

Building Commission Meeting
Wednesday, June 26, 2019 - FINAL
6:00 PM
Glenview Village Hall

1. Call to Order, Acting Chairman Means called for a motion to open the meeting - 1st - Commissioner Lindsay. 2nd - Commissioner Wozniak. Vote - All in Favor - 4-0.
2. Roll call and declaration of a quorum - 6 pm
 - a. Commissioners in attendance:
 - i. Eric Means - Acting Chairman
 - ii. Jeff Heaney - Attending remotely via conference call
 - iii. Thomas Lindsay
 - iv. Greg Wozniak
 - 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. Minutes - June 19, 2019 - Motion to approve the minutes as corrected. Commissioner Lindsay pointed out that some text was duplicated. 1st Commissioner Lindsay. 2nd Commissioner Wozniak. Vote - All in favor: 3-0. Due to a temporary loss of the remote phone connection to Chairman Heaney. Connection was regained and a second vote was taken. Vote - All in favor: 4-0.
4. General communications - None.
5. Pending Business:
 - a. Meeting schedule confirmation - Ms. Wiseman asked the Commissioners if the next few meeting dates in August may be confirmed. All Commissioners but Commissioner Wozniak confirmed their availability for the 7/17 meeting. All Commissioners but Commissioner Means confirmed their availability for the 7/31 meeting. Ms. Wiseman reminded the Commissioners that in order to meet on both dates with a quorum, the remaining Commissioners would need to be in attendance on both 7/17 and 7/31. All Commissioners confirmed availability for the meetings in August which are currently scheduled as August 7th, 14th, and 28th.
 - b. The Commissioners began the review of the International Building Code's (IBC) significant changes of 2015 and 2018 editions from the currently adopted 2012 IBC. Mr. Footlik mentioned that the International Fire Code aligns in many areas with the IBC. He stated that staff has asked the Fire Department staff to review the Fire Code aspects. Once an evaluation is complete and received, staff will bring this information back to the Commission at the future date the International Fire Code is discussed and reviewed by the Commission. If there are changes requested by the Fire Personnel, the mirrored sections in the IBC will need to be updated as well. Commissioner Lindsay stated that the biggest complaint he hears when people do work in this town is that the fire personnel are not familiar with plan reading. Many times there are inspections and changes required by the inspector after the fact. Mr. Footlik responded that, in Glenview, Glenview fire personnel do not provide inspections. Mr. Footlik continued that inspections are performed by Inspectional Services staff who are managed by himself. Commissioner Lindsay asked if this was the case for the Brewery (referring to 10-90 Brewin Co. which he was involved in). Mr. Footlik confirmed that the inspections were performed through the Inspectional Services Division which he manages and that the inspectors are not Fire Department personnel. Mr. Footlik stated that if any contractors have concerns, they are welcome to call him since he manages

the inspectors. Mr. Footlik went on to explain that the inspections for fire protections systems such as fire sprinklers, fire alarms and kitchen hoods with ansul systems are reviewed and inspected by Fire Safety Consultants, Inc. which is a third party consultant.

- ✓ **IBC Part 1** – 2015 – 101.2 – Exempt Residential Accessory Structures – Modification – Commissioner Heaney stated that Zoning requirements would govern with accessory structures anyway. Ms. Wiseman stated that is correct and that staff would amend the item to zoning requirements. Mr. Footlik stated that the requirements would mesh with zoning purposes. All Commissioners agreed to retain this section with amendments to the zoning requirements.
- ✓ * 2018 – 202 – Definition of Greenhouse – Addition - All Commissioners agreed to retain this section.
- ✓ 2015 – 111.1 Change of Use or Occupancy – Modification - All Commissioners agreed to retain this section.
- ✓ 2015 – 202 – Definition of Horizontal Exit (Modification), Platform (Clarification), Private Garage (Addition), and Treated Wood (Clarification) - All Commissioners agreed to retain this section.
- ✓ 2018 – 202 – Definition of Repair Garage (Addition), Sleeping Unit (Clarification), Private Garage (Addition), Treated Wood (Clarification) - All Commissioners agreed to retain this section.
- ✓ 2018 – Chapter 2 – Remove Definition References – Deletion - All Commissioners agreed to retain this section.
- ✓ **IBC Part 2** – 2018 – 302.1 – Classification of Outdoor Areas – Clarification - All Commissioners agreed to retain this section.
- ✓ Commissioner Heaney asked if there were any sections the fellow Commissioners would like to discuss. The Commissioners had no sections in particular they were concerned about. The Commissioners continued through the sections individually.
- ✓ * 2015 – 304.1 – Food Processing Facilities and Commercial Kitchens – Modification – Commissioner Lindsay stated that this was a nice change recognizing different facility types. All Commissioners agreed to retain this section.
- ✓ 2018 – 303.4 - Assembly Use of Greenhouses Classification – Clarification - All Commissioners agreed to retain this section.
- ✓ 2015 – 304.1 – Training and Skill Development Facilities – Clarification - All Commissioners agreed to retain this section.
- ✓ 2015 – 306.2 - Food Processing Facilities and Commercial Kitchens – Modification – The change in Use Group is to move Food Processing establishments not associated with Commercial Kitchens to a F-1 Use Group when greater than 2,500 sq. ft. All Commissioners agreed to retain this section.
- ✓ 2015 – 308.3 – Group I-1 Occupancy Classification and 308.4 – Group I-2 Occupancy Classification – Modification – Mr. Footlik stated that Glenview has many of this Use Group currently. Once classified I-1 or I-2, the Use Group determines the fire alarm requirements. Ms. Wiseman explained the situation on a recent residential facility where the Architect assigned a Use Group from a building construction standpoint which was the governing use/ most critical use for constructions, but, was not the most critical use from the standpoint of the fire alarm design. An I-2 Use Group would have far less fire alarm requirements since these patients are deemed not capable of self-preservation and would not be required to be notified in an

emergency. Commissioner Lindsay asked, how would the fire alarm requirements be handled if separate buildings. Ms. Wiseman responded based on the patient capabilities and separately from building to building. Mr. Footlik added that the design was preventing the patient from having the right to leave. Taking a person's right to safety is not good. Ultimately, the Use Group for the fire alarm relates to the capability of the patients and not the chosen Use Group for the building design. The fire alarm designer cannot take the right to self-preservation from patient capable of self-preservation. The determination was made that all Commissioners agreed that an amendment should be written to give a heads up to this requirement. Staff will amend this section accordingly. Commissioner Means asked if the areas were on separate sides of a building would the requirements be different. Ms. Wiseman added that the patients also would more than likely deteriorate which may change their capabilities over time. Mr. Footlik added that staffing needs change and staff also moves from facility to facility. Commissioner Lindsay stated that maybe the system could be designed with a technical solution which turns on and off as needs change. Ms. Wiseman stated that this could introduce the human error potential where the system is turned off and not turned back on when the needs change. Mr. Footlik mentioned that the condition is similar to the Carbon Dioxide example late last year discussed with the Commissioners previously where staff relocated all patients to the Dining Room. If there is an insufficient quantity of staff. This is a problem. Relying upon nursing staff to move all of the patients at one time is a bad idea. Commissioner Heaney added that being ex-military, IED bomb as an example, protect in place not possible all at once. Commissioner Lindsay reiterated that technology should make it easier to address. Mr. Footlik added that one consideration for the idea of using technology which has both systems functional would be that both systems would need to be designed, built and funded which would be a substantially greater cost. For Alzheimer patients, there would be no strobe notification. The flashing and sound would disorient and frighten the patient. Would not want to pay to put in the equipment if it should not be used. Commissioner Means asked of assigning rooms, say 10% flex rooms, and dividing the space was an option. Mr. Footlik responded that this was a good idea. Commissioner Means asked if in this case, had the designer, designed it, chose not to comply and then received a modified compromise in the design from the Village. Mr. Footlik responded, yes. Commissioner Means stated that the hard stance may be a wall down the middle. Mr. Footlik stated that staff could check with the Fire Department personnel and get their take. It is really a question of safety over financial impact. This issue with the developer is the surprise. Many other towns require the fire sprinkler and fire alarm drawing be approved prior to permit issuance for the building. Glenview works with the customer to expedite construction permits issuance advising them of their requirement to submit and obtain fire sprinkler and fire alarm approval prior to issuance of a separate permit to build those systems. Some builders wait until the building is built before submitting for the fire sprinkler and alarm systems. In these cases, they tend to get surprises. It is surprises that the developer hates. Commissioner Means shared an example from a neighboring town where a permit for foundation was issued last July for a 12 story building. Nine months later the superstructure. It was fast tracked and had major issues. Now this town issues no building permits, until the design build is done. Commissioner

- Wozniak stated that it sounds like the language for the amendment would just need to be put together. Ms. Wiseman stated that staff understands the direction and will work on for the final evaluation. All Commissioners agreed to retain this section with amendments to address the fire alarm clarification.
- ✓ 2018 – 309.1 – Mercantile Use of Greenhouses Classification – Clarification - All Commissioners agreed to retain this section.
 - ✓ 2018 – 310.3 and 310.4 – Classification of Congregate Living Facilities – Modification - All Commissioners agreed to retain this section.
 - ✓ 2018 – 310.4.2 – Owner Occupied Lodging Houses – Modification - Mr. Footlik mentioned that Glenview does not allow Bed and Breakfasts to operate within Glenview. This use is not allowed by zoning. If complaints are received, staff will investigate and advise the owner of the violation. If it is not discontinued, the case would be referred to court. There are many areas in the Glenview zoning ordinance where items related to this are applicable; single family home, family definition, multi-families in basements, etc. If it includes an application for permit work, it is called out in plan review. The requirements are applied consistently. All Commissioners agreed to retain this section with modifications based on zoning.
 - ✓ 2015 – 310.5 Group R-3 Lodging Houses – Modification – All Commissioners agreed to retain this section with modifications based on zoning.
 - ✓ 2015 – 310.6 – Group R-4 Occupancy Classification – Modification - All Commissioners agreed to retain this section.
 - ✓ 2015 / 2018 – 311.1.1 Classification of Accessory Storage Spaces – Modification – Ms. Wiseman explained that the code has a definition that includes storage areas to be considered accessory to the main use if the area of the storage use is less than 10% of the overall area. This section is removing a less than 100 sq. ft. threshold since many storage areas that are accessory to a main use may exceed the 100 sq. ft. threshold. All Commissioners agreed to retain this section.
 - ✓ 2018 – 311.2 Classification of Self-Service Storage Facilities – Clarification – Ms. Wiseman read the text in the Significant Changes book which stated that the clarification sets the Use Group for self-service storage facilities automatically to an S-1 Use Group to account for the reasonable expectation that a considerable amount of combustible materials will be stored. Mr. Footlik added that Glenview does not inspect the inside of self-service storage facility units once they are built and occupied. He added that some self-storage facilities have accessory living units for the manager of the facility and their family. Commissioner Means stated that he has found in his work that many times the floors are not rated for the loads that they carry. Mr. Footlik stated that a Glenview facility was converted from a blood donation facility to a storage facility. Commissioner Means stated that the design loads for the storage facility are two times as high. Commissioner Wozniak asked if the storage facility management asks the renter what they plan to store. He stated that it might make the renter think more about what they are storing there. Mr. Footlik stated that in his experience, the storage manager might ask if the renter is storing gasoline. Other than that, the renter signs a contact, pays the fee and receives the key. All Commissioners agreed to retain this section.
 - ✓ 2018 – 312.1 – Classification of Communications Equipment Structures – Modification – Commissioner Means stated that communications equipment is located on buildings now. Ms. Wiseman stated that we have several

instances of this is Glenview. All Commissioners agreed to retain this section.

- ✓ 2015 – 312.1.1 Classification of Agricultural Greenhouses – Clarification - All Commissioners agreed to retain this section.
- ✓ 2015 – 403.1, Exception items 3 and 5 – Clarification – This section relates to high rise provisions stating that they are not applicable to high hazard uses. Commissioner Means asked if Glenview had any high rise buildings anyway. Mr. Footlik stated that yes, we do. Ms. Wiseman added, the two Astellas towers at Interstate 294 and Willow Road. Commissioner Wozniak mentioned the high rise that was demolished at the AON property and asked if another high rise was proposed to replace it. Mr. Footlik responded no that Abt Electronics is proposing a warehouse addition to its existing warehouse that will substantially increase the size and service capability. The building itself took months to demolish since it was reinforced concrete. Mr. Footlik stated that he was impressed by the method the used. Commissioner Means stated that the demolition of that building caused all kinds of traffic jams on I294 while in progress. A Commissioner asked what determines whether a building is a height rise. Ms. Wiseman looked up and read the definition from the code, building with greater than 75 ft. of height above the lowest level of Fire Department access. All Commissioners agreed to retain this section.
- ✓ 2018 403.2.1.1 – Type of Construction in High Rise Buildings – Modification - All Commissioners agreed to retain this section.
- ✓ 2015 – 404.5, Exception – Atrium Smoke Control in Group I Occupancies – Modification - A Commissioner asked if this should be run past the Fire Department. Commissioner Heaney stated that the requirement made sense to him. Ms. Wiseman explained that the code change was only eliminating smoke control in 2 story spaces for Uses other than Institutional – I-1 and I-2 (Nursing Care). After the clarification, all Commissioners agreed to retain this section.
- ✓ 2018 – 404.6 Enclosure of Atriums – Modification - All Commissioners agreed to retain this section.
- ✓ 2015 – 404.9, 404.10 – Egress Travel through and Atrium – Clarification - All Commissioners agreed to retain this section.
- ✓ 2018 – 406.1 Motor Vehicle-Related Occupancies – Clarification – Discussion ensued about the change that occurred. Ms. Wiseman clarified, per the significant changes book, it appears the section was re-organized. All Commissioners agreed to retain this section.
- ✓* 2015 – 406.3.1 – Private Garage Floor-Area Limitation – Modification - Mr. Footlik asked if there was a definition for private garages. Ms. Wiseman read the definition for the proposed 2018 code, which is, a building or portion of a building in which motor vehicles used by the owner or tenants of the building or buildings on the premises are stored or kept, without provisions for repairing or serving such vehicles for profit. It could be a detached garage even for multi-family. Commissioner Heaney mentioned Carriage Hill as an example. All Commissioners agreed to retain this section.
- ✓* 2015 – 406.3.2 – Private Parking Garage Ceiling Height – Clarification – Notes minimum 7 ft. in height. All Commissioners agreed to retain this section.
- ✓ 2018 – 406.3 – Regulation of Private Garages – Clarification - All Commissioners agreed to retain this section.

- ✓2018 – 406.6.2 – Ventilation of Enclosed Parking Garages – Clarification – Mr. Footlik clarified that ventilation is not required for one and two family dwellings. Acting Chairman Means asked if this condition is the case for the multi-family apartments on Waukegan near Golf. Mr. Footlik responded that he believes the system is a push button CO₂ ventilation system. Discussion continues of the potential for greater problems with the introduction of cars without keys. Commissioner Lindsay mentioned that the car beeps now when you get a distance away. Commissioner Wozniak mentioned cases where the car is running and the person did not hear the beeping due to distraction. The potential for CO₂ build up increases. All Commissioners agreed to retain this section.
- ✓2015 – 407.2.5 – Group I-2 Shared Living Space – Addition – Commissioner Heaney stated that this setup is common. All Commissioners agreed to retain this section.
- ✓2015 – 407.2.6 – Group I-2 Cooking Facilities – Addition - All Commissioners agreed to retain this section.
- ✓2015 – 407.5 – Maximum Size of Group I-2 Smoke Compartments and 2018 – 407.5 – Maximum Smoke Compartment Size – Modification - Acting Chairman Means stated that it looks like the maximum area is 40,000 sq. ft. in both the 2015 and the 2018 versions. Ms. Wiseman stated that it appears there has been a second condition added in 2018. All Commissioners agreed to retain this section.
- ✓2018 – 407.5.4 – Required Egress from Smoke Compartments – Modification – Commissioner Lindsay stated that the picture in the book appears quite confusing. Mr. Footlik stated that the picture appears to be showing the movement of patients from one compartment to another in the event of a hazardous situation. Commissioner Lindsay stated that movement of patients in general is consistent with Federal Medicare requirements. With Medicaid beds there is more money spent. It is more lucrative for facilities to have Medicaid beds. Many times facilities ship patients out of facility to so they can free up Medicaid beds to make more money. All Commissioners agreed to retain this section.
- ✓2015 – 410.3.5 – Horizontal Sliding Doors at Stage Proscenium Opening – Addition – Acting Chairman Means stated that this requirements is for Proscenium Curtain ratings. Ms. Wiseman stated that the rating must be a 1 hour fire rating. All Commissioners agreed to retain this section.
- ✓2015 – 412.7 – Travel Distance in Aircraft Manufacturing Facilities – Modification – Commissioner Lindsay stated that he had no problem what so ever with this section. All Commissioners agreed to retain this section.
- ✓2018 – 420.7 – Corridor Protection in Assisted Living Units – Modification – Commissioner Heaney stated that this section mimics the requirements for I-2. It is the same thought process. All Commissioners agreed to retain this section.
- ✓2018 – 420.8 – Group I-1 Cooking Facilities – Addition – Commissioner Lindsay stated that this section also mimics the I-2 section. All Commissioners agreed to retain this section.
- ✓2018 – 420.10 – Dormitory Cooking Facilities – Addition – Commissioners felt that there was no expectation that Glenview would have a college dorm scenario, but, we in support of this requirement.
- ✓2018 – 422.6 – Electrical Systems and Ambulatory Care Facilities – Addition – Mr. Footlik added that the requirement for power was need to

provide care. An example would be Illinois Bone and Joint. All Commissioners agreed to retain this section.

- ✓ 2015 – 423.3 – Storm Shelters Serving Critical Emergency Operations Facilities – Addition – Commissioner Lindsay stated that storm shelters will be needed more and more. Commissioner Means stated that hospitals must remain operational during storm situations. He added that if the wind speed were greater than 250 mph, there would be nothing left. All Commissioners agreed to retain this section.
- ✓ 2015 – 423.4 - Storm Shelters Serving Group E Occupancies – Addition – A Commission commented that this was for E Occupancies. Ms. Wiseman responded that this would apply to schools, gymnasiums and larger daycares. All Commissioners agreed to retain this section.
- ✓ 2018 – 424.1 – Children’s Play Structures – Modification – Mr. Footlik provided the Commissioners with an example of a facility where children’s play equipment is regulated by the code. It is a play area where children can climb, jump, run using structures. Many of the equipment is built in China or Bulgaria where the requirements are not as strict as ours. The equipment must meets tests by a Nationally Recognized Testing Laboratories (NRTL), such as, Underwriter’s Laboratories. Some facilities for testing are come and go. OSHA’s (Occupational Safety Hazard Association) website lists active and current NRTLs. In this example based on the tests provided, the equipment was not tested by a NRTL. It was then field tested for flammability. Some equipment needed modifications to allow it to pass. Some equipment needed to be removed. After certification testing, labels where put on the equipment certifying the testing requirement. The Village worked with the business owner. There was a financial impact, but, for the safety of the occupants. Commissioner Heaney stated that he was sure there was an insurance limitation. Commissioner Lindsay stated that other Village are much less diligent. Mr. Footlik added that staff heard from the owner, How come other facilities have been approved with the equipment? In this case, the requirement was pointed out in plan review. The owner did not follow up on the required testing documentation. Commissioner Means stated that it was a case where the owner felt it to easier to beg for forgiveness. Commissioner Means asked, what material was a problem? Mr. Footlik responded that many of the pieces of equipment were composed of press board wood particles. Furniture of press board is very flammable. He added that we in this town are very good at what we do. All Commissioners agreed to retain this section.
- ✓ 2018 – 427 – Medical Gas Systems – Addition - All Commissioners agreed to retain this section.
- ✓ 2018 – 428 – Higher Education Laboratories – Addition - All Commissioners agreed to retain this section.

Review and discussion of the International Building Code (IBC) continued to the next meeting on 7/17/2019 at 6:00 pm beginning with 2015 Section 503 pg. 49 and 2018 Section 503.1 pg. 56.

6. New Business - None
7. Discussion – Commissions discussed whether the Commission would skip the Part 3 section for Fire Protection awaiting feedback from the Fire Department on the current amendments and proposed adoption of the 2018 International Code series. The plan was

determined to skip Part 3 – Fire Protection and hold its discussion for the mirrored discussion in the International Fire code. If a response is received, may choose to discuss. Staff to coordinate.

8. Adjournment -

Close Meeting. Acting Chairman Means asked for a motion to adjourn the meeting. 1st – Commissioner Lindsay. 2nd – Commissioner Means. All in favor – 4-0. 8:25 pm

Agenda taken in varying order - *