equipment is installed in crawl spaces for new construction and exceptions no. 3 and 4 remain with exceptions when using sawn lumber and in smaller areas with fire-blocking. After discussion, Commissioners chose to retain.
- ✓ R303.7, R303.8 – Stairway Illumination – Clarification - Commissioners chose to retain.
- ✓R304.1 Minimum Habitable Room Area – Modification – Minimum 120 sq. ft. area for habitable rooms has been removed from the code. Commissioners chose to retain.
- ✓R305 – Ceiling Height – Modification – Related to bathrooms, toilet rooms and laundry rooms/ Basements with habitable space. Commissioners chose to retain.

## 7. Discussion:

Commissioner Wozniak needed to leave at 8:45 pm. Chairman Heaney stated that the Commission will pick up discussion on Section R308.4.2 in both the 2015 and 2018 versions of the Significant Changes to Code books.

Close Meeting. Chairman Heaney asked for a motion to adjourn the meeting. 1<sup>st</sup> – Commissioner Means. 2<sup>nd</sup> – Commissioner Lindsay. 8:50 pm

Agenda taken in varying order - \*