

Building Commission Meeting
Wednesday, July 17, 2019 - FINAL
6:00 PM
Glenview Village Hall

1. Call to Order, Chairman Heaney called for a motion to open the meeting - 1st - Commissioner Means. 2nd - Commissioner Wozniak. Vote - All in Favor - 4-0.
2. Roll call and declaration of a quorum - 6:28 pm
 - a. Commissioners in attendance:
 - i. Jeff Heaney - Chairman
 - ii. Eric Means
 - 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 26, 2019 - Motion to approve the minutes as presented. 1st Commissioner Means. 2nd Commissioner Wozniak. Vote - All in favor: 4-0.
4. General communications: Ms. Wiseman passed out a diagram from Thompson Elevator showing elevator sizes based on stretcher sizes and a revised schedule of proposed future Building Commission Meetings.
5. Pending Business:
 - a. Meeting schedule confirmation - Ms. Wiseman advised the Commissioners that the schedule of future meeting dates has been revised to omit the proposed meeting on August 7th. A staff member will be out of town.
 - b. Commissioners continue the review of remaining sections of Part 2 beginning with Section 503 2015 page 49 and 2018 page 56 in the Significant Code Changes books where they left off at the last Commission meeting.
 - ✓ **IBC Part 2** - 2015 - 503 - General Building Height and Area Limitations - Clarification - Ms. Wiseman advised the Commissioners that, according to the book, this change was a clarification to increase user-friendliness and did not involve a change in the technical requirements. All Commissioners agreed to retain this section.
 - ✓ 2018 - 503.1 and 706.1 - Scope of Fire Wall - Modification - All Commissioners agreed to retain this section.
 - ✓ 2018 - 503.1.4 - Allowable Height and Area of Occupied Roofs - Addition - Commissioner Lindsay stated that this section is related to occupiable roofs, such as, roofs with roof-top pool decks. Commissioner Heaney added that green roofs are another example. He stated that he had another job in another town where the size of the rooftop use was reduced out of concern.
 - ✓ 2015 - Table 504.3, Section 504.4 - Building Height and Number of Stories - Clarification - Commissioner Lindsay stated that it looks like the code has been clarified to be more streamlined. All Commissioners agreed to retain this section.
 - ✓ 2018 - 505.2.1.1 - Mezzanine and Equipment Platform Area Limitations - Clarification - Chairman Heaney stated that this section looks to be adding more clarification for mezzanines. He added that there are a number of mezzanines at the building at Chestnut and Lehigh. Commissioner Means agreed. All Commissioners agreed to retain this section.

- ✓2015 – 505.2.3, Exception 2 – Mezzanine Openness – Modification – Ms. Wiseman read the summary. All Commissioners agreed to retain this section.
- ✓2015 – Table 506.2 – Building Area (Clarification) and 2018 – Table 506.2 note i Allowable Area of Type VB Greenhouses (Modification) – Chairman Heaney stated that the changes increase the degree of user-friendliness. The 2018 change is a modification to include green houses. Commissioner Lindsay stated that the 2015 change is a clarification to A1 and A3 Assembly occupancies. All Commissioners agreed to retain this section.
- ✓2015 – 507.1 – Basements in Unlimited Area Buildings – Clarification – Mr. Footlik stated that the limitation of one story has to do with firefighting. Commissioner Lindsay asked if people do subgrade Racquetball or Basketball Courts? Commissioner Means stated that he was involved in a 22 ft. deep one. Mr. Footlik asked if the wall thickness was 22 or 24 inch reinforced. Commissioner Means stated that this one had multiple levels. He added that these designs keep him busy. Commissioner Heaney stated that if the wall is not braced by the floor, it becomes double in size. The system becomes a retaining wall. All Commissioners agreed to retain this section.
- ✓2018 507.4 – Sprinklers in Unlimited Area Group A-4 Buildings – Clarification - All Commissioners agreed to retain this section.
- ✓2015 – 507.9 – Group H-5 Unlimited Area Buildings – Addition – A Commissioner asked if H-5 was a high or a low hazard? Ms. Wiseman responded that all H use groups are high hazard. Chairman Heaney stated that the hazards are in the code and we are not going to change that. Mr. Footlik stated that this is shown as an addition. All Commissioners agreed to retain this section.
- ✓2018 – 508.3.1.2 – Group I-2, Condition 2 Nonseparated Occupancy – Modification – Mr. Footlik stated that the code added a limitation with a modification. It was apparently found to be insufficient and added to the code. He added that Ms. Wiseman provided an example last time which was related to a facility with nursing and memory care. All Commissioners agreed to retain this section.
- ✓2018 – 508.4.1, Table 508.4 – Separated Occupancies vs. Fire Area Separations – Clarification - All Commissioners agreed to retain this section.
- ✓2015 and 2018 – Table 509 - Incidental Uses – Modification – Commissioner Lindsay stated that the changes in 2015 are Health Care related. It lists ambulatory care. Ms. Wiseman added that incidental uses can be in any use group. Chairman Heaney stated that the 2018 modification relates to battery storage. Commissioner Lindsay stated that halon can be dangerous. He had heard of some fireman dying because the oxygen was taken from a room with Halon when they responded. All Commissioners agreed to retain this section.
- ✓2015 and 2018 – 510.2 – Horizontal Building Separation – Modification 2015/ Clarification 2018 – Commissioner Means stated that this section relates to podium construction. Commissioner Lindsay stated that a 3 hour fire rating is required. Ms. Wiseman stated that this is the same hourly rating as the previous code adopted. All Commissioners agreed to retain this section.
- ✓2018 – Table 601 Footnote b and 2015 Table 601 Footnote d – Deletion 2015/ Modification 2018 – Mr. Footlik stated that in 2015 a footnote was deleted. Chairman Heaney stated that he is on board with the deletion.

- Commissioner Lindsay stated that the rated wall substitution for sprinklers is not allowed. Mr. Footlik stated that in Glenview sprinklers are required. Commissioner Lindsay stated that he has no problem with it. All Commissioners agreed to retain this section.
- ✓2018 Table 602, Note I – Group R-3 Fire Separation Distance – Clarification – Mr. Footlik asked if this table is in the code currently. Ms. Wiseman responded yes. All Commissioners agreed to retain this section.
 - ✓2018 – 602.3, 602.4.1 – FRT Wood Sheathing in Exterior Wall Assemblies – Clarification – Mr. Footlik stated that the Village currently enforces the code this way for fire retardant treated wood in sheathing. He used River Forest as an example. Commissioner Lindsay asked if there was an issue with this building downtown. Mr. Footlik responded that there was not an issue. In discussion, it was determined that there was a design issue. Mr. Footlik described the 4 story wood framed Active Adult Living building which is over a concrete parking garage with a pool in the middle. All Commissioners agreed to retain this section. All Commissioners agreed to retain this section.
 - ✓2015 602.4 – Type IV Member Size Equivalencies – Addition – Ms. Wiseman stated that the code has added the option of composite wood. All Commissioners agreed to retain this section.
 - ✓2015 – 602.4.2 – Cross- Laminated Timber in Exterior Walls – Addition – Commissioner Means asked how insulation would be handled? Ms. Wiseman responded that it would be surface mounted. Mr. Footlik asked how Mechanical would be run? Commissioner Means responded by routing. Commissioner Lindsay stated that Wilmette does not even let you use Microlams. Mr. Footlik stated Really? Commissioner Lindsay responded, unless you sprinkler. Commissioner Means stated in a question, they do not want engineered lumber in Wilmette. Mr. Footlik added that not every professional is familiar with a fitch plate. Commissioner Lindsay stated that the alternate is full steel. Commissioner Means added that he designs a lot of steel in Wilmette. All Commissioners agreed to retain this section.
 - ✓2015 – 603.1, Item No. 26 – Wall Construction of Freezers and Coolers – Addition - Chairman Heaney thought this was a good addition and asked if the Commission could move on. All agreed. All Commissioners agreed to retain this section.
 - ✓**IBC Part 3** – Fire Protection – 2018 – 704.2, 704.4.1 – Column Protection in Light-Frame Construction – Modification – Commissioner Lindsay stated that this section now does not require you to wrap a column in a Fire Wall. Commissioner Means stated that this makes sense. All Commissioners agreed to retain this section.
 - ✓2015 - 704.4 – Protection of Secondary Members – Clarification – Commissioners questioned what is meant by this. Commissioner Means clarified that the section refers to secondary member beams and not girders. Those members with no connection to the column. All Commissioners agreed to retain this section.
 - ✓2015 - 705.2 = Projections at Exterior Walls and 2018 Table 705.2 Extent of Projections – Modification – Commissioner Lindsay asked if this condition occurs often? Mr. Footlik responded that we have existing conditions at the property line in the village. All Commissioners agreed to retain this section.
 - ✓2015 - 705.2.3 – Combustible Projections (Modification) and 2018 – 705.2.3 and 705.2.3.1 – Combustible Balconies, Projections, and Bay Windows (Clarification) – Commissioner Means stated that they are not all

- combustible. Mr. Footlik added that some are concrete panel or concrete poured steel pan. You can put barbeques on those, but, not on combustible balconies. All Commissioners agreed to retain this section.
- ✓2015 – 705.3 – Buildings on the Same Lot – Modification – Ms. Wiseman stated that there is not a minimum fire separation distance if two buildings are on the same lot. All Commissioners agreed to retain this section.
 - ✓2015 – 705.6 – Structural Element Bracing of Exterior Walls – Modification – Commissioner Means stated that the book reads that any portion of the wall frame must be rated. Mr. Footlik added that one could not proposed balloon frame. A balloon frame design must be fire-stopped. All Commissioners agreed to retain this section.
 - ✓2018 – 705.8.1 – Measurement of Fire Separation Distance for Opening Protection – Clarification – Commissioner Means stepped away briefly. Chairman Heaney read the summary while Commissioner Means stepped away. When Commissioner Means returned, discussed and All Commissioners agreed clarifications were clearer and to retain.
 - ✓2015 – 705.8.5 – Vertical Separation of Openings – Clarification – Commissioner Lindsay asked if there was an example of the Vertical Opening condition in Glenview. Mr. Footlik and Ms. Wiseman reviewed the Palliative Care Center Project where openings from a lower existing roof which was not rated was protected with fire shutters on the new addition. All Commissioners agreed to retain this section.
 - ✓2018 – 706.1.1 – Party Walls Not Constructed as Fire Walls – Modification – Chairman Heaney stated that he feels this is not a place to change anything. All agreed. All Commissioners agreed to retain this section.
 - ✓2015 – Structural Stability of Fire Walls and 2018 – Structural Continuity of Double Fire Walls – Modification – Ms. Wiseman stated that the section now clearly identifies the NFPA 221 standard for construction. Commissioner Means added that the in 2018 the exception references Seismic areas which we do not have in Glenview. Chairman Heaney stated that there is no reason to worry here then. Commissioner Means stated that the exception refers to California. All Commissioners agreed to retain this section.
 - ✓2018 – 708.4 – Continuity of Fire Partitions – Clarification – Commissioner Means stated that they struck out a lot. Mr. Footlik stated that the pictures show what they are doing. Commissioner Lindsay stated that it says if you do not want to rate you must sprinkler above the ceiling. He added that he was good with that. Mr. Footlik added that Glenview requires sprinklers anyway and would be doing both. All Commissioners agreed to retain this section.
 - ✓2018 – 708.4.2 – Fireblocking and Draftstopping at Fire Partitions – Clarification - Chairman Heaney stated that the book states that the information was consolidated and modified. All Commissioners agreed to retain this section.
 - ✓2015 – 709.4 – Continuity of Smoke Barriers – Clarification – Commissioner Lindsay stated that the section has been reworded and clarifies how it is to be done. He added that he is really good with this one too. All Commissioners agreed to retain this section.
 - ✓2015 – 711, 712 – Horizontal Assemblies and Vertical Openings – Modification – Ms. Wiseman read the change summary which stated that the section was reorganized to be more consistent. All Commissioners agreed to retain this section.

- ✓2018 – Membrane Penetrations of Shaft Enclosures – Modification – Chairman Heaney stated that the section relates to Shaft enclosure penetrations. Mr. Footlik stated that this section is interesting because previously the code would not allow any penetrations that are not related to the purpose of the shaft. He added that he gets concerned with openings in a shaft. He mentioned that with outlets that penetrate a shaft wall, there are protections called putty packs. If there are two penetrations on opposite sides of the wall, a putty pack would protect the opening from fire passage. For this reason he is not concerned about electrical. There are other penetrations which concern him. Commissioner Means stated that often a steel angle is used. Mr. Footlik stated that more he talks it out the more he is comfortable with it. All Commissioners agreed to retain this section.
- ✓2015 – 714.4.2 – Membrane Penetrations – Modification – Commissioner Lindsay stated that he is comfortable with this item. All agreed. All Commissioners agreed to retain this section.
- ✓2018 – 716.2.6.5 Delayed-Action Self-Closing Doors – Addition - All Commissioners agreed to retain this section.
- ✓2015 – 717.1.1 – Ducts Transitioning between Shafts – Clarification – Mr. Footlik stated that this requirement is already in the code and this is a clarification. All Commissioners agreed to retain this section.
- ✓2015 – 717.3, 717.5 – Corridor Dampers – Clarification - All Commissioners agreed to retain this section.
- ✓2018 – 803.1.1, 803.1.2 – Interior Wall and Ceiling Finish Testing – Clarification, 803.3 – Interior Finish Requirements for Heavy Timber – Modification, and 803.11, 803.12 – Flame Spread Testing of Laminates and Veneers – Addition – The Commissioner collectively reviews all of the changes in Chapter 8 and agreed with all of the changes. All Commissioners agreed to retain this section.
- ✓2018 – 901.6.2 – Integrated Fire Protection System Testing – Addition – Commissioner Lindsay stated that this section relates to testing. He asked staff if there was a concern with this. Mr. Footlik responded, it references NFPA for the standard. There is no concern. All Commissioners agreed to retain this section.
- ✓2018 – 902 – Fire Pump and Fire Sprinkler Riser Rooms – Addition – Chairman Heaney stated that the section has requirements for fire pump rooms and that they must be labeled. Glenview amendments exist currently as well. All Commissioners agreed to retain this section.

The Commissioners collectively determined that they would like to continue the discussion of Sections related to Fire Protection 903 through the end of the section. Staff advised the Commission that staff has reviewed the past amendments with the Fire Response Personnel and they would like all amendments to stand as is with a clarification for elevator size to support current stretcher sizes. They requested staff provide an overview recommendation of the fire protection sections for the Commissions review when complete. Motion to Continue. 1st – Commissioner Lindsay. 2nd – Commissioner Means. 4-0 Motion Carries.

6. New Business: Commissioners began the review of the IBC (International Building Code) beginning in Part 4 Chapter 10 2015 page 142 and 2018 Table 1004.5, 1004.8 page 141 in the Significant Code Changes books.

- ✓2015 – Chapter 10 – Means of Egress- Modification – All Commissioners agreed to retain this section.
- ✓2015 – 1004.1.1 – Cumulative Occupant Loads – Modification - All Commissioners agreed to retain this section.
- ✓2015 – Table 1004.1.2 – Occupant Load Factors – Modification – Mr. Footlik stated that it looks like the evaluation is easier. All Commissioners agreed to retain this section.
- ✓2018 – Table 1004.5, 1004.8 – Occupant Load Calculation in Business Use Areas – Modification - Mr. Footlik noted that the change allows more people. All Commissioners agreed to retain this section.
- ✓2015 – 1006, 1007 – Numbers of Exits and Exit Access Doorways – Modification – Ms. Wiseman clarified that the modification appears to be combining the common path of travel chart with the spaces with one exit chart making the requirement clearer. All Commissioners agreed to retain this section.
- ✓2018 – 1006.2.1, Table 1006.2.1 – Group R Spaces with One Exit or Exit Access Doorway – Clarification - All Commissioners agreed to retain this section.
- ✓2018 – 1006.3, 1006.3.1 – Egress through Adjacent Stories – Clarification - All Commissioners agreed to retain this section.
- ✓2015 – 1007.1 – Exit and Exit Access Doorway Configuration – Modification - All Commissioners agreed to retain this section.
- ✓2018 – 1008.2.3 – Illumination of the Exit Discharge – Clarification – Chairman Heaney stated that this requirement is about Illumination for the area of refuge. He added that it makes sense. All Commissioners agreed to retain this section.
- ✓2018 – 1008.3.5, 1008.2.2 – Emergency Illumination in Group I-2 – Modification – Commissioner Means stated that the section is for I-2 Use again. Chairman Heaney stated that it is related to the failure of lighting and emergency lighting in its place. 0.2 footcandles is noted. Fluorescent lights are beginning to be fitted with LEDs. Commissioner Wozniak mentioned that ComEd provides a great incentive for lighting switch outs to more energy efficient. In his experience, it is often an item that Com Ed subsidizes. All Commissioners agreed to retain this section.
- ✓2018 – 1009.7.2 – Protection of Exterior Areas of Assisted Rescue – Modification – Commissioner Means mentioned that this is the case often with movie theater doors. Commissioner Lindsay added that the wheelchair would sit on the landing until the occupant is rescued. They must be protected while waiting there. Commissioner Lindsay stated that there are 4 steps shown. Is this an entrance? Ms. Wiseman responded, the example shown is an exit. All Commissioners agreed to retain this section.
- ✓2015 – 1009.8 – Two-Way Communication Systems – Clarification – This section relates to the radio system at the exit where an occupant awaiting emergency responders speaks to the responders. All Commissioners agreed to retain this section.
- ✓2018 – 1010.1.1 – Size of Doors – Clarification – Ms. Wiseman clarified that this section has been reformatted and coordinated with the accessibility requirements. All Commissioners agreed to retain this section.
- ✓2018 – 1010.1.4.4 – Locking Arrangements in Educational Occupancies – Addition – Chairman Heaney stated that this section requires locking and unlocking hardware on the outside. Mr. Footlik stated that this requirement is related to Education Use, such as Kensington School. Ms. Wiseman

- added that it also relates to B Use when education related. All Commissioners agreed to retain this section.
- ✓2015 – 1010.1.9 – Door Operations – Locking Systems – Modification - All Commissioners agreed to retain this section.
 - ✓2018 – 10101.9.8 – Use of Delayed Egress Locking Systems in Group E Classrooms – Modification - All Commissioners agreed to retain this section.
 - ✓2018 – 1010.1.9.12 – Locks on Stairway Doors – Modification – This section relates to locks at stair doors. All Commissioners agreed to retain this section.
 - ✓2018 – 1010.3.2 – Security Access Turnstiles – Addition – Commissioner Means stated that turnstiles do not exist in Glenview. Ms. Wiseman responded that there are not many but they do exist. One example is CVS. All Commissioners agreed to retain this section.
 - ✓2015 – 1011.15, 1011.16 – Ladders – Addition - All Commissioners agreed to retain this section.
 - ✓2018 – 1013.2 – Floor Level Exit Signs – Modification - All Commissioners agreed to retain this section.
 - ✓2015 – 1014.8 – Handrail Projections – Clarification - All Commissioners agreed to retain this section.
 - ✓2018 – 1015.6, 1015.7 – Fall Arrest for Rooftop Equipment – Modification - All Commissioners agreed to retain this section.
 - ✓2015 – 1016.2 – Egress through Intervening Spaces – Modification – Commissioner Lindsay stated that this section relates to exiting through an intervening space. Some examples are hazardous. Ms. Wiseman stated that even a lobby or an elevator lobby is an intervening space. All Commissioners agreed to retain this section.
 - ✓2015 – 1017.2.2 – Travel Distance Increase for Groups F-1 and S-1 – Modification – Ms. Wiseman stated that the code update is increasing allowed travel distances for some uses. All Commissioners agreed to retain this section.
 - ✓2018 – 1017.3, 202 Measurement of Egress Travel – Clarification – Ms. Wiseman stated this section now clarifies exactly how distance is measured. The common path of travel evaluation is evaluated in each room and on every story. All Commissioners agreed to retain this section.
 - ✓2015 – 1018.3 – Aisles in Group B and M – Modification – Commissioner Lindsay stated that the widths are governed by the accessibility code anyway. All Commissioners agreed to retain this section.
 - ✓2015 – 1020.2 – Corridor Width and Capacity – Clarification – Mr. Footlik stated that the change probably addresses problems that have arisen. Chairman Heaney stated we are not going to change that. All Commissioners agreed to retain this section.
 - ✓2015 and 2018 – 1023.3.1 – Stairway Extensions – Modifications – Commissioner Lindsay stated that he had no problem with that. All Commissioners agreed to retain this section.
 - ✓2018 – 1023.5, 1024.6 – Exit Stairway and Exit Passageway Penetrations – Modification - All Commissioners agreed to retain this section.
 - ✓2018 – 1025.1 – Luminous Egress Path Marking in Group I Occupancies – Modification – Mr. Footlik clarified that markings are not required. All Commissioners agreed to retain this section.
 - ✓2018 – 1026.4, 1026.4.1 – Refuge Areas for Horizontal Exits – Modification - All Commissioners agreed to retain this section.

- ✓2018 – 1029.6, 1029.6.3, 202 – Open Air Assembly Seating – Clarification – A Commissioner asked if we have any in Glenview. Ms. Wiseman responded that the high school stadium is a case. Park districts as well. All Commissioners agreed to retain this section.
- ✓2015 – 1029.13.2.2.1 – Stepped Aisle Construction Tolerances – Modification - All Commissioners agreed to retain this section.
- ✓2018 – 1030.1 – Required Emergency Escape and Rescue Openings – Clarification - All Commissioners agreed to retain this section.

IBC Part 5 – Ms. Wiseman advised that the Accessibility Chapter 11 has been skipped since the State of Illinois mandates compliance with the State of Illinois Accessibility Code which is mandated to be enforced by Glenview. This section of the code will be deleted in its entirety on the final ordinance as in past ordinances.

The Commissioners discussed tabling the discussion of **IBC Part 6**– Building Envelope/ Structural Systems/ Construction Materials until the meeting of August 14 which Commissioner Means will be in attendance for. A motion was offered. 1st – Commissioner Means. 2nd – Chairman Heaney. 4 – 0 vote - Motion Carried.

Ms. Wiseman advised the Chairman and Commissioners that at the next meeting the Commission will review of International Building Code (IBC) to continue with Part 7, 2015 page 319 and 2018 page 289 through to the end and begin the review and evaluation of the International Fire Code (IFC). The Commissioners will need to have both the International Building Code books as well at the International Fire Code books for 2015 and 2018.

7. Discussion – none.

8. Adjournment -

Close Meeting. Chairman Heaney asked for a motion to adjourn the meeting. 1st – Commissioner Means. 2nd – Commissioner Lindsay. All in favor – 4-0. 8:34 pm