

Building Commission Meeting
Monday, December 2, 2019 - FINAL
6:00 PM
Glenview Village Hall

1. Call to Order, Chairman Heaney called for a motion to open the meeting - 1st - Commissioner Lindsay. 2nd - Commissioner Means. Vote - All in Favor – 4-0. For record, there were two attendees at this meeting who attended until the Zoning Board for 7 pm that they were awaiting.
2. Roll call and declaration of a quorum – 6:14 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
3. Minutes – August 14, 2019 – Commissioners reviewed minutes. Chairman Heaney asked for a motion to approve the minutes as presented. 1st Commissioner Lindsay. 2nd Commissioner Means. Vote – All in favor: 4-0.
4. General communications: None
5. Continued Business: International Residential Code 2018 – Continued sections:
 - a. R314 and R315 – Smoke Alarm and Carbon Monoxide Detectors – Discussion began regarding the continued item related to smoke detectors and carbon monoxide detectors. Ms. Wiseman reminded the Commissioners of past discussion regarding fires within the Village where the required smoke detector system did not provide notification to the occupants within the home. Two examples are attic fires due to lightning strikes and attached garage fires. One of the Commissioners asked, approximately how many attics lightning strike fires have occurred? Mr. Footlik responded that he would say approximately 6 in 20 years which would include both lightning strikes and electrical fires in attics. Discussion continued as to whether smoke detectors or heat detectors would work in attics. The dust in attics may cause false alarms. In the case of heat detectors in attics, staff shared that the typical detectors researched had a temperature rate point of 135 degree for activation. If attics would get hotter than that, there would be many false alarms. Mr. Footlik stated that the Fire Department staff is recommending heat detectors in the ceiling of a garage. Chairman Heaney asked, if there were any carbon monoxide problems to report? Mr. Footlik responded, no. Mr. Footlik reminded the Commissioners of past discussion regarding a nursing home where the carbon monoxide detectors were not up to code which is a State Law. The Village staff then inspected all nursing homes as a precaution. Staff notified those facilities that were not in compliance. All facilities are updated to comply now. Mr. Footlik continued that the requirement is for carbon monoxide detectors when there is a fuel burning appliance. Most builders are using combination smoke detectors/ carbon monoxide detectors. Mr. Footlik asked Commissioner Wozniak what he uses. Commissioner Wozniak responded, combination detectors. Chairman Heaney stated that the smoke detectors should be on every floor. Commissioner Means added that they should be located in all bedrooms and outside each bedroom. Commissioner Wozniak asked, how many

fires have occurred in garages? He added that builders always want to do what is best. Mr. Footlik stated that he was not sure there were several. He added that the actual quantity would need to be researched. Staff has researched the cost of a heat detector however and it would cost twenty eight dollars. Commissioner Means stated that in his experience if the smoke and heat detectors are not the same manufacturer, there are false alarms. He asked, if there were enough companies available that carry both products? He added that in his home, they updated the detectors to all Kida brand now. Chairman Heaney asked if this would be considered only for new construction. Mr. Footlik responded that the consideration is up to the Commission to determine. Mr. Footlik added that he would estimate that the heat detector installed would be approximately one hundred dollars in additional cost. Discussion continued about the example discussed in the past where 2 children were in the basement and did not know that the fire was extending into the home above them. It was stated that the garage walls are required to be one hour rated, but, if no one goes into the garage, they would not know until the fire spreads. In this example the fire had started outside and traveled through the garage to the home. The reason the children got out was because the landscaper saw the fire, alerted the children inside and made sure they got out. Commissioner Lindsay stated that this was a one in a million. Mr. Footlik responded, that one yes. The home was cedar shake which caught on fire and traveled to the next roof and inside. The instance gave some perspective. Garages do not have fire detection. Chairman Heaney stated that there should be some kind of notification for one hundred dollars. Mr. and Mrs. Homeowner spend much money in other ways. Commissioner Wozniak asked, if the Commission would be considering attached garages only? Chairman Heaney stated that he feels it should be put into the code. Commissioner Wozniak stated that he understands when there is a benefit. He trusts the Fire Department recommendation. Chairman Heaney reminded the Commissioners that there has been a separate consideration for sprinkler options. Commissioner Wozniak stated that space above the garage often, too. It would be peace of mind. Commissioner Lindsay stated that he is not in favor of it. The Commission should be able to obtain better statistics 6 years from now. He expressed his disappointment that last time the codes were changed, the Fire Chief could not provide statistics. Still no statistics. Mr. Footlik responded, I agree with you. He can ask for the information. Commissioner Lindsay stated that he has no interest in national statistics only Glenview. Chairman Heaney stated that the areas wide is common. Commissioner Means stated that if several manufacturer's offer them, it would make sense. Commissioner Lindsay asked, why heat detectors and not smoke detectors? Mr. Footlik responded that the dust and car exhaust could trigger false alarms. He stated to the Commission that this he feels is an oversight in the code. Many of the Commissions past amendments have now been incorporated into the published code edition. He feels this will be an item in future code editions also. Commissioner Lindsay offered a Motion (1st) to not introduce the heat detector to the garages. He stated that he would like to wait until 6 years from now when statistical fire data is provided by the Fire Department. There was not a 2nd to his motion. Chairman Heaney offered a Motion (1st) to require interconnected heat detectors in new construction and additions for attached garages. He also would like to have statistical information provided at the next code update review. The Motion was seconded by Commissioner Wozniak. Commissioner Means asked if the vote can be held until staff reviews how many companies offer both smoke detectors and heat detectors. Commissioner Lindsay stated that it is a problem if the detectors do not talk to each other. Chairman Heaney stated that there has to be a system that works. Mr. Footlik stated that

smoke detectors and heat detectors are used in commercial construction all the time. Ms. Wiseman presented staff's findings on the next continued item b – R311.8 – Ramps. * Mr. Footlik later presented the on-line research that he found. The following companies offer smoked detectors and heat detectors; Kida, First Alert, Nest, BRK, Honeywell, Simplex, DSC. The biggest of these are Kida. Mr. Footlik added that the literature states that the heat detector is the perfect application for a garage condition. Additionally, no manufacturer will ever state that their product will interconnect with their competitors. The motion offered and seconded to require interconnected heat detectors in attached garage additions and for new construction was presented for a vote. Vote – 3 in favor – 1 not in favor (Commissioner Lindsay). Motion carries. Commission Lindsay asked, do we have knowledge? Is the Fire Department doing better with statistics? Mr. Footlik responded, I will check and get back to you. Commissioner Lindsay added data is helpful. Last time, there were no fire deaths except for someone trying to kill themselves. Commissioner Lindsay brought up concerns he had about ground fault requirements. Mr. Footlik stated that this may be revisited when the Electrical codes are reviewed.

- b. R311.8 - Ramps – Ms. Wiseman reiterated the previously offered concerns of the Commissioners as they related the code offered exception for a steeper ramp that might not be of assistance to a person with a mobility impairment. She advised the Commissioners that she has researched the code section and believes she has a resolution that the Commission will be happy with. She read the code section which included that the exception would be applicable when the condition is deemed as technically infeasible. It was noted that there was not a definition for technically infeasible in the International Residential Code 2018. She advised the Commissioners that there is a definition for technically infeasible in the 2012 International Building Code. Ms. Wiseman read the definition to the Commissioners and advised them that if the definition addresses their concerns, the definition may be added to the amendments adopted for the International Residential Code 2018. Commissioner Lindsay stated if a landmark tree was in the way of a 1:12 pitch ramp, would it have to go to the Zoning Board? He stated that the Zoning Board has dealt with trees before. Ms. Wiseman responded that landmark trees would involve the approval of the Village Arborist not the Zoning Board. Mr. Footlik responded that landmark trees could be removed with replacement trees added to make up for them. Commissioners agreed that the introduction of the definition addressed their concerns. Commissioner Lindsay offered a Motion (1st) to introduce the technically infeasible definition from the past International Building Code to the 2018 International Residential Code. The motion was seconded by Commissioner Means. Vote 4-0. All in Favor.
- c. R311.7.8.5 Grip size - Commissioner Wozniak presented a sample of a handrail product he was familiar with and wanted to discuss whether it complied with the current code requirements for handrails. The particular sample would not meet the code outright since there was not a handgrip as required in the code. Ms. Wiseman passed out code and commentary sections showing the handgrip requirements. Mr. Footlik advised that Staff contacted the Village Attorney on this item to review if the Village would incur liability if the published code requirement were relaxed. The response was that the Village, itself, would not incur liability, however, if determined by the Building Commission to be the course of action, the Building Commission would be a recommendation body. The Village Board would need to be made aware of the modification to the code to reduce the safety requirement. Chairman Heaney stated that this may cause the Village Board not to agree. Ms. Wiseman stated that the presentation to the Board would need to clear and open

as to the modification for their review and determination. Mr. Footlik also stated that staff contacted the manufacturer of the handrail. When asked if the product meets the model International Codes, the company representative had no response except that they sell them all over the world. They sell them everywhere. When asked, can you help me to be able to approve this product for your customer, he responded codes are different all over the world. When asked, can you explain to me how this product can be approved, the salesperson had no response except, we sell them everywhere. Mr. Footlik stated that there are other examples of companies selling products that do not comply with codes are; fire pits, equipment that is not listed or tested by a nationally recognized testing agency, etc. Commissioner Lindsay asked, which code do they not comply with; International Building Code or International Residential Code? Ms. Wiseman responded, both codes. Commissioner Wozniak stated that these are very popular right now because they are modern. Eight out of ten homes installed today in Chicago use them. Chairman Heaney stated that we rely on these guys. Commissioner Wozniak stated that he feels our role is to define modern to get something that we feel good about. Commissioner Lindsay stated that there are a lot of modern handrails that would meet the code. There are more people than us though – Elderly and Children to consider. The groove and where it is located is long standing. Commissioner Wozniak stated that he wants to have a reasonable solution. He would like some definition so that they do not get surprised. Commissioner Means stated that some people draw what meets code and change it out later. Commissioner Wozniak stated that he wants to provide a safe handrail. Mr. Footlik suggested that he have his carpenter run a finger groove in the cross section. The product could comply if a groove creates a handgrip as specified in the code. Commissioner Wozniak stated that that could work. Chairman Heaney stated that the window guy needs to comply with a U Factor 0.3 window. It is up to the stair guy to come up with a contemporary solution for this. Commissioner Means stated that it is a safety issue. Chairman Heaney stated that it should be up to the stair manufacturer's to come up with a better mouse trap. Commissioner Wozniak stated that some play by the rules. Some do not play by the rules. We our best to plan by the rules. In some areas, four years ago not allowed, now allowed. In five years, they will update these rules. Mr. Footlik stated that part of it is an inspection issue. Some may not be realizing that it is a problem until someone hurts themselves. They are balancing aesthetics with safety. I would rout to with a finger grip and add a cap to it. Commissioner Lindsay stated that I am always suspicious, since codes are not always pretty. I do know that the biggest cause of accidents in homes are stairs. Codes went from a narrow tread dimension to 10 inch long ago for that reason. Chairman Heaney stated that the New Chicago code is now keeping International Code Council updates. Commissioner Lindsay added It is quite the hazard. I do not know how they come up with this stuff, but, there is much precision to it. Commissioner Wozniak stated that we all climb staircases. I am not advocating an unsafe staircase. It is important that we educate the builder and the owner. It is a good idea to require a sentence on the drawing. Mr. Footlik stated that if a consultant were testifying in a case, he would rip it apart. It does not meet the code. Codes always lag behind the real world. Cigarettes are a great example - 30 years. The code could be behind. Ms. Wiseman read the commentary section related to the handgrip and the intent to the Commissioners. Mr. Footlik stated that there is a lot of data that has gone into this. Staff has no problem requiring a picture on a set of plans. Commissioner Lindsay stated that there is something wrong with the stair manufacturer just going and doing what they want. Ms. Wiseman stated that they are selling a product. Commissioner

Means stated that the same applies to steel designs. Commissioner Wozniak stated that it is important to know, what is the best option for customers? Is it a 1 ½ inch diameter cap doweled into it? Ms. Wiseman continued to review the code and commentary sections for the Commissioners. Commissioner Lindsay stated that this sample would not be easy to hold on to. It would be even slicker with a finish in it. A person would have to get there hand all the way around it. Mr. Footlik stated that a child or an elderly person would have difficulty. Commissioner Lindsay stated that, so you would rout it. Mr. Footlik responded yes. Commissioner Wozniak added that we need to help people to make right decisions. Routing is a good option. It would be a couple thousand dollar job to take out and refinish. Mr. Footlik added that on any job with a stair case, details should be put on the plans. No offense to builders, but, many do not read. Chairman Heaney stated that you and I, Commissioner Lindsay, need to put half of the code on our plans. They do not read it anyway. Mr. Footlik stated that it would be reviewed in plan review. Mr. Footlik left to research on-line for 5.a. above.

6. Pending Business:

Meeting schedule confirmation – Ms. Wiseman reminder the Commissioners of the tentatively scheduled next meeting date in the event additional discussion may be required for the review of the 2018 International Codes for a recommendation to the Village Board. The next meeting date is Monday, December 16th at 6 pm

7. New Business:

- b. * Discussion began regarding the Draft Ordinance to recommend the adoption of and amendments to the 2018 International Code Council Codes with the exception of the International Property Maintenance Code review which was held to be discussed out of order and after this discussion. As it relates to the proposed code review, discussion and proposed recommendation, staff presented several code amendments, corrections or modification related to coordination with other Village Divisions, seismic climatic data or code appendix information.

Ms. Wiseman directed the Commissioners to the Draft Ordinance recommendation of the 2018 International Code Council Codes to review a modification recommended by the Engineering Division staff as it relates to subsequent sections for grading in both the International Residential Code (IRC) and the International Building Codes (IBC). The two section are Section R401.3 Drainage in the IRC and Section 1804.4 Site Grading in the IBC shown on page 13 and 36 (respectively). The recommended amendments were reviewed with the Commissioners as noted in the draft which was modified to coordinate with the Glenview Engineering Standards Manual. Commissioner Lindsay offered a Motion (1st) to accept the modification recommend by the Engineering Division to coordinate with the Glenview Engineering Standards Manual. The motion was seconded by Chairman Heaney. Vote 3-0. Commissioner Means abstained.

Ms. Wiseman directed the Commissioners to the Climatic and Geographic Design Table No. R301.2 (1) shown on the top of page 10. It was noted in the Draft Ordinance preparation that the previously noted 0 in the line for Seismic Design Category has been modified in the code to be Category “A” in the 2018 IRC. Ms. Wiseman also advised the Commissioners that some of the tables in the draft ordinance as it currently is presented are tables from the 2012 version of codes. Staff will need to update them in the final draft version. The Commissioners all confirmed that they were comfortable with the updating of the various tables shown in the draft ordinance to the 2018 versions of the tables. In

addition, in preparation of the Draft Ordinance, staff had noticed an element in the Appendix of the IRC Code that staff felt the Commission may want to discuss, since it was not specifically discussed in the past meeting regarding the Appendix section of the IRC. Ms. Wiseman reminded the Commissioners that in order for the Appendix of the code to be part of the code it must be adopted to be part of the code. One particular appendix section looked to be valuable, but, upon further review, it was noted that the adoption of Appendix T- Solar Ready in the IRC would require all new homes to be over designed to support a solar panel roof structure in the future that might not ever be intended. This would incur additional expense to a project forcing the homeowner and builder to incur additional costs that may not be warranted. The Commissioner briefly discussed and all agreed that the decision to plan for support of a solar panel system should be left up to the owner. Commissioner Lindsay offered a Motion (1st) to not include Appendix T – Solar Ready in the adoption of the 2018 ICC Codes. The motion was seconded by Chairman Heaney. Vote 4-0. All in Favor. Motion carried.

- a. *The Commissioners began the review of the International Property Maintenance Code's (IPMC) significant changes of 2015 and 2018 editions from the currently adopted 2012 IPMC. In this case there was not a Significant Changes book published to use as a resource. Mr. Footlik provided an outline noting the significant changes in the code. Mr. Footlik began by mentioning a key item that has been used in the code and that is the grass height section. The eight inch height seems to work well here. Another section is the requirement for heating from a landlord to a tenant. The required level of heat is 65 degrees Fahrenheit at 3 feet in from the wall and 3 ft. above the floor. Ms. Wiseman stated that the code section had been amended to state anytime and not just set calendar days. Mr. Footlik mentioned that staff had an in-house seminar presented by a Linda Pyrzynski, who is an expert in the field of violation enforcement. She insisted that the Property Maintenance Code is your best friend in enforcement for violations – fire code violations, vacant homes, accumulation of rubbish, etc. It is all there. Some new definitions in section 202. There have been cases where the Village orders a demolition and is able to recoup the costs associated with the demolition. There has been no substantial changes. I would recommend carrying over the few amendments from the previous adoption. Commissioner Means asked, if the Property Maintenance Code addresses noise complaints? Mr. Footlik responded that the Zoning Ordinance would address noise complaints based on the decibel level at the property line. Commissioner Lindsay offered a Motion (1st) that the International Property Maintenance Code be recommended for adoption along with the current amendments. The motion was seconded by Chairman Heaney. Motion carried in a 4-0 vote.
- b. * With the review of the remaining component of the International Property Maintenance Code, the Building Commission entertains a final motion to recommend approval of the 2018 series of the International Code. Commissioner Lindsay offered a Motion (1st) to approve a recommendation to adopt the draft Ordinance adopting and amending the 2018 International Code Series as drafted with the following modifications:
 - 1) International Residential Code Section R314 Smoke Alarms to be modified to include an interconnected heat detector to be provided in attached garages of new construction and additions of a garages.

- 2) International Residential Code Section R311.8 Ramps to be modified to include a definition added to the code section for “technical infeasibility” taken from the 2012 International Building Code 2012.
- 3) International Residential Code Section R401.3 Drainage and International Building Code Section 1804.4 Site Grading to be modified to the requirements of the Engineering Division Manual.
- 4) Correct Seismic Design Category in 2018 International Residential Code Table R301.2 (1) to A.
- 5) Staff’s updating of various tables as discussed.
- 6) Include the Removal of Appendix T – Solar Ready

The motion was seconded by Chairman Heaney. Vote 4-0. All in Favor. Motion carried

7. Discussion –

Mr. Footlik opened the meeting for the Building Commission to discuss general questions or concerns. Chairman Heaney asked about the various plan review status designations. Ms. Wiseman responded that Denied typically relates to a need for a Zoning Variance or Single Lot Subdivision, basically a regulatory board review. The plan reviewer is unable to approve the permit even if the plans addressed all other aspects. Mr. Footlik asked for any other weak spots. Commissioner Lindsay shared that he is not happy with having a third party reviewing. Commissioner Wozniak stated that there is no perfect world. He stated that he would prefer employees. James is not here. He made logical decisions. Person overseeing is important. Control for the better. Mr. Footlik added that this makes it the Glenview way. Commissioner Wozniak expressed frustration calling and the person is no longer there. He was informed that James’ position was not backfilled. Mr. Footlik stated that when a key person is here and replaced there is always a training period. Commissioner Lindsay stated that is true for staff, too. He added that bringing staff outside helps in some respects, but, not in others. Mr. Footlik stated that change happens. What matters is how we react. Training is important. Commissioner Lindsay expressed frustration that there is so much turnover. Commissioner Wozniak stated that there is a come and go mentality. There is no constant person that can impact everything. You and Helen impact everything. Commissioner Wozniak brought up the Neighbor notification process in Engineering. He mentioned that Engineering is asking for neighbors to sign when work impacts neighbors. Mr. Footlik stated that it has an effect of making the neighbors feel entitled. Commissioner Means asked if it might be better to do something with a drawing. Commissioner Wozniak stated that he believes that ninety percent of the people would not understand and would be confused. Mr. Footlik stated that if there are questions with easements, customers should contact the Village.

8. Adjournment -

Close Meeting. Chairman Heaney asked for a motion to adjourn the meeting. 1st – Commissioner Lindsay. 2nd – Commissioner Wozniak. All in favor – 4-0. 8:15 pm
 Agenda taken in varying order - *