

**Minutes – Regular Meeting**  
**BUILDING CODES ADVISORY COMMISSION**  
**Wednesday, March 9, 2022, 5:30PM**

**Roll Call and Call to Order**

PRESENT: Chair Kelly, Commissioners Heitzman, Lenz, Michelotti, Easty, & Staff Liaison Cutaia

QUORUM: The meeting was called to order at 5:32am and a quorum was declared.

**MINUTES**

- Minutes from the last meeting were reviewed and approved unanimously.

**NON-AGENDA PUBLIC COMMENTS**

- Chair Kelly announced guest speaker Colleen Hintz. She discussed bird safe windows to prevent bird strikes. She mentioned many communities currently have ordinances already. The biggest risk for birds often effects buildings within the first 100' from ground. Commissioner Easty will talk with his window suppliers about costs.
- Commissioner Easty discussed that Oak Park lack direction on what type water heaters are recommended. The price is double between the 80% and 90% units.
- Liaison Cutaia explained due to the Covid 19 situation resulting in supply chain issues affecting delays in construction jobs resulting in construction delays. The Village amended the permit expiration dates from the International code from 180 days to 90 days.
  - Commissioner Easty motioned to impose a moratorium for 12 months for Section 105.5 which will change the amended from 90 days to 180 days as stated in the adopted IRC , second by Commissioner Michelotti, motion carried.

***Section 105.5 Expiration. Every permit shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Unless noted otherwise upon a permit placard, every initial permit issued shall become invalid upon the occurrence of any one of the following conditions:***

***1. The work is not completed within one year of the date of issuance of the permit;***

***2. The work on the site authorized by such permit is not commenced within 90 days after the date of issuance of the permit; or***

***3. The period of time between validated inspections exceeds 90 days. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 18090 days each. The extension shall be requested in writing and justifiable cause demonstrated.***

***Section 105.5.1 Extensions. A responsible party holding an unexpired permit shall have the right to apply for an extension of time within which the party shall complete the applicable work when the work is unable to***

be completed within the time requirements set forth in section 105.5. The building official is authorized to grant, in writing, one or more extensions of time for additional periods for not more than 90 days. The extension of time shall be requested in writing and justifiable cause demonstrated. Extensions of time are subject to administrative fees in accordance with section 109.

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## REGULAR AGENDA

- Chair Kelly asked if Commissioner Easty had something for discussion. He stated he'll be ready in a few months.
- Commissioner Heitzman discussed Village of Oak Park Code Article 809 as it pertains to the Village water supply fixture counts and the water service. Commissioner Heitzman motion to accept;

### **“ SECTION 809 PLUMBING**

*Delete existing paragraph 809.1 and replace with new paragraph 809.1*

**Section 809.1 Increase in Number of Plumbing Fixtures.** *Where the number of water supply fixture units (WSFU) is increased by 1 unit over the maximum allowable number of units based on the existing service size, the existing water service pipe and meter may remain. Where the number of water supply fixture units (WSFU) is increased by more than 1 unit over the maximum allowable number of units based on the existing service size, the existing water service pipe and water meter shall be replaced from the street main and sized to comply with the requirements of the current edition of the State of Illinois Plumbing Code.”*

Seconded by Commissioner Easty. The motion carried.

- Commissioner Heitzman discussed the proposed amended Fire Code. Fire Marshal Thompson discussed the proposal briefly. Fire Marshal Thompson discussed his other proposal about elevators, where this was in the code, then accidentally removed.
- Commission Heitzman motioned to

### **“CHAPTER 30**

### **ELEVATORS AND CONVEYING SYSTEMS**

#### **SECTION 3002**

#### **HOISTWAY ENCLOSURES**

*Revise paragraph 3002.4 as follows:*

**3002.4 Elevator car to accommodate ambulance stretcher.** *Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84*

*inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76mm) in height and shall be placed inside on both sides of the hoist-way door frame.*

*The interior cab dimensions of such ambulance stretcher accommodating elevator shall be a minimum of 60 inches by 85 inches, clear inside of walls and handrails.*

#### IRC AMENDMENTS:

### **SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS**

***R313.1 Townhouse automatic fire sprinkler systems.*** *An automatic residential fire sprinkler system shall be installed in townhouses.*

***R313.1.1 Design and installation.*** *Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D.*

***R313.2 One- and two-family dwellings automatic fire sprinkler systems.*** *An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.*

***R313.2.1 Design and installation.*** *Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.*

### **SECTION AJ501 ALTERATIONS**

*Add new paragraph AJ501.9 as follows:*

***AJ501.9 Automatic Fire Sprinkler Systems in existing one- and two-family dwellings and townhouses:***

***AJ501.9.1 Additions.*** *An automatic NFPA 13D residential fire sprinkler system shall be installed throughout existing one- and two-family dwellings and townhouses where the building area of an addition is more than 50% of the existing building area. Provide a plan clearly showing the total existing building area and the addition building area for approval by the Building Official.*

***AJ501.9.2 Alterations.*** *An automatic NFPA 13D residential fire sprinkler system shall be installed throughout one- and two-family dwellings and townhouses where either or both of the following alterations occur:*

*AJ501.9.2.1 Where a work area of more than 50% of the overall existing building area is altered. Provide a plan clearly showing the total existing building area and extent of the work area for approval by the Building Official.*

*AJ501.9.2.2 Where more than 50% of plaster or drywall interior wall finishes are removed down to the studs and replaced with new drywall or plaster wall finishes. Provide a plan clearly showing the total area of all existing building wall finishes and the total area of wall finishes to be removed and replaced for approval by the Building Official.*

Commissioner Michelotti seconded. Commissioner Easty commented his concern if it increased the requirement. I was agreed upon that it was just a clarification. The motion passed.

- Commissioner Heitzman commented that he would like to invite Dave Boss and Greg Sutor at our future meetings to discuss energy efficient options.
- Chair Kelly commented that it appears the Commission's research is coming down Electrification, Blower door fans, and building envelope modifications. The commission discussed the Streich codes, as the commission is still considering,
- Commission Easty is to prepare a presentation to the Commission at an upcoming meeting.

#### **ADJOURNMENT**

- A motion was made, seconded and approved to adjourn the meeting at 6:53pm.