

Building Commission Meeting
Wednesday, August, 14, 2019 - FINAL
6:00 PM
Glenview Village Hall

1. Call to Order, Chairman Heaney called for a motion to open the meeting - 1st - Commissioner Wozniak. 2nd - Commissioner Means. Vote - All in Favor – 4-0.
2. Roll call and declaration of a quorum – 6:30 pm
 - a. Commissioners in attendance:
 - i. Jeff Heaney – Chairman
 - ii. Thomas Lindsay
 - iii. Greg Wozniak
 - iv. Eric Means
 - 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
4. General communications (Partially taken out of order): Mr. Footlik advised of a plan to hold a workshop for the public. He stated that it was important to have community involvement and no surprises. He stated that the Commissioners are welcome to come as well. Chairman Heaney asked if the public could ask questions or if the workshop was for information. Mr. Footlik responded that if there was a big concern, the Commission could revisit the item. Commissioner Wozniak stated that he will plan to have his staff there. He stated that it will be a great opportunity to educate his staff.
3. Minutes – July 31, 2019 – Commissioners reviewed minutes. Chairman Heaney asked for a motion to approve the minutes as presented. 1st Commissioner Lindsay. 2nd Commissioner Wozniak Vote – All in favor: 4-0.
4. General communications (continued): Ms. Wiseman passed out the current portions of the Municipal Code amendments related to the Radio Amplification requirements. She reminded the Commissioners that the amendments shown here were reviewed by the Commission on the last code update with subsequent modifications triggered by current fire and police response frequency and equipment changes. Mr. Footlik added that this is an important section of the code. He mentioned that the Multi-story apartment building on Waukegan is currently being tested and has areas of failure that will need amplification.
5. Continued Business: Remains continued.
6. Pending Business:
 - a. Meeting schedule confirmation – Commissioner Wozniak advised that he will not be available for the proposed August 28th meeting. He will be heading out of town on the 26th of August. Chairman Heaney stated that he will be out of town in October. Commissioner Lindsay stated that he did not have plans to be out of town.
 - b. Commissioners continue the review of remaining sections of the International Building Code with Part 6 – Building Envelope, Structural Systems, and Construction Materials 2015 page 199 and 2018 page 192 in the Significant Code Changes books where they left off at past Commission meetings.
 - ✓ **IBC Part 6 for 2015 and 2018 Changes** - Commissioner Means stated that he reviewed the entire section related to structural aspects. He stated that his view is that the changes to the International Building Code are predominantly administrative. Mostly, they are repeating the changes made to the reference structural codes in the back of the book (wood code, steel code, concrete code standards). To him there does not look to be many changes. Some definitions added. He stated that he looked at every section.

Commissioner Lindsay suggested a motion to accept the entire Part 6 of the Significant Changes for 2015 and 2018 of the International Building Code. Commissioner Means stated that some sections are not related to structure. An example would be vapor retarders, etc. Most of the changes are definition related. Mr. Footlik stated that the code would refer to a standard then. Commissioner Means stated that yes, often, one needs to refer to Code standards, such as the Concrete Code, It is not a problem. Commissioner Lindsay stated on his projects, he cannot afford to hire this guy (meaning s Structural Engineer). Mr. Footlik stated that many architects will hire a third party person to review so that they can transfer liability. The Village has professionals coming through all the time. Commissioner Lindsay stated that a Structural Engineer and Civil Engineer would be a standard package then. Commissioner Means responded that the International Building Code (IBC) is numbers driven whereas the International Residential Code (IRC) is hocus pocus. What was meant is that the IBC is a performance based code whereas IRC is prescriptive giving direction is a conservative manner.

Commissioner Lindsay offered a Motion (1st) that Part 6 of the 2015 and 2018 codes be approved for recommendation with previously approved / currently existing amendments as applicable pending any conflict resolution being brought up by staff. 2nd – Commissioner Means. Motion carried in a 4-0 vote.

7. New Business:

- a. Municipal Code amendments including Radio Frequency Amplification - Commissioners began the review of the Municipal Code amendments including Radio Frequency Amplification. Ms. Wiseman reviewed section 34-203 with the Commissioners. This section relates to the requirement for retrofitting fire sprinklers in an existing commercial, industrial, institutional or multi-family building. When an existing building is not protected with fire sprinklers and alterations are proposed which equal to or exceed 50% of the reproductive value of the existing building, the building must be retrofitted with fire sprinklers to meet section 34-203. Mr. Footlik added that it is rare that remodeling work would total 50% of the reproductive cost of the building, but, it has occurred. A side discussion occurred with regard to the evaluation of vaping in Glenview. A Commissioner asked why this section is in the Municipal Code and not an amendment to the International Building Code and International Fire Codes. Mr. Footlik stated that this section was morphed through the years. Ms. Wiseman stated that it had come from Fire Prevention amendments. It is the intent to coordinate these amendments into the International Code adoption and amendments section or clarity. Staff will be working on this.

Commissioner Wozniak offered a Motion (1st) that the Municipal Code sections be approved for recommendation and incorporated as much as possible into the Building and Fire Code and amendments as they currently exist. 2nd – Commissioner Lindsay. Motion carried in a 4-0 vote.

- b. and c. International Mechanical Code and the International Fuel Gas Code 2018 and past 2015 significant changes - Commissioner discussion ensued about both the International Mechanical Code and the International Fuel Gas Code 2018 and past 2015 significant changes. Commissioner Lindsay suggested that the changes were minor in nature. Chairman Heaney stated that the changes are being

repeated from the building and fire code changes to the various trade codes. Commissioner Means stated that you can see the same. I looked at this and wholeheartedly agree with Tom (Commissioner Lindsay).

Commissioner Lindsay offered a Motion (1st) that the International Mechanical Code and International Fuel Gas Code changes be approved for recommendation and incorporated as much as possible into the current code amendments. 2nd – Chairman Heaney. Motion carried in a 4-0 vote.

Commissioner discussion continued related to codes in general. Discussion related to window requirements for egress and safety glazing were discussed. Commissioner Means asked don't window companies always provide the window types they are required to provide? Mr. Footlik responded that there are at least 150 different window manufacturers with different offerings and different expertise. Chairman Heaney stated that on July 1st, the State approved new U Factor requirements for windows. Chairman Heaney asked if the Village will be bringing contractors in and explaining. Mr. Footlik responded that staff will hold a workshop with the proposed code changes. It will benefit them. Commissioner Means asked if there were R Value changes too. Commissioner Lindsay responded that the R Value is the reciprocal of the U Value. Chairman Heaney mentioned for example that the guy installing the pipe needs to know and he is not reading the plan notes. Commissioner Means added that the portal frame requirements are a good example of this.

- d. International Property Maintenance Code 2018 and past 2015 significant changes - Ms. Wiseman advises that the International Code Council does not offer a significant changes book to provide an overview of the changes posed for 2015 and 2018. The determination was made that this item should be continued until staff is able to provide an overview of the major changes to the code editions. Mr. Footlik stated that he will go through the code editions for an overview. He stated that the property maintenance code is the best tool for enforcement – even for fire related issues. He stated that it is well written and he hopes that we do not have to make changes to it.

Commissioner Lindsay offered a Motion (1st) that the International Mechanical Code and International Fuel Gas Code changes be approved for recommendation and incorporated as much as possible into the current code amendments. 2nd – Chairman Heaney. Motion carried in a 4-0 vote.

8. Discussion –

Chairman Heaney stated that one aspect is that weeds be kept down. He asked if the code addresses what weed killers should be used? Mr. Footlik stated that the Property Maintenance Code has a limit of an 8 inches for weeds or grass. This does not mean 1 dandelion. If the grass is high it tends to harbor skunks and rodents. Tall grass and weeds devalues properties. The current dimension is 8 inches. This could be changed or not. The question is, is this a problem in Glenview? Commissioner Lindsay asked how it would be cut when it is long? Do they use a sickle? Mr. Footlik stated that say it were raised to 12 inches in height. Would this be reasonable? Chairman Heaney stated absolutely not. Commissioner Lindsay stated that you know what they say, if plumbing isn't broken, don't fix it. Mr. Footlik added that in Boca Raton, Florida the limit is 4 inches. Commissioner

Lindsay stated that there are a many lawyers there. Chairman Heaney added that Galena has a 6 inch limit, but, he is not pushing this in Glenview. Mr. Footlik stated that builders many times do not maintain properties. The owner of the property needs to be responsible to maintain it and cut the grass. Bank owned many times are not maintained. Commissioner Wozniak asked when the case becomes a violation? When there is a little grass left from a teardown or excavation? Mr. Footlik responded that the Village would be responding to a complaint by neighbors.

Discussion ensued regarding the requirements for submittal for compliance to the Illinois Energy Code. Ms. Wiseman stated that the State of Illinois has adopted an amended version of the International Energy Conservation Code 2018. She mentioned that she had sent the Commissioners a link to the State website with the State amendments. She stated that she would resend the email. She explained that the submittal requirements remain the same. The code offers a prescriptive package in the code where new construction and addition must use a minimum R value or Un Factor to comply Or the designer could design a custom system where the R or U Value is lower than the prescriptive package option in one area but compensates to be higher in another area to be overall compliant. This option would require Energy Compliance Calculations by the design architect or engineer.

9. Adjournment -

Close Meeting. Chairman Heaney asked for a motion to adjourn the meeting. 1st – Commissioner Lindsay. 2nd – Commissioner Means. All in favor – 4-0. 7:40 pm