

Building Commission Meeting

Monday, May 21, 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.
2. Roll call and declaration of a quorum – 6:10 pm
 - a. Commissioners in attendance:
 - i. Eric Means – Acting Chairman
 - ii. Greg Wozniak
 - iii. Thomas Lindsay
 - iv. Jeff Heaney – remotely via conference call
 - 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 – May 13, 2019 –Motion called to approve the Minutes as presented – 1st Commissioner Heaney, 2nd Commissioner Wozniak. Vote – All in favor: 4-0. Ms. Wiseman confirmed with all Commissioners that the format and specificity of the minutes met their needs. All agreed.
4. General communications – None.
5. Pending Business:
 - a. Meeting schedule confirmation – Ms. Wiseman asked Commissioner Heaney to confirm the dates he forwarded for availability. Specifically for the scheduled and confirmed June 26th meeting. Commissioner Heaney confirmed that he will be out of town, but, will be available for the meeting remotely. Commissioner Heaney also advised that he will be out of town from July 21st through the 25th of July. Ms. Wiseman confirmed that there is no meeting currently scheduled for this time period. Ms. Wiseman asked if the remaining unconfirmed meetings may be evaluated to confirm dates. Commissioner determined that the group will be prepared to evaluate the unconfirmed dates following the July 17th confirmed meeting date at the next meeting. Commissioner Lindsay offered a Motion 1st. Commissioner Heaney 2nd. All in favor – 4-0.
 - b. Commissioners continue the review of remaining sections of Part 2 beginning with Section R308.4.2 where they left off at the last Commission meeting. Commissioners were asked to turn to page 51 in both the 2015 and 2018 Significant Code Changes books.
 - ✓**IRC Part 2** – 2015 and 2018 – R308.4.2 – Glazing Adjacent to Doors – Modification – Commissioner Heaney stated that our goal is not to rewrite the code. He stated that he feels the change should be accepted the way it is and move on. Commissioners chose to retain as changed.
 - ✓2018 – R308.4.4 – Glazing in Guards and Railings – Modification – Commissioner Lindsay commented that the picture is a Commercial property. Commissioner Heaney stated that seeing an escalator in a home would be unusual, but, maybe someone would propose. He continued that a top rail gripping surface makes sense. Commissioner Lindsay stated that we should follow what they are stating. Looking ahead, Commissioner Heaney mentioned that the landing section (308.4.7) has stricter requirements. Commissioner Means mentioned that he had a friend in college who went through a window at the bottom of a stair. Commissioners

- chose to retain. Commissioner Heaney stated that it looks like one would have 5 ft. to fall forward once you arrive at the landing. Commissioners chose to retain as changed.
- ✓2015 – R308.4.5 – Glazing and Wet Surfaces – Modification – Commissioner Heaney stated this section references the 60 inches again. Commissioners chose to retain, but, revisited (see below).
 - ✓2015 and 2018 – R308.4.7 – Glazing Adjacent to the Bottom Stair Landing – Clarification – Commissioners decided not to change this section. None of the Commissioner’s felt there should be special liability. Commissioners chose to retain as changed.
 - ✓2015 – R310 – Emergency Escape and Rescue Openings – Clarification – Commissioner Heaney stated that he did not see an issue with this section. He stated that ladders and steps appeared to be unchanged. Ms. Wiseman stated that the section appears to have been reorganized and clarified. The content looks unchanged.
 - ✓2015 – R308.4.5 * - Glazing and Wet Surfaces - Commissioners revisited this section. Commissioner Lindsay asked if all glass in the bathroom is required to be safety glazing. He stated that he usually makes it that way. Commissioner Heaney stated that he did not see a reason to change the code. He stated that it was the Architects discretion and the code did not need to change. Commissioner Heaney stated that the code often over does items. He considered this section overdone. Commissioner Lindsay stated that it was funny that nothing is called out in a foyer. Mr. Footlik clarified that safety glass prevents the user from being cut by door and window glass which is smaller pieces upon breakage when tempered. Joe Footlik stated he would like to hear from Commissioner Wozniak on this topic since he is a builder. Commissioner Wozniak stated that the code is simple and good without additional financial impact. Discussion continued about how the code would address awning windows that are clerestory and high in the wall. Commissioner Wozniak stated that the quantity of windows are increasing in design, but, that they are located in areas that are more private like clerestories. He stated that the cost offsets the benefit. He stated that a window can be \$250.00 per window. Commissioner Heaney stated that he feels the Commission should leave the code as is and not amend it stricter. All agreed. Commissioners again chose to retain as changed.
 - ✓Return to 2015 - R310 - Emergency Escape and Rescue Openings – Clarification – Commissioners gave direction to Add exceptions from the previous code amendments for additions and renovations only. From past amendments, no. 22 and 23.
 - ✓2018 – R310.1 – Emergency Escape and Rescue Openings – Modification – The section has been modified to have an exception to not require a basement egress window if a building is sprinklered. Commissioner Heaney stated that he would not want to eliminate the requirement for an egress window in the basement. Joe Footlik stated that this change gives him pain. All of the Commissioners agreed that this would be a problem. Commissioner Lindsay stated that the only reason he can think that the code authority made this change was to offset the cost of sprinklers somehow. Commissioner Lindsay stated that he feels when sprinklers are provided the designer should still keep the egress window in bedrooms that are in a basement. All Commissioners agreed that the exception to eliminate the basement egress window for a sprinklered building should be eliminated.

- ✓2018 – R310.3 Area Wells for Emergency Escape and Rescue Doors – Modification – All agreed good changes. Commissioners chose to retain.
- ✓2015 – R310.5 and R310.6 – Emergency Escape and Rescue Openings for Additions, Alterations and Repairs – Clarification – All commissioners felt this was a good change. Commissioners chose to retain.
- ✓2015 – R311.1 – Means of egress – Clarification - All commissioners felt this was a good change. Commissioners chose to retain as changed.
- ✓2018 – R311.7.1 and R311.7.8 – Handrail Projection – Commissioner Heaney stated that this change allows more width allowance and more allowance between handrail and tread. Commissioner Lindsay stated that the design must get thought out clearly. Commissioner Heaney stated that the stair would still need a guardrail on the open side. Commissioner Lindsay stated that some of this stuff is not as easy as it sounds. Joe Footlik added that there is more leniency between the clearances provided. Commissioners chose to retain as changed.
- ✓2015 and 2018 – R311.7.3 – Maximum Stair Riser between Landings and 2015 – R311.7.5.1 – Stair Risers – Modification – 2015 raised floor to floor height to 147 inches from 12 feet. 2018 raised floor to floor height to 151 inches. Commissioner Heaney stated that the code authority is making the code more lenient. He stated that he would never design a stair run that long. Mr. Footlik stated that the exception in no. 1 allows spiral stairs to have open risers. Commissioner Heaney stated that he had no problem with that. Commissioner Lindsay stated that it is nice for exterior stairs. Commissioners chose to retain as changed.
- ✓2018 – R311.7.5.3 – Stair Nosings – Clarification – Commissioners noted that this is consistent with the current requirement. Commissioners chose to retain as changed.
- ✓2015 - R311.7.10.1 – Spiral Stairs – Modification – Commissioners chose to retain as changed.
- ✓2015 and 2018 – R311.7.11 and R311.7.12 – Alternating Tread Devices and Ship Ladders – Ms. Wiseman clarified that in 2015 alternating tread devices and ships ladders were added to the code. In 2018, the section was modified. In 2018, the use was limited to spaces noted of 200 sq. ft. or less in area. Commissioners chose to retain as noted.
- ✓2015 – R311.8 – Ramps – Modification – Discussion included the determination that the code was becoming more lenient on the required pitch for ramps to 1:8 as an exception. Commissioner Lindsay stated that he has had contact with an Accessibility Specialist who states that 1:12 pitch is the best for all, although the run can get long for residential. We need to allow for good judgement – Is the wheel chair motorized or is the person maneuvering manually? Ms. Wiseman stated that if a customer proposes a ramp, staff would explain that the single family code has minimum standards that do not align with the Illinois Accessibility Code which is more stringent and more maneuverable. Staff would also advise the customer that the Illinois Accessibility Code is not mandated for single family. Commissioner Heaney added that 1:8 pitch would be good for a garage man door since it is not a means of egress. Commissioner Wozniak asked if 1:12 is better, why would we not do it? Ms. Wiseman added that it would be stricter and would require more floor area for the ramp horizontally. Commissioner Lindsay stated that we should allow adaption for existing homes. 18 ft. long ramp runs can be problematic. The switch back in commercial is even greater. Commissioner Lindsay stated that 1:12 pitch has been a long

standing standard. Mr. Footlik asked what concern Commissioner Lindsay had with 1:12 being preferred and 1:8 when no room is provided. Commissioner Lindsay stated it would be optimum if the customer always gets the information that the State requires, but that the Village has turnover. With the outsource model even greater turnover. Ramps that are on the exterior are in the North with severe weather here. Commissioner Heaney added that when one is in a chair on a ramp of 1:8 pitch they are feeling more unstable in a forward direction. All Commissioners determined that they would like Commissioner Lindsay to gather information or a guest to present at the next meeting for re-evaluation. This item held for further discussion – Old Business.

- ✓2018 – R312.1 – Guards – Clarification and 2015 and 2018 – R312.1.2 – Guard Height – Modification – Commissioner Lindsay stated that the evaluation from grade was good. All agreed. Commissioners chose to retain as changed.
- ✓2015 – R312.2.1 – Window Fall Protection – Clarification – Discussion in sued about how this requirement coincides with the amendments from the past adoption no. 22 and 23. Staff to evaluate how this item interrelates with the amendments from the past and report to the Commission. Mr. Footlik added that he does not feel the Village would be in favor of eliminating the fall protection requirement which is put in place to protect children. Commissioner Lindsay stated that a conventional double hung window is 5 ft. 1 inch in height set at a height of 6 ft. 10 inch leaves 24 inches at the sill kneewall. Difference would be 24 inches to 22 inches with the guard system being in the way. Commissioner Heaney stated that new homes are typically less than 24 inches at the sill. He further stated that yes, he understands what Commissioner Lindsay is saying, but, most double hung manufacturers provide stops anyway whether new windows in existing openings or new windows they are with stops. Commissioner Heaney stated that he was not sure why the concern. Mr. Footlik asked Commissioner Wozniak, do you have to order stops for windows? Commissioner Wozniak responded, yes, you do. He stated the window supplier looks at the plans to order the windows. Mr. Footlik stated that reputable window companies would more than likely provide them. The question is are they being installed. Mr. Footlik reiterated what Commissioner Lindsay was looking for when he stated, so, Commissioner Lindsay, you would like to change the dimension of 24 inches to 22 inches for the requirement for fall protection as well as for window size. Commissioner Lindsay stated that he feels the conditions should be balanced for remodeling of existing homes. He asked, are we having a problem with children falling out of windows? Mr. Footlik called for a vote as to if the other Commissioner supported Commissioner Lindsay's proposal. Acting Chairman Means abstained. Commissioner's Heaney, Wozniak and Lindsay were in favor. Vote carried 3-0. Commissioner Lindsay stated that the parent could add extra stops later if they so choose. Commissioners chose to retain as modified with an amendment for additions and remodeling of existing homes at 22 inches as opposed to 24 inches.
- ✓2015 and 2018 – R314 – Smoke Alarms – Modifications – Mr. Footlik explained that the currently existing code requires smoke detectors throughout the home. It is the no. 1 complaint that staff receives. The Village of Glenview came up with an internal policy to enforce the code in a more reasonable manner where it was left to inspector to evaluate the condition

and accept wireless when warranted. The updated code now allows this method as well. Applying blue tooth. It does not allow WiFi since there can be issues with service. This code update gives the option formally. Commissioner Lindsay stated that he likes the clarification. Mr. Footlik stated that it made it easier on folks. Commissioner Heaney asked about the requirements for the vicinity of the bedroom. He stated that he feels it is left to the plan reviewer. Mr. Footlik clarified that the State of Illinois requires within 15 ft. of the bedroom. Mr. Footlik added that the best practice for the builders is to use a combination smoke detector and carbon monoxide detector. Commissioner Wozniak agreed that this is a great and economical option. Ms. Wiseman reminded the Commission of the discussion at the last meeting to evaluate possible options for the attics and garages of homes as a response to fires in Glenview in the past. Mr. Footlik stated that he will look into possible options for these locations. Commissioner Heaney stated that he felt the code should require weather-stripping at the house side of the garage man door. This item held for further discussion – Old Business.

✓ 2015 and 2018 – R315 – Carbon Monoxide Detector – Modification – Mr. Footlik stated that interconnected carbon monoxide detectors are now required. He shared an example of the need for carbon monoxide detectors with an example of a nursing home situation last winter. The building was built in unincorporated Cook County. Two boilers heated the building on the 3rd floor in one room. The chimney flues were close to one another. Return ducts existed through the room. 3rd floor served Alzheimer's patients, 2nd floor served rehabilitation and Alzheimer's, 1st floor served rehabilitation patients. One boiler went out and the flue gas was sucked in through the other chimney. It sent CO₂ throughout the the entire nursing facility. First, 3 or 4 staff members went home sick. All day long the doors were opening and closing bringing in some fresh air. As the night went on, door were not opening and closing. Patients started feeling ill. Alzheimer patients could not communicate as well. Fire Department was called to respond with an ambulance. The Fire Personnel have handheld detectors. As they assisted the patients, their detector went off. Other Fire Personnel in the facility also had detectors that were going off. 50 ambulances were called. Hospital space reserved to evacuate the building in the cold of winter. HVAC contractor could not fix the boiler nor close the flue. Ultimately, the flue was stuffed with cloth to obstruct it to keep the gas out of the building and maintain heat for the patients. Mr. Footlik gave another example of a new home purchased by a family elsewhere where he insisted that the homeowners invest in a carbon monoxide detector which did not exist. Ultimately, they had a situation days later where the detectors went off for a faulty installation potentially saving their family. He stated that he did not feel that this was a part of the code that should be altered. Mr. Footlik stated that the code now has a section stating that photoelectric carbon monoxide detectors are not be to put closer than 6 ft. to a permanently installed cooking appliance. Commissioner Lindsay asked for clarification for where the carbon monoxide detectors are required. Ms. Wiseman read the code section. Commissioner Lindsay stated that one per level is a best practice. Mr. Footlik stated that he would check the State Code for Commissioner Lindsay. Commissioner Heaney stated that sometimes is it good practice to exceed the code required minimum. Mr. Footlik stated, first, let us see if it is required. This item held for further discussion – Old Business.

- ✓2018 – R317.3 – Fasteners in Treated Wood – Modification - Commissioners chose to retain as changed.
- ✓2018 – R324.4 (Modification), R324.6 (Addition), R324.6.2.2 (Addition) – Rooftop-Mounted Photovoltaic Systems - Commissioners chose to retain as modified or added.
- ✓2015 –R325 (Addition) - Mezzanines – 2018 – R325.3 (Modification) - Commissioners chose to retain as modified or added.
- ✓2018 – R325.6, R202 – Habitable Attics - Addition – Commissioner Heaney stated that he did not want to deal with zoning issues like Wilmette and Winnetka. He stated he appreciated how habitable attics are handled in Glenview. He stated that we have it good here. Commissioners chose to retain as modified or added.

6. New Business:

Acting Chairman Means, not feeling 100%, asked if the Commissioner minded that the New discussion beginning for Part 3 starting with Chapter 4 be tabled until the next meeting and offered a motion to do so. 1st – Acting Chairman Means, 2nd – Commissioner Heaney. 4 -0.

7. Discussion:

Commissioner Heaney stated that he felt we can make up time at the next meeting on the residential code. Commissioner Heaney stated that he felt we would not be entertaining any changes to the Commercial code other than those currently existing.

Close Meeting. Acting Chairman Means asked for a motion to adjourn the meeting. 1st – Commissioner Lindsay. 2nd – Commissioner Wozniak. All in favor – 4-0. 8:13 pm

Sections taken in varying order - *