



AGENDA

President and Board of Trustees

Village of Arlington Heights

Committee-of-the-Whole

Community Room

33 S. Arlington Heights Rd., Arlington Heights, IL

December 9, 2019

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. NEW BUSINESS

- A. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Residential Code
- B. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2017 National Electrical Code
- C. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Building Code
- D. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Existing Building Code
- E. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Property Maintenance Code
- F. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Mechanical Code
- G. Consideration of the Recommendation from the Building Code

Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Fuel and Gas Code

- H. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Fire Code
- I. Consideration of the Recommendation from the Building Code Review Board meeting of October 25, 2019 regarding adoption of the 2018 International Swimming Pool and Spa Code

V. OTHER BUSINESS

VI. ADJOURNMENT

Any member of the public wishing to speak will be given the opportunity to do so. If the item is on the Agenda, that opportunity will be while that Agenda item is being discussed. Any member of the public wishing to speak on an item not on the Agenda will be given the opportunity during the Other Business portion of the meeting. Please limit comments to three minutes.

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - IRC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion with respect to adoption of the 2018 International Residential Code as amended:

Mr. Carrato moved that they approve the recommended changes to the IRC amendments with the exception of 302.13 and 313.2. Seconded by Mr. Smith, all were in favor.

One of the significant amendments that Staff proposed includes eliminating the requirement for roofing permits be eliminated, except for commercial roofs that involve the modification of structural, plumbing, electric or HVAC equipment.

The second significant amendment that Staff recommends is elimination of the requirement for fire sprinklers in one and two-family dwellings. Elimination of this requirement is consistent with the current Village Code.

Recommendation

Staff recommends that the Village Board adopt the 2018 International Residential Code in accordance with Staff's recommended amendments.

ATTACHMENTS:

Description	Type
Draft Minutes BCRB meeting October 25, 2019	Minutes
Building Code Update	Memorandum
Proposed Amendments to the IRC	Exhibits

DRAFT

BUILDING CODE REVIEW BOARD

MINUTES OF A MEETING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE REVIEW BOARD

October 25, 2019

MEMBERS PRESENT:

Rich Bondarowicz, Chairman
John Carrato
Scott Smith
Carl Baldassarra

ADMINISTRATION PRESENT:

Steven Touloumis, Director of Building & Life Safety
Mark Fink, Assistant Building Official
Don Lay, Fire Safety Supervisor
Pete Ahlman, Deputy Fire Chief
Mark Aleckson, Fire Department
Patty LeVee, Recording Secretary

Others: Tom Hutchinson
Melissa Cayer

SUBJECT:

Recommendations to update to the 2018 Building Codes

There being a quorum present, the meeting was called to order at 7:00pm.

APPROVAL OF MINUTES

MR. CARRATO MOTIONED TO APPROVE THE JUNE 19, 2019 MINUTES, SECONDED BY MR. SMITH, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

Chairman Bondarowicz stated this meeting was to discuss the Village Code related to the International Building Code, International Existing Building Code, the International Fire Code, the International Fuel Gas Code, the International Mechanical Code, the International Property Maintenance Code, the International Residential Code, the International Swimming Pool and Spa Code and the National Electrical Code. For each Code he will ask for comments, questions or clarifications from the Building Code Review Board, the Fire Department and the Public.

INTERNATIONAL BUILDING CODE (IBC)

Chairman Bondarowicz asked if anyone from this Board wanted any clarification on the Building & Life Safety staff recommendations related to the IBC. **Mr. Carrato** stated he did not.

Mr. Baldassarra, asked about the number of citizens who have come before them with issues involving the sprinkler threshold. He asked what was done to address this, and have the threshold numbers been changed? **Mr. Touloumis** stated, that would generally be covered in the International Existing Building Code (IEBC), but it all ties together. To summarize, they kept new construction thresholds consistent with what the existing code is, which is basically zero square foot. This is not talking about one and two family; that is separate. The language was changed within the IEBC and for some history of why we are adopting the IEBC, it is because that is the way the International Code Council (ICC) has structured the codes. We did not choose it so much as it was forced on us because there is no existing code language within the IBC anymore, they reference the IEBC. **Mr. Touloumis** said he was glad they did because it does provide a lot of clarity in certain situations in the Existing Building Code.

Mr. Touloumis stated they have written language basically to say, for example, if you have an addition, you are putting on a building. He gave an example of a case that came to the Board where a veterinarian place added an addition and needed a waiver from the Code for the requirement for sprinklers. The language is changed to say, you are adding an addition to an existing building; you do not have to sprinkle until such time as you come up to the standard code language threshold. An A2 is 12,000 square feet, and there are some different square footages depending on different use types, some factory uses are a little bit less. This way people trying to expand their businesses a little bit are not automatically hit with the sprinkler requirement.

Mr. Baldassarra asked, would a photo mat shop need to be sprinklered? **Mr. Touloumis** replied technically yes. **Mr. Baldassarra** asked about a 20 x 20 gas station, **Mr. Touloumis** said yes, if the standard code currently requires it.

Mr. Baldassarra asked what we can do to help people who come within the thresholds. **Mr. Touloumis** replied, on the additions to existing buildings, the threshold is the standard code language. When there is an addition, it is looked at like new construction and new construction rules are enforced on it. The language is changed to clarify that additions, for the sake of sprinkler requirements, are not going to be treated like new construction based off our amendments, they are new construction based off of the standard code.

Mr. Baldassarra clarified asking, the thresholds in the unamended version of the IBC? **Mr. Touloumis** stated, that is correct. **Mr. Baldassarra** asked when working in the IBC what numbers does that refer to. **Mr. Touloumis**, replied your numbers for IFC, or IBC, they are the same, it is called out in both codes, there is a bit of overlap between the IFC and IBC. Chapter 9 covers your requirements for when the building needs to be sprinkled and those numbers are A1 is 12,000 square feet, A2 is 5,000, and A3 is 12,000 and so forth. **Mr. Baldassarra** stated there is language in the IEBC that refers to those numbers somehow. **Mr. Touloumis** replied that it clarifies that we are not applying our amendments in the case of an addition. He is clarifying that language between what do we mean by new and what do we mean by addition. His opinion is that in our existing language an addition is new construction. In our new language, it is intended to say an addition is not new construction as relates to sprinklers.

Mr. Baldassarra questioned the indications of colors in the materials provided. **Mr. Touloumis** explained the green is new, and yellow is modifications to the existing. There are new recommendations, the existing code recommendations with boxes indicating whether we are keeping it, getting rid of it, the ones in red we are getting rid of. The new recommendations that did not relate to anything in the existing amendments are all in green to signify they are new. In the existing there is also yellow to indicate that it was kept but modified. It was grouped together in what should be the new municipal code language, put the colors in and also provided a copy without the color in order read through cleanly.

Chairman Bondarowicz asked for any other comments from the Board on the IBC, there were none. He next asked for any comments from the Public on the IBC, there were none related to the IBC. Lastly, he asked if anyone on the Fire Department had comments on the IBC, there were none.

Mr. Baldassarra asked Mr. Touloumis if this represents the consensus of the departments in the Village. **Mr. Touloumis** responded, this does not necessarily represent the consensus of the departments of the Village, this has been prepared by the Building & Life Safety Department, and in fact, Fire may propose an objection to some things. It will be recorded if there are any objections by either this Board and/or the Fire Department and presented to the Village Board, where they will ultimately make the final decision. **Mr. Touloumis** mentioned he was directed that consensus is not needed out of this meeting.

Mr. Baldassarra stated, in other words, we are not going to vote on something that they might object to. **Mr. Touloumis** said they will vote with any noted objections. **Mr. Lay** stated that they prepared their input together, he reviewed it with the Fire Department and the IFC and they came up with a consensus of what they wanted to see. There are a couple of objections, clarifications have to be made, but on the whole, this material represents what we are in agreement with. **Mr. Touloumis** added, that is correct, this was not done in isolation, they worked together. You may hear the Fire Department make some small recommendations of the language as we are going through it.

Chairman Bondarowicz called for a motion for the IBC. **Mr. Carrato** moved that they accept the recommended changes. Seconded by **Mr. Smith**, all were in favor.

INTERNATIONAL EXISTING BUILDING CODE (IEBC)

Mr. Baldassarra asked if there were any major changes to be highlighted. **Mr. Touloumis** stated the key point highlighted was that they are changing the threshold on the sprinklers for additions. That is probably the biggest change. The only other change with the IEBC is getting rid of some of the methodologies in the book because they are complicated and complex formulas. He referred to the Performance Method.

Mr. Baldassarra questioned the color coding and it was explained that this Code was never existing before, it is green not red because these are new recommendations. Greens are new recommended amendments, it does not relate to anything existing in our current Code.

Chairman Bondarowicz asked for clarification on the threshold. **Mr. Lay** pointed out Section 1001.2 of the IEBC where it states without the local amendments for the sprinkler. **Mr. Touloumis** stated the language there stays and he is basically saying this action shall be considered to reference Chapter 9 of the International Building Code without the amendments prescribed in Chapter 23, Article III of the Municipal Code. Basically this is saying we are not including the amendments that are in the IBC. With that being noted he thought we also need to reference the Fire Code as well, for clarity. **Mr. Lay** did not recall talking about amending that in the Fire Code as well, they talked about the Building Code, the threshold. **Mr. Touloumis** said he will clarify that the language is in and that there is not a gap.

Chairman Bondarowicz asked what the threshold would be for additions. **Mr. Touloumis** said it is what is in there, not what they amended. **Mr. Lay** said that in the International Fire Code (IFC), they deleted the thresholds and that is what they would probably have to amend. **Mr. Touloumis** said they would probably need to also reference Chapter 23, Article VI to reflect both the IFC change to correlate.

Chairman Bondarowicz asked if the Board had any further questions on the IEBC recommendations. **Mr. Baldassarra** stated that since we are not going to allow a Performance Method in Chapter 13, he can't imagine that people are going to come in here every day of the week using that. It is an option that should be allowed for the unusual large types of projects, the racetrack or something like that for example. Somebody, a sophisticated designer, might want to do that and we are saying you can't do that. That is what is used as the rationale for not traditional code compliance, the Prescriptive Method. You are saying you won't allow an alternative using that, but what recourse would be left to the person. **Mr. Touloumis** responded, the BCRB. **Mr. Baldassarra** said, you are saying the Building Department will not entertain it, but they can present it to the Board. **Mr. Carrato** said, yes, as a variance to the Code. **Mr. Touloumis** cited the last variance as an example, with Keith Ginnodo. He noted, as stated earlier, it would not be often someone would come in with this. His experience has been there is enough flexibility in the Prescriptive Method to allow people to get what they need.

Mr. Baldassarra said, that if you are saying the Building Department won't entertain it but the Board could, that is an alternative. **Mr. Touloumis** said the Board can always entertain anything, is all he is saying. **Mr. Baldassarra** also mentioned that the Village has the authority at any time on any matter, to hire an outside consultant, whether it is a structural issue, a fire safety issue, or electrical issue. **Mr. Touloumis** said there is always a method for people to waive the code.

Mr. Scott stated for someone reading the minutes, he would like it clear that when someone comes in and asks for a waiver, they need a proposed alternative that provides the same safety. **Mr. Touloumis** responded, that is clarified in the language for the existence of this commission

as well. **Mr. Baldassarra** clarified the term in the Building Code is alternative methods and materials.

Chairman Bondarowicz asked if there were any objections from the BCRB to staff recommendations to the IEBC. **Mr. Baldassarra** stated, with that clarification, no. **Mr. Smith** said he did not, subject to what he hears from the Fire Department. There were no further objections.

Chairman Bondarowicz asked if there were any objections from the Fire Department to staff recommendations to the IEBC. **Lt. Aleckson** stated they did not. The Chair asked the same from the public, there were no objections.

Mr. Carrato moved for approval of these recommended changes to the IEBC as written. Seconded by **Mr. Baldassarra**, all were in favor.

INTERNATIONAL FIRE CODE (IFC)

Chairman Bondarowicz began with the Fire Department, asking for any comments to staff recommendations.

Deputy Chief Ahlman stated he had some comments/clarifications. Under Section 202, General Definitions- there is a definition that is not listed and it needs to be, that being height of a high rise building. This is brought up in other sections of the code where they have amended it to 60 feet instead of 75 feet. **Mr. Lay** said the definition needs to be changed, it defines a high rise as 75 feet, and it needs to be changed from 75 to 60. **Mr. Touloumis** stated the intent was to include that, this is an editorial change.

Mr. Carrato asked what that means, what is the top of the building. **Mr. Baldassarra** said it is the highest occupied floor. **Deputy Chief Ahlman** said it is the highest occupied floor from the lowest point of Fire Department access. If you have a three story townhouse that, in the front is three stories, but in the back the driveways dip down to the garages that are actually below grade level, the measurement would be from that lowest level. That building then becomes a four story building on the opposite side.

Mr. Carrato said, then it is the ceiling of the highest occupied space. It was clarified, no it is the floor. **Chairman Bondarowicz** asked what the objective was of 75 feet. **Mr. Lay** said once you hit 75 feet, the high rise is a whole separate Chapter in the Building Code that puts more Fire Safety requirements in the building. Theoretically, once you get to a high rise you are doing your firefighting from inside the building because you cannot access the exterior floors. Because of that you have more stringent requirements for fire safety in a high rise than you would in a non-high rise building.

Mr. Baldassarra stated he is not objecting but we have the best suburban fire departments in the area, Class One, ISO rating, why we need to change the National Code, the consensus is at 75 feet, it works. We are making it more stringent and we have a great Fire Department. **Deputy**

Chief Ahlman explained, that Code has been at 60 feet for as long as he has been on the Fire Department, which is the last 29 years. Yes, we are a very good suburban department. We are not the City of Chicago, we are not the City of New York. We do not have the manpower that those departments have. City of Chicago staffs an engine with five people, we staff with three people. These additional codes, to us, is like adding manpower. It gives us a better safety factor to get into operation to do what we need to do.

Mr. Baldassarra stated that the buildings get sprinklered at building height of 55 feet anyway. **Deputy Chief Ahlman** stated that without question, the sprinklers are their best stop cap, but when there is a fire on the 8th floor, in order to get to that fire, it takes time and lots of manpower. Although the sprinklers may be holding it in check, there may be an issue that they are not and that time that is built in is so that they have the appropriate manpower to get up there and do what they need to do. **Mr. Baldassarra** stated, that is a really good answer.

Mr. Lay mentioned that with the systems we have in this town, there is an 80% compliance rate. There are 20% out there that he is trying to get up to the code.

Chairman Bondarowicz asked if we are aware of anything that may be coming down the line for 2020 that this could have an effect on, as far as building structures. **Mr. Touloumis** responded yes, there are some developments coming up. **Chairman Bondarowicz** noted that one of those developments are 14 floors. That would be over 75 feet, but there may be another building nearby. **Mr. Lay** stated that everything he has seen has all been under 60 and they have all been meeting that threshold. **Mr. Touloumis** noted there are going to be new buildings and would be required to be sprinklered anyway. He stated, with everything everyone just said, yes, there are generally more requirements for high rise. When you do build high rise, you also get some things that you do not have to do in other buildings because it is a high rise and it is already known you are going to have some of these other systems. You do get some allowances, for lack of a better word, with something being called a high rise. There are things that the IBC calls out for high rise, because it knows you are going to have sprinklers.

Chairman Bondarowicz asked if Fire was satisfied with the editorial change, **Deputy Chief Ahlman** said yes, the editorial change of 75 to 60.

Deputy Chief Ahlman stated there is a correction to add. Section 907.5.2.3.1 talks about the notification device on the outside of the building. It is noted as a “red” strobe, the Fire Department wants it to be a “white” strobe. This is what they have currently and what they are used to seeing. **Mr. Touloumis** said that the Building Department staff will make that change as part of the staff recommendation, it can be considered included.

Chairman Bondarowicz asked for comments from the Board – **Mr. Smith** had a comment on Chapter 2, 201.5, terms defined. It states – “Terms defined in the IFC or other ICC Codes and the Municipal Code. Where terms are defined in both the IFC or other ICC Codes and the Municipal Code, the meaning shall be interpreted as the context implies. That gives the Director of the Building & Life Safety Department the authorization to make the determination of such meaning

where conflicts may arise.” Mr. Smith has concern that this creates a subjective decision and things can change depending on who is making the decision.

Mr. Touloumis said that the previous concurrent language in the Code states that in all cases the Municipal Code definition shall apply. That is problematic because the Municipal Codes definition of anything, anywhere, might not be contextually appropriate for its application on the Building Code, and that itself causes a problem. That is why the language was changed to say we apply it as the context applies. What he is trying to prevent happening was that if somebody does not like a definition or something between two codes; that it is coming in front of the BCRB to make that final determination. That could be done, but in most cases, the Director can weigh out what we are talking about, what is the word or phrase or definition we are talking about, what is the context we are talking about, what is the intended purpose and meaning. We can always get support from ICC for that, or in this case, the Director could ask the Board unofficially for interpretation.

Mr. Carrato stated that the bottom line is the Director is not being allowed to make something up, he is choosing between one of two things. **Chairman Bondarowicz** mentioned the applicant would also have the right and the ability to petition. If someone is not happy with what the Director says, they can go to the BCRB. **Mr. Touloumis** stated that option always exists for anybody.

Mr. Baldassarra asked, as an example, if the Zoning Ordinance has a different definition of building height than that of the Building Department. **Mr. Touloumis** said as a lot of things with zoning does not match up well with what the Building Code says. The existing language, in his opinion, could be very problematic for someone who says your Ordinance says the Municipal Code definition overrides something and it would not be correct or applicable at all based on how this is written. That is the primary reason for changing, although probably not Mr. Smith’s biggest concern, so much as who gets to make the final decision. **Mr. Touloumis** believes it is better to have that than have strict language that says sorry, this always overrides because that override may be entirely wrong. He could drop out the Director language and it would say, as the context applies; but in the end, he is going to make that decision anyway. Whether the language is there or not, that is what would occur in practicality. He thought it should be clarified so someone does not say that the Director does not have that authority. **Mr. Smith** stated he thought it was better with having a single person as opposed to a committee of people who can pick and choose. **Mr. Touloumis** stated, again, if someone does not like the decision, they can always request a BCRB hearing.

Chairman Bondarowicz asked for any other comments from the Board on the IFC, there were none. He asked for comments from the Public and then Fire, there were none from either. **Mr. Baldassarra** questioned something added to Section 905.12, Existing Buildings. Elimination of the hoses, a letter from the building insurance carrier? **Mr. Lay** stated that is what they have always done and he is aware other municipalities do as well. He does not want to issue a permit allowing them to remove it without their insurance carrier’s knowledge. **Mr. Lay** said they have

never had a problem. **Mr. Baldassarra** said that is a business issue, not a fire safety issue for the public.

Mr. Touloumis said that is correct, it is a business issue. It is one of those things that slip through the cracks, all of the sudden the building owner does this, something happens in the building and the insurance company finds out they modified their fire sprinkler system and then says they are not going to pay. The intent of this is just good communication so somebody does not get caught off guard and end up losing their insurance coverage. **Mr. Baldassarra** stated this is not a code violation if you follow the Village Ordinance, which the insurance companies monitor. **Mr. Touloumis** thought this is just good communication so no one is caught off guard, that their insurance company is not going to say we didn't do something and as Mr. Lay said, he has never had a problem with it before.

Mr. Carrato moved to approve the recommended language as amended by the Fire Department. Seconded by **Mr. Baldassarra**, all were in favor.

INTERNATIONAL FUEL AND GAS CODE (IFGC)

Chairman Bondarowicz asked for comments from the Board on staff recommendation to the IFGC. **Mr. Baldassarra** asked the Building Director if there was anything he would like to highlight that was changed. **Mr. Touloumis** stated basically they got rid of all of the amendments. **Mr. Baldassarra** asked, we have no amendments to the IFGC as published by the ICC. **Mr. Touloumis** responded, no, except for more administrative things, plumbing code reference and getting rid of administration and enforcement section. This all gets referenced back out of the IBC. The language varies and he did not want any differences in the language. There are no amendments.

Mr. Baldassarra asked if there was any changes in the materials of piping. **Mr. Touloumis** said, no, they did not change any of the materials.

Chairman Bondarowicz asked for any further comments or clarifications from the Board. There were none. Next he asked for any comments or clarifications of the staff recommendation from Fire, and then the Public, there were none.

Mr. Carrato moved for approval of the recommended changes to the IFGC, seconded by **Mr. Baldassarra**, all were in favor.

INTERNATIONAL MECHANICAL CODE (IMC)

Chairman Bondarowicz asked if the Board had any comments on staff recommendations to the IMC. **Mr. Baldassarra** asked, you are deleting previous amendments. **Mr. Touloumis** replied we are deleting current amendments and there are no amendments, except administrative. There were no further comments from the Board. **Chairman Bondarowicz** asked for comments or objections from the public, and next Fire, there were none from either.

Mr. Carrato moved that they approve the amendments as written, seconded by **Mr. Smith**, all were in favor.

INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

Chairman Bondarowicz asked for any comments or clarifications from the Board. **Mr. Baldassarra** asked the Director to identify any major amendments that they would be left with. He inquired about the public ability to locate the amendments on line. It was confirmed that all of the amendments to the IMPC are in one place that can be found on the Village Website.

Mr. Touloumis stated that the biggest item being addressed is dealing with overcrowding within units. A lot of that language is being eliminated because it is impractical to enforce. There are complaints to the amount of people being in a house; but there is no way we can go and enforce this. There was discussion of complaints also tending to be of people not liking certain ethnicities. The goal is to eliminate something that is practically impossible to enforce, as well as eliminate the potential for somebody abusing the purpose of the code being there.

Mr. Baldassarra mentioned being involved in a situation where he was asked for an opinion on this as an expert code enforcement person, a third party. There was a battle between the Village and a development owner. It was not strictly an ethnic bias situation, it was that the buildings were going to hell, they were not maintained. It was not racial or ethnic, it was that there was no money. There were families living together and the place was going down the tubes and other neighbors were complaining.

Mr. Touloumis stated if people aren't keeping their houses clean, they are not doing certain other things, we can always apply those rules, not maintaining, vermin, garbage etc. This is something he did not want people abusing. Somebody did try to utilize it, the way it was written and the way it is written, leaves a lot of room for potential interpretation. He feels it is better of not having this as something to hang our hat on.

Mr. Smith stated he highlighted these three sections because he is concerned about this. It is part of the standard code and yes it can be abused but all sorts of things can be abused. He does not feel it is a position to remove something because there is potential for abuse. There are other avenues for the abuse to be dealt with and it is not here and he feels these could be important tools in a situation that would not be available should they be needed. He is concerned about removing these.

Mr. Baldassarra thought it was setting up the Village for a case where a property goes to hell because we took this out. Or we don't have a tool to combat a potential issue added **Chairman Bondarowicz**. **Mr. Carrato** stated, he thought he heard Mr. Touloumis say that there are tools. **Chairman Bondarowicz** stated, they are different tools. They are objective but they are not defined as the number of occupants per dwelling. **Mr. Smith** stated that just because the courts do not typically enforce these does not mean that we should remove that potential tool in event that it is needed. **Chairman Bondarowicz** said there actually could be one more legal perspective on this as a landlord with having a lease in place. A landlord very often in a residential lease might have something that states that the number of occupants allowed are based on or overwritten by whatever the Municipal Code is. If the Code doesn't mandate or dictate how many people can occupy, it can be argued 40 people can live in an apartment. **Mr. Scott** said

that to the extent something is being abused, that is for the courts to determine. There could be a situation where these could be useful tools for the Village and he would hate to not have it available. **Chairman Bondarowicz** mentioned on the flip side, has there been any incidence where we would want to get rid of it, or just leave it alone. **Mr. Smith** said he could see if we made a modification and it became a problem. But, here we are not changing anything, it is just standard code, and certainly the Village can't be accused against discriminating against anybody because it is there.

Mr. Touloumis stated that is one opinion, except that if it is in there and we do have it, then there will be expectations we enforce it and prove their occupancy. Prove they are sleeping there, prove they are not visiting. **Mr. Fink** said, that is the hardest part, trying to enforce it so you know how many occupants are really in the house. **Mr. Lay** stated he experienced in the past doing it by surveillance. In the community he was at, they had a very high rate of overcrowding. The Board at the time was very concerned and spent the resources to eradicate it. His job at the time was to determine who was living there and it took a lot of man hours to make that determination. **Mr. Touloumis** stated the objection is noted.

Chairman Bondarowicz called for comments from the Fire Department, there were none. Requesting comments from the Public, Mr. Hutchinson stated, in a single family home, if you are the property owner, and damaging your own house, he does not see how it would come to affect most of the people living around you, parking issues aside. If the rental could be addressed based on the rental contract, it is a multifamily home situation, they have an ability to write it in for maximum allowable occupants based on the size of the unit, correct. **Mr. Touloumis** replied, yes, if you own the building, you are talking specifically on the occupant load.

Chairman Bondarowicz said, if you are the lessor and you can put in your lease agreement stating how many occupants can be there. **Mr. Hutchinson** said yes, and even for a place where there is not an ability to rent, it is all owned in a multifamily situation. That is where he would be most concerned. Your property is below where there is an over occupied unit above, potentially causing damage with weight loads or whatever, those are the people we have to help. Single family home, he is not sure why we would be super concerned about that, they are only bringing down their own value. There were no further public comments.

Mr. Carrato moved to approved staff recommendation to the IPMC with the exception that we eliminate the deletions regarding occupancy, 404.4.1, 404.5 and 404.6. Seconded by **Mr. Baldassarra**, all were in favor.

INTERNATIONAL RESIDENTIAL CODE (IRC)

Mr. Touloumis reminded this was discussed at the previous meeting, June 19, 2019. It was noted there was discussion in regards to some of the issues with the sprinklers. For clarity the staff recommendation was still to keep out the sprinkler requirements. That is still stated in here, that change did not get made based on the last meeting. **Mr. Lay** asked him to state that again. **Mr. Touloumis** said that the last meeting it was discussed to keep the requirements in for sprinklers for one or two families and we did not make that change. We still maintain the amendment that

does not require sprinklers. **Mr. Carrato** said that the question was do we want to go to battle again, we went and lost to the Trustees last time it was presented.

Mr. Baldassarra believes every Village needs to make its own choice. This is in the National Consensus Code, it is a model code. But every Village should make its own choice based on its own risk tolerance. We have lowered the threshold to zero on commercial buildings and the record does not really support doing that. But, we apparently have a risk tolerance that says we do not want to have any of that happening in our community. However, the record shows the single family homes are much more risk prone for people losing their lives and for fire fighter injuries. That does not jive with him. Go back to the table that the IBC says for commercial buildings or go one step further for the safety of our future. It is academic how many houses we are going to affect. There was discussion on the high volume of new detached single family homes being at approximately 150 plus. **Mr. Baldassarra** said it would take a long time to roll out when the Village is even half single family home sprinklered but if you do not start, you will never get there either. There is an inconsistency with our philosophy that is reflected by that deletion.

Mr. Carrato asked, do you propose that we recommend an objection. **Mr. Baldassarra** asked for other discussion. **Mr. Lay** said he believes everyone supports sprinklers. **Mr. Smith** stated he thought they were leaving in the requirement to sprinkle. **Mr. Baldassarra** asked if there are other things they do not know about that are affecting this decision outside of this room. **Mr. Lay** thought it was tabled for more information at the last meeting. It was talked about and he thought they all expressed their support for it, but there was a lack of information for or a wanting for more information for the Board Members and that information was distributed in order for conversation this evening.

Chairman Bondarowicz called for some history on this, as he was not on the Board the last time. **Mr. Carrato** said the Board at the time was in favor of requiring sprinklers. They went to the Village Board to make their case and they said it was an economic hardship that was not necessary, it was believed to be of concern that it would drive people away from people wanting to build in our Village.

Mr. Baldassarra noted there was some very vocal opponents that looked like they had the package from the group of opponents that travels the country in opposition of the sprinklers.

Chairman Bondarowicz asked, for the record, the Fire Departments opinion was at the last time this was presented. **Deputy Chief Ahlman** stated he was not in charge at the time. **Mr. Carrato** recollected they were in favor. **Deputy Chief Ahlman** believed they were, stating it would surprise him, shock him, that a Fire Department would not support this life safety. **Mr. Baldassarra** mentioned Retired Deputy Chief Bernie Lyons was in support of this.

Chairman Bondarowicz asked about the Building Department at that time. **Mr. Carrato** said everyone was supportive, the Trustees shot it down. There are different Trustees now and some are the same. **Mr. Carrato** stated he would be in favor of giving it a go.

Chairman Bondarowicz said his understanding of what happened at the Trustee level was there was public input that came from architects, designers, builders, realtors etc. It was an economic hardship. **Mr. Baldassarra** stated we are not unique in this suburban area anymore. We are probably surrounded by Villages that do this today. We may have been ahead of our time last time; that was in 2009 or 2010 when adopted. Today, we are not unique, as mentioned by the Fire Department, the manpower, the resources, they are not what they used to be.

Chairman Bondarowicz clarified that everyone in this room is on the same page and in favor of sprinklers. He commented for public record, at the last discussion they talked about use of engineer floor joists. The engineer floor joist, after discussion about it and his additional research, it is a major risk. Specifically the engineered floor joist which are substantially used. For the record, his concern is exposed floor joist and there is nothing protecting them at this point in time. Speaking publicly about this, he feels that is an issue. **Mr. Baldassarra** added, the point is the floor construction does not last as long as it used to. **Chairman Bondarowicz** mentioned he talked to some firemen about this in the last couple of months. Firemen who have been in fires, been in this situation, been on these floors, one of them specifically said they were in one where the man went right thru the floor. **Mr. Lay** added, he was in another town where they had the same experience, it was an interior single family home, firemen made entry, made the attach and as soon as he hit the threshold he fell right into the basement. **Mr. Baldassarra** added that underwriter's laboratory's has a number of videos on the difference between residential environment today and 30 years ago. It is not only the engineered joist system, it is the furnishings too. Instead of 20 minutes to escape you have three minutes. It is very different today.

Chairman Bondarowicz noted the importance of the discussion. He would guess when it goes to the Village Board there will be phone calls, there was last time. With the requirement of the sprinkler, then we can have exposed engineered floor joists, it is a non-issue. **Mr. Baldassarra** mentioned that one community has said with their local amendment that without the sprinklers you need to have one hour ratings of the floor construction.

Chairman Bondarowicz asked for public comments. There was none pertaining to the requirement of sprinklers.

Mr. Carrato asked to quantify their objections of the Board, because they are probably going to vote to say they want to require sprinklers. **Mr. Touloumis** said, you are going to object to staff recommendations and that will get presented to the Trustees. **Mr. Carrato** asked for the specifics. **Deputy Chief Ahlman** replied, R313.2.

[Additional discussion was had regarding how the new codes are presented to the Village Board.]

Mr. Carrato stated to be clear, what goes to the Trustees is what this Board decides. You can let them know it is an objection to what you suggested, but the recommendation is going to be what this Board votes on. That exactly is how this works. **Mr. Baldassarra** said that is how it has worked in the past, the change is recommended from the Building Code Review Board. **Mr.**

Touloumis stated that is correct, which will be an objection to the language. **Mr. Carrato** said, no, what goes to the Trustees is what they vote on and then you can tell the Trustees that you disagree. We are not telling the Trustees we disagree with you. **Mr. Touloumis** said he will consult with legal on that.

Mr. Baldassarra asked Mr. Touloumis to share a rationale about the reason he is not in support of this; it would help them understand better what they do not understand now. **Mr. Touloumis** stated he did not think the Trustees will go for it. **Mr. Carrato** said that could very well be right but that is different from saying you don't think we should try. **Mr. Touloumis** said his personal opinion is, what do the Trustees want to do? Ultimately, they will make the decision anyway and he would like to get this done. **Mr. Carrato** said the bottom line is that this is not going to take any longer. If this Board agrees with the Fire Department and we believe it should be required, that is our professional opinion. That is what we want to tell the Village Board. You may be very right and they will just vote that down, but it is not going to slow the process.

Mr. Baldassarra said the Village Board deserves to hear what this Board's professional opinion is as a board of professionals. **Mr. Touloumis** agreed and said they will hear about any objections for or against, whatever the case may be. They will hear both sides. That is the point of doing this in this format.

Mr. Carrato stated he feels Mr. Touloumis does need to clarify with legal, because his understanding of the process and the way it has always worked is this Board is putting forth recommendations to the Trustees based on your development but they do not necessarily have to agree with you. **Mr. Touloumis** stated he will check with legal on this.

Chairman Bondarowicz asked for public comments on the IRC, there were no comments. Next was comments from Fire. **Deputy Chief Ahlman** said the Fire Department does have an objection to removing the one and two family fire sprinklers. They also are concerned again, as stated, about the open engineered floor joist not protected. That is an issue.

Mr. Carrato asked what happens, as it is now, if the Trustees refuse to require sprinklers. Are we protected or do we have anything that says that the joists have to be protected. **Chairman Bondarowicz** stated, this is why he brought it up. He just lived through this experience. A specific example, the Village of North Barrington does not require sprinklers. Several Villages do not. They have built seven homes in the last three years in towns that do not require it. However, they make you address this floor joist issue in the basement. He feels that is the biggest item, the engineered lumber. In the Village of North Barrington they either require that dry wall be installed with a one hour assembly or a fire suppression system was installed in the basement only.

Chairman Bondarowicz stated that if the Village Board says we are not going to require sprinklers, we still need to address the Code that states the joists need to be a one hour assembly or a suppression system for the basement. He feels this still needs to be addressed and personally does not think it would be a good idea to not address the engineered floor joists if we are going

to say we are not going to require sprinklers. We have to have that discussion as a minimum threshold. If the Village Board says no sprinklers, the Code is still saying we need to address the engineered floor joists.

Mr. Touloumis stated correct, which we have amended in R302.13, we had excluded the requirement. Asked what is being deleted, **Mr. Touloumis** said the section says you have to protect the bottom side of the joist and it was proposed to be deleted. **Mr. Baldassarra** said, so we are taking out both means of protection? **Mr. Touloumis** answered, yes.

Chairman Bondarowicz stated we are following what is currently in place. **Mr. Touloumis** said, no. The recommendation was to eliminate that. **Chairman Bondarowicz** said, the recommendation then is no sprinklers and no fire protection on engineered flooring?

Mr. Baldassarra said, we are eliminating R302.13. **Mr. Touloumis** said, yes. **Mr. Baldassarra** said we are taking out the passive protection and the sprinkler protection. **Mr. Touloumis** responded, yes. **Mr. Carrato** said we want to object to this and we want to object to taking out 313.2. **Chairman Bondarowicz** reminded this is still Fire Department comments. **Deputy Chief Ahlman** stated he does not want that deleted.

Mr. Baldassarra said if you left this in and did not require sprinklers, it becomes a choice of the builder or owner. **Deputy Chief Ahlman** said there would be some form of protection on the joist, whether it was passive through dry wall or a sprinkler system. **Mr. Touloumis** answered, right, you would not have to dry wall if you had a sprinkler system.

Mr. Baldassarra noted that it says floor assemblies located directly over a space protected by an automatic sprinkler system. It could be the basement only. **Mr. Smith** added, because your first floor would have a finished ceiling.

Mr. Carrato stated, if he is understanding correctly, our Board and the Fire Department would like to get rid of this deletion and require sprinklers for one and two family homes. **Mr. Baldassarra** said, if you keep the exception, it does not matter. **Chairman Bondarowicz** said, exactly, if you are requiring the sprinkler, then the engineer floor joist comment is less moved. [Numerous discussions at one time]

Mr. Baldassarra stated this depends on how it is presented. Is it presented as the Board recommendation or is it the staff recommendation and the Board is objecting. It is going to raise a flag.

Mr. Carrato stated he is about to make a motion that says they take exception to deleting 302.13 and they take exception to not requiring automatic sprinkler systems for one and two family homes. (Numerous discussions at once)

Mr. Carrato moved that they approve the recommended changes to the IRC amendments with the exception of 302.13 and 313.2. Seconded by **Mr. Smith**, all were in favor.

Chairman Bondarowicz mentioned that in many Villages the documentation for the sprinkler is not reviewed by Building, it is reviewed by the Fire Department. **Deputy Chief Ahlman** said that is correct, the Fire Department does not have that jurisdiction within the Village. They used to, they used to inspect and uphold the Code, that has been given to the Building Department.

INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC).

Chairman Bondarowicz asked for comments, clarifications or questions from the Board regarding staff recommendation. There were none. The same was proposed to the Public and then the Fire Department, there were none.

Mr. Carrato moved for approval of the recommended changes to the ISPSC. **Mr. Baldassarra** seconded, all were in favor.

NATIONAL ELECTRIC CODE (NEC).

Chairman Bondarowicz asked for questions, clarifications on the recommended changes to the NEC. **Mr. Smith** asked if an electrician was going to be assigned to the Board. **Mr. Touloumis** stated that Mr. Hutchinson, here as a member of the public, will be confirmed at a November Board meeting, he is not officially on the Board tonight. He was on the Electrical Commission and is the member that is in the process of being confirmed.

Mr. Baldassarra asked what the major changes to the NEC that are being recommended. **Mr. Touloumis** said there is nothing to note as a major change, he turned 58 pages into three pages by good formatting. There were some items dropped, for example, outside receptacle for Xmas lights. **Mr. Fink** said there were some ordinances that were written and then referenced State code that did not exist. Our Ordinance says you must do this and this following this Code and you look in the book and there is no such code. That was cleaned up.

Mr. Touloumis said there was a lot of repeated language under residential and then repeated the same thing again under a heading of commercial. A lot of the amendments already existed in the newer versions of the code, there was no need to have the amendment anymore.

Chairman Bondarowicz asked for comments from the public. **Mr. Hutchinson** stated he was very appreciative of the work put in on cleaning of this chapter. He is very happy to be going onto a concise book that has been thought over every three years by the best minds, thank you for getting this cleaned up. **Chairman Bondarowicz** asked for comments from the Fire Department, there were no comments.

Mr. Carrato moved to approve the changes to the NEC as written. Seconded by **Mr. Smith**, all were in favor.

Mr. Carrato commended Mr. Touloumis, the Department and the Fire Department for doing an excellent job. An incredible amount of work, saving this Board a significant amount of time after what he and Mr. Baldassarra had previously lived through.

Mr. Touloumis stated for the record, part of the reason he was trying to make this easier is because he would like to see this process happen every three years and stay in tune with the model codes.

With no further business, Mr. Carrato moved to adjourn. Seconded by Mr. Baldassarra, all were in favor.

The meeting adjourned at 9:03pm



DATE: December 4, 2019

TO: Mayor and Village Board

FROM: Randy Recklaus, Village Manager
Steve Touloumis, Director of Building and Life Safety

SUBJECT: Building Code Update Recommendations

Background:

Staff and the Building Code Review Board (BCRB) have discussed, and recommended a complete update of the Building Code over the past several months. Village Staff has comprehensively reviewed the latest standard codes with an eye towards enforceability, fairness, and clarity for end users. Staff has worked to minimize the local amendments currently in our code as well as bring our codes up to contemporary industry standards. These changes will bring greater clarity to both inspectors and those individuals who build and invest in our community.

The BCRB reviewed these recommendations in October and approved a series of motions on the updates to the code. Unlike other minor code changes that come to the Board directly from Staff from time to time, the Building Code is reviewed by the BCRB given their technical expertise and experience on Building matters. Staff would like to report out on the changes recommended by Staff and the BCRB at the December 9th COW meeting with final approval in early 2020 after legal has formatted the changes to incorporate them into the Village Code.

Given the broad and comprehensive nature of these changes, a redlined copy of the new codes will not have much value. Therefore, Staff is therefore only providing a clean copy of the complete code update to provide the Board the opportunity to review it and ask questions prior to adoption in early 2020. **If you would like a hard copy of the updated code, please email Eileen Crain and one will be promptly provided to you.** However, the vast majority of these changes are extremely technical in nature and do not have a direct policy implication. Based on Village Board feedback from September, Staff will not be providing comprehensive presentation on all of the code changes to the Village Board. Staff is also not expecting the Board to comprehensively review the code changes. Staff will be going over the small number of proposed code changes at the December 9th COW meeting that we believe may be of interest to the Board or that may impact the local construction environment. A copy of the draft minutes of BCRB

Meeting when these items were reviewed and discussed has also been provided for your reference. In one instance Staff does disagree with the BCRB's recommendation and is looking for Board direction. In this instance an alternative proposal is provided. While Staff is looking for motions to recommend adoption of the new codes at the COW meeting so that they can be prepared for insertion into our code, we are happy to answer any questions that the Board and/or Public has about the new codes at any time prior to formal adoption in a few weeks. As noted in the past, these code changes are just one part of a series of improvements underway in the Building and Life Safety (BLS) Department. Staff will be presenting an updated fee system to the Board in the 1st quarter of 2020 and the Management Analyst Group is working with BLS staff to identify the possible elimination of further permit requirements beyond those that are recommended as part of this process- in addition to other improvements.

Summary of BCRB Motions and Items of Board Interest:

BCRB Motion 1: Recommend Adoption of the 2018 International Residential Code (IRC)

Staff Comments:

Roofing Permit Process

Staff recommends that the requirement for roofing permits be eliminated- with the exception of commercial roofs that involve the modification of structural, plumbing, electric or HVAC. Many residents who get new roofs on their homes do not call for inspections, and of those that do, only a small percentage have issues with their roof. A number of the failed inspections included in the count were not directly related to 'roof' work per se, but included things like gutters not being reinstalled or leaving a dirty job site. Like many municipalities, Arlington Heights Inspectors have never performed detailed inspections of new roofs due to the liability issues involved climbing up on a roof or going into an attic. Also, it is impractical to inspect one of the most critical elements of the roof- the underlayment layers. Therefore many deficiencies that might exist are not even being caught by Village inspections.

In short, staff believes that the amount of time spent by residents, contractors, and staff in doing administrative work for roofing permits is of low value to the Village and our residents. A significant reduction in customer trips to the counter for roofing permits will allow staff to focus on processing other more meaningful permits and get them out the door quicker.

Like the old code, the proposed building code will still require roofs to be installed to a minimum standard. BLS staff would still be available as a resource to residents if they wanted input or had an issue with their work upon request. In addition, staff would provide new educational materials to residents on what to look for and look out for when conducting or hiring someone for roof work.

The Village processed 640 roofing permits in 2018. Of those 308 that called for inspection only 24 were failed for technical issues. The Village collected \$126,717 in permit fees in 2018. As noted staff believes the value added by these inspections was not proportional to the time spent or fee revenue collected.

Obviously the elimination of roofing permits will result in a loss of revenue under our current fee structure. Staff believes that the gap will be made up with the soon to be proposed new permit fee

structure with increases in other areas. As noted, other permit changes are being reviewed currently as well.

Residential Fire Sprinklers

A second issue is the requirement of The IRC standard language has required fire sprinklers in townhouses not more than 3 stories above grade plane and one- & two-family dwellings since the 2009 version. Every version since then has had standard language requiring fire sprinklers. However since that time the Village has always chosen to eliminate that requirement with a local amendment.

The Staff recommendation is to continue to exclude the requirement for fire sprinklers in one- & two-family dwellings which is keeping the requirements the same as they currently exist in the Village. Currently fire sprinklers are not required in one- & two-family dwellings and are required in townhouses.

The BCRB objected to staff's recommendations and wants to see the standard code language remain in place which would require fire sprinklers in all new one- & two-family dwellings. The public provided no objections to staff recommendations.

Considerations:

1. Based on data from National Fire Protection Association (NFPA), fire sprinklers add on average \$15,000 to the cost of constructing a new home. Staff believes this change could have a significant negative impact on the viability of the redevelopment and reinvestment in our aging single family housing stock.
2. It should be noted that fire loads inside of homes are much higher now than ever before due to the materials used to make furniture, appliances, etc. This does increase fire risk. In addition the majority of fire deaths do occur in dwelling units.
3. The following neighboring or near neighboring communities currently require residential sprinklers:
 - Palatine
 - Wheeling
 - Mount Prospect
 - Rolling Meadows (over 4000 sq. ft.)
 - Elk Grove
 - Hoffman Estates
 - Schaumburg
4. The Arlington Heights Fire Department provides service levels well above industry standards with the recent attainment of ISO Class 1 status. International Codes do not take into consideration the variation of Fire Service available to a community.
5. The number of fires in Arlington Heights has been dropping in recent years. However, there have been a total of 7 fire deaths in Arlington Heights since 2008.
6. While the overall Staff recommendation is to eliminate the sprinkler requirement based on economic considerations and the Village's overall preparedness for fires, it should be noted

that Fire Department Staff does prefer that the sprinkler requirement remain as it would increase fire safety beyond the status quo.

Staff Recommendation: Recommend adoption of the IRC with amendments to eliminate one- & two-family fire sprinkler and roofing permit requirements.

BCRB Motion 2: Recommend Adoption of the 2017 National Electric Code (NEC)

Staff Comments: No notable policy level changes. However, this change will reduce the number of pages in the municipal code referring to electrical issues from 68 to approximately 3 pages.

Staff Recommendation: Concur with BCRB Motion

BCRB Motion 3: Recommend Adoption of the 2018 International Building Code (IBC)

Staff Comments: No notable policy level changes other than roofing permit changes noted above (other than for commercial roofs that involve the modification of structural, plumbing, electric or HVAC).

Staff Recommendation: Concur with BCRB Motion

BCRB Motion 4: Recommend Adoption of the International Existing Building Code

Staff Comments: Adopting this code with local amendments will reduce the requirements for sprinklers for commercial construction. Currently, any addition on a commercial property requires fire sprinklers. Under the new amended standard code, sprinklers would only be required for additions to commercial properties when the entire building area meets or exceeds the standard code threshold for that type of use.

Staff Recommendation: Concur with BCRB Motion

BCRB Motion 5: Recommend Adoption of the International 2018 Property Maintenance Code

Staff Comments: No notable policy level changes

Staff Recommendation: Concur with BCRB Motion

BCRB Motion 6: Recommend Adoption of the 2018 International Mechanical Code

Staff Comments: No notable policy level changes

Staff Recommendation: Concur with BCRB Motion

BCRB Motion 7: Recommend Adoption of the 2018 International Fuel Gas Code

Staff Comments: No notable policy level changes

Staff Recommendation: Concur with BCRB Motion

BCRB Motion 8: Recommend Adoption of the 2018 International Fire Code

Staff Comments: No notable policy level changes

Staff Recommendation: Concur with BCRB Motion

BCRB Motion 9: Recommend Adoption of the 2018 International Swimming Pool and Spa Code

Staff Comments: No notable policy level changes

Staff Recommendation: Concur with BCRB Motion

Conclusions:

While staff is asking for Village Board action on each of the motions listed above on December 9th, again Staff intends only to formally present information on those with “Staff Comments”. This is based on the Board direction in September to avoid a “deep dive” on the codes. However, if you have any questions on other parts of the code, Staff is happy to discuss them further either at the December 9th COW meeting or at any other time prior to the final adoption in early 2020. It should also be noted that along with these substantive code changes, a number of administrative code changes will also be necessary facilitate the process. BLS and Legal are working these out currently and they will be outlined to the Board prior to the final Building Code approval.

CC: Robin Ward, Andrew Larson

Attachments

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article II- Regulations and Standards for One- and Two-Family Dwellings,
Section 23-201- Adoption of the 2018 International Residential Code and Appendices for One- and Two-Family Dwellings

a. There is hereby adopted by reference the 2018 International Residential Code (IRC), published by the International Code Council, Inc. and specifically includes Appendices J, K, M, and O, except as modified by Section 23-201 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department.

b. The IRC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 IRC sections.

R101.1 Title.

Insert 'The Village of Arlington Heights' as [NAME OF JURISDICTION].

R101.2 Scope.

Add the following to the end of the paragraph:

Where this code does not cover the provision of an installation, the 2018 International Building Code shall be used, but the IBC shall not be used to otherwise circumvent administrative or technical requirements of this code.

R101.2 Scope.

Delete the entire Exception.

R101.2.1 Plumbing scope.

Add this section to read as follows:

Plumbing shall be done in accordance with Municipal Code Chapter 23 Article X. Any reference in this code to plumbing as defined in Municipal Code Chapter 23 Article X, cross references to or from other sections of this code to plumbing as defined in Municipal Code Chapter 23 Article X, and/or definitions of plumbing related items as defined in Municipal Code Chapter 23 Article X shall not be applicable, but sections of Part VII of this code that are specifically adopted, that are not regulated by Municipal Code Chapter 23 Article X shall be applicable.

R101.2.2 Electrical scope.

Add this section to read as follows:

Electrical installations shall be done in accordance with Municipal Code Chapter 23 Article VI.

R101.2.3 Energy conservation scope.

Add this section to read as follows:

Energy Conservation shall be done in accordance with Municipal Code Chapter 23 Article XII.

R101.2.4 Antennas and earth stations.

Add this section to read as follows:

Antennas and earth stations shall be installed in accordance with Municipal Code Chapter 23 Article XV.

R105.2 Work exempt from permit.

Delete the following list items:

Building:

List items 1, 2, 3, 4, 5, and 10.

Electrical:

List item 2.

Plumbing:

List items 1 and 2.

Modify the following list items:

Building:

List item 6 shall read as follows: Painting, papering, tiling, carpeting, countertops, kitchen or bathroom upper cabinets, cabinets in rooms other than kitchens or bathrooms, exterior siding and gutters, and roof coverings.

Electric:

List item 3 shall read as follows: Replacement of non-circuit breaker type overcurrent devices.

R105.3 Application for permit.

Add the following language after the first sentence: Where required by the Building Official, plans shall be submitted for plan review and approved prior to the submittal of application(s) for permits.

Add the following subsection:

105.10 Safeguards during construction.

All construction shall conform to Chapter 33 of the IBC as referenced by municipal code section 23-301.

R109.1.1 Foundation inspection.

Delete the entire subsection and replace with:

R109.1.1 Required inspections.

All inspections required by the Village shall be requested by the permit holder and shall be approved in accordance with subsection R109.4

R109.1.2 Plumbing, mechanical, gas and electrical system inspection.

Delete the entire subsection.

R109.1.3 Floodplain inspections.

Delete the entire subsection.

R109.1.4 Frame and masonry inspection.

Delete the entire subsection.

R109.1.5 Other inspections.

Delete the entire subsection.

R109.1.5.1 Fire-resistance-rated construction inspection.

Delete the entire subsection.

R109.1.6 Final inspection.

Delete the entire subsection.

R109.1.6.1 Elevation documentation.

Delete the entire subsection.

R110.3 Certificate issued.

Delete list items number 3, 5, and 8.

Section R112 Board of Appeals

Delete this section in its entirety.

Add the following Section:

R201.5 Terms defined in the IRC or other ICC codes and the Municipal Code. Where terms are defined in both the IRC or other ICC codes and the Municipal Code, the meaning shall be interpreted as the context implies. The Director of the Building & Life Safety Department is authorized to make the determination of such meaning where conflicts may arise.

Table R301.2(1) Climatic and Geographic Design Criteria

Insert the following values corresponding to the listed criteria:

Ground Snow Load- 25 psf

Wind Design:

Speed(mph)..... 115

Topographic effects.....No

Special wind region.....No

Windborne debris zone.....No

Seismic Design Category.....A

Subject To Damage From:

Weathering.....Severe

Frost Line Depth.....42 inches

Termite.....Moderate to Heavy

Winter Design Temp.....-4° F

Ice Barrier Underlayment Required.....Yes

Flood Hazards..... a. November 6, 2000;

b. August 19, 2008;

c. August 19, 2008 (all panels) Panel Numbers—

0044J, 0063J, 0064J, 0182J, 0184J, 0192J, 0201J, 0202J, 0203J, 0204J, 0211J, 0212J.

Air Freezing Index.....2000

Mean Annual Temp..... 47.6° (Waukegan 4 WSW station)

Table R301.2(1) Climatic and Geographic Design Criteria

Delete the Manual J Design Criteria table.

R302.14 Combustible insulation clearance.

Delete the last sentence.

R305.1.1 Basements.

Delete main subsection (Exception shall remain) and replace with:

Portions of *basements* that do not contain *habitable space* or hallways shall have a ceiling height of 7 feet 2 inches as measured from the top of the concrete floor to the underside of the ceiling or floor joists above. Additional floor and/or ceiling finishes shall not reduce this value to less than 7 feet in accordance with R305.1 even if not defined as *habitable space* or hallway.

Add the following subsection:

R309.6 Exterior walk through door. Enclosed detached garages shall have at least one exterior walk through door which shall be side hinged and provide a clear width of not less than 32 inches where measured between the face of the door and the stop, with the door open 90 degrees (1.57rad). The clear height of the door opening shall be not less than 78 inches (1981mm) measured from the top of the threshold to the bottom of the stop. The door shall not rely on electrical power for operation, and shall be readily openable from the inside without the use of a key or special knowledge or effort.

R310.4 Bars, grilles, covers, and screens. Replace the existing language with:

Where bars, grilles, covers, screens, or similar devices are placed over emergency escape and rescue openings, area wells that serve an emergency escape and rescue opening, and/or window wells that serve an emergency escape and rescue opening, the minimum net clear opening size shall comply with Sections R310.2.1 through R310.2.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, and/or force greater than that required for the normal operation of the emergency escape and rescue opening.

Add the following subsection:

R310.4.1 Required covers. Window wells shall be covered with a cover that allows light through, doesn't allow the passage of a 4 inch diameter sphere, and has a minimum rating of 250 pounds.

R313.2 One- and two-family dwellings automatic fire sprinkler systems.

Replace the existing language with:

An automatic residential fire sprinkler system is not required in one- and two-family dwellings, but if installed, shall be done in accordance with R313.2.1.

(The Exception to this subsection remains unchanged).

R319.1 Address Numbers

Delete this Section in its entirety and replace with the following:

1. New and existing buildings shall be provided with approved addresses. It shall be the duty of the owners of every building in the Village to have placed thereon the assigned numbers above the door which is the principal entrance fronting on the street, or where no street exists, the assigned numbers shall be above or on the principal entrance to the building via an alley, driveway, parking lot, fire lane, or other improved right-of-way. The assigned numbers shall be Arabic numerals at least six inches high and of such size and shape so as to be easily visible from the street, alley, driveway, parking lot, fire lane, or improved right-of-way. The Arabic numerals shall be constructed of a durable material which contrasts with the background upon which the assigned numbers are affixed.
2. The practice of affixing numbers in script or word form is not prohibited; however, the Arabic numerals required herein must be affixed on or over the principal entrance.
3. In any instance where numbers located on the principal entrance of the building are not easily visible and identifiable from the street, alley, driveway, parking lot, fire lane, or other improved right-of-way upon which the principal entrance fronts, the Building and Fire Departments may require a monument, pole or other such additional numbering signs or placards on or about the building and premises as necessary to ensure that such buildings are easily identifiable from the street, alley, driveway, parking lot, fire lane, or other improved right-of-way.
4. The names of all new buildings and developments shall not include any numerical references in vanity addresses or in identifying the buildings or development name unless the numerical references and name are the property number and actual street address assigned by the Village.

R401.1 Application.

Delete everything after the second sentence.

R402.1 Wood foundations.

Replace the existing language with:

Wood foundation systems shall not be used. Any reference to wood foundation systems, including but not necessarily limited to, footings, fasteners, and/or wood treatment for wood foundation systems contained in this code shall not be used. Where any conflicts may arise, the Building Official is authorized to make a final determination.

R403.1 General. Remove the following language from the first sentence.

crushed stone footings, wood foundations,

R403.1 General. Add the following language to the end of the paragraph.

Also, concrete stairways with three or more risers placed as a single structure which serve the primary dwelling shall be provided with a footing in accordance with this section.

R403.1 General. Add the following Exception to this section.

Exception: Storage sheds that are 100 square feet or less are not required to be supported on a footing.

R403.3 Frost-protected shallow foundations. Remove this section in its entirety and do not replace.

R403.4.1 Crushed stone footings. Remove this section in its entirety and do not replace.

R404.1.5.3 Pier and curtain wall foundations. Remove this section in its entirety and do not replace.

R407.3 Structural requirements.

Add the following to the end of the main paragraph:

Steel columns shall be welded to a ½ inch thick base plate that extends beyond the outside edge of the column to allow for the required installation of a minimum of two ½ inch diameter anchor bolts. The minimum plan view dimension of the base plate shall be 4 inches. A concrete floor shall not be used to prevent lateral displacement of a column.

R407.3 Structural requirements.

Delete the Exception to R407.3.

R506.1 General

Change 3 ½ inches in the first sentence to 4 inches.

R507.3.2 Minimum depth. Delete Exceptions 1 and 2, and replace Exception 1 with:

1. Free-standing decks that are not directly accessible from a door of the primary building need not be provided with footings that extend below the frost line.

Table R602.3(5) Size, Height and Spacing of Wood Studs. Add footnote d. to read:

In kitchens, butler pantries, and similar areas where upper cabinetry will be or is likely to be installed, an adequate means shall be installed for support of such cabinetry. Gypsum board, lath and plaster, and/or stud spacing greater than 16 inches shall not be considered adequate support.

Add footnote d. to all spacing dimensions greater than 16 inches.

Table R602.3(5) Size, Height and Spacing of Wood Studs. Add footnote e. to read:

Newly constructed walls which will contain plumbing drain, waste, and/or vent lines that are installed horizontally through the wall studs, shall be built with a minimum stud size of 2x6.

Add footnote e. to the table title.

R602.10 Wall bracing. Delete the existing language and replace with:

Primary buildings and accessory buildings that shelter automobiles shall be braced using the continuously sheathed wood structural panel method (CS-WSP) listed in Table R602.10.4 in accordance with this section or shall be designed by a State of Illinois licensed Structural Engineer. Other buildings shall be braced in accordance with this section or, when applicable, Section R602.12.

Table R602.10.4 Bracing Methods. Replace 3/8" with 1/2" for the minimum thickness of bracing method continuously sheathed wood structural panel.

R801.3 Roof drainage

Delete the following text:

In areas where expansive or collapsible soils are known to exist,

R801.3 Roof drainage.

Insert the following after the word *dwelling*:

and accessory structures with a single roof plane that exceeds 100 square feet

R802.3 Ridge. Replace 1 (inch) with 2.

R803.2.2.1 Allowable Thickness. Wood structural panels used as roof sheathing for new construction and/or new additions of primary buildings and/or accessory buildings that shelter automobiles shall be a minimum of 5/8" thick.

Delete Chapter 11 in its entirety.

Add this subsection:

M1602.3 Return air inlets. Unless approved by the Building Official in writing, non-central return air inlets shall be installed both high and low in each room where return inlets are installed.

Except as noted in a. below, delete Chapter 25 in its entirety.

a. Section P2503.7 shall remain in effect only as referenced by Section P2904.8.1, list item number 8.

Except as noted in a. below, delete Chapter 26 in its entirety.

a. Section P2603.5 shall remain in effect only as referenced by Section P2904.2.3, but subsection 2603.5.1 is deleted.

Delete Chapter 27 in its entirety.

Delete Chapter 28 in its entirety.

Except as noted in a. below, delete Chapter 29 in its entirety.

a. Section P2904 shall remain in effect.

Delete Chapter 30 in its entirety.

Delete Chapter 31 in its entirety.

Delete Chapter 32 in its entirety.

Delete Chapters 34 through 43 in their entirety.

AJ301.1.2 Plumbing materials and supplies.

Delete this section in its entirety.

AJ301.2 Water closets.

Delete this section in its entirety.

AJ301.3 Electrical.

Delete this section in its entirety.

AJ501.5 Electrical equipment and wiring.

Delete this section in its entirety including all subsections and replace with:

AJ501.5 Specific work types.

AJ501.5.1 Kitchen remodels. Where base cabinets are removed to facilitate a kitchen remodel, the following items must be brought into compliance as noted:

1. Receptacle outlets in the kitchen shall comply with the 2017 National Electric Code sections 210.52(B) and (C).

2. The kitchen sink shall be vented in compliance with the State of Illinois Plumbing Code.

3. Exhaust vents must be terminated to the exterior of the structure.

Exception: The Building Official may waive these requirements where there is practical difficulty in achieving compliance.

AJ601.4 Ceiling height.

Delete the existing language in its entirety and replace with:

For buildings that contain *basements* without *habitable space* and/or hallways with ceiling heights not in compliance with this code for new construction, when an application is submitted to convert the basement to habitable space, the Building Official may grant approval upon review of the project and determination that there are other approved safety features of the space to offset the reduction in ceiling height, but in no case shall a ceiling below 6 feet 7 inches be allowed for use as *habitable space*. Where lay-in tile drop ceilings are installed, the determined ceiling height shall be measured from the finished floor to the bottom side of the ceiling grid.

For buildings that contain basements with habitable space where the existing ceiling height does not conform with this code for new construction, when an application is submitted to remodel the basement habitable area, the application may be approved if:

a. The remodel will increase the ceiling height to be compliant with this code for new construction.

b. The Building Official grants approval upon review of the project and determination that there are other approved safety features of the space to offset a reduction of a non-compliant ceiling height in conformance with the first paragraph of this section.

c. Historical records show that the basement ceiling height as exists was previously approved by the Building Official and the remodel plans do not further reduce the ceiling height.

AK101.1 General.

Add the following sentence to the end:

Walls and floor-ceiling assemblies within the same dwelling unit are not required to meet sound transmission ratings.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - NEC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion regarding adoption of the 2017 National Electrical Code as amended:

Mr. Carrato moved to approve the changes to the NEC as written. Seconded by Mr. Smith, all were in favor.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2017 National Electrical Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the NEC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article VI- Regulations and Standards for Electrical Installations,
Section 23-601- Adoption of the 2017 National Electrical Code

a. There is hereby adopted by reference the 2017 National Electrical Code (NEC), published by the National Fire Protection Association (NFPA), except as modified by Section 23-602 of this Article.

Section 23-602. The NEC adopted by this Article is modified for use in the Village by the following amendments.

a. **Allowed Wiring Methods.** The following Table shows allowed wiring methods and related requirements. This Table shall be presumed to be more restrictive than allowed by the NEC, and shall not be presumed to allow for anything less restrictive than allowed by the NEC.

Table 23-602 Allowed Wiring Methods¹³

Circuit Class	Circuit Type	Inside or Outside of Structure	Below or Above Ground ⁴	Inside Installation Location ³	Below Grade: Install Method	Wall, Floor, or Ceiling Covering (At Time of Installation)	Allowed Wiring Methods (NEC Article # Listed) ¹		
					Above Grade: Physical Damage Risk				
Power, Lighting, & Class 1 Remote Control and Signal Circuits ¹⁶	Service ¹⁰	Outside	Below	-	Open Trench	-	342, 344, 352, 353, 354, 355		
					Directional Boring	-	353, 354		
			Above	-	Not Subject To Physical Damage	-	344		
					Subject to Physical Damage	-	344		
					Subject to Severe Physical Damage	-	344		
		Inside	Below	-	Open Trench	-	342, 344, 352		
					Above	Concealed	-	Uncovered	344
			-	Covered			See Footnote 2.		
			Exposed	Not Subject To Physical Damage			-	344	
				Subject to Physical Damage	-	344			
				Subject to Severe Physical Damage	-	344			
			Feeders ^{11, 12}	Outside	Below	-	Open Trench	-	342, 344, 350, 352, 353, 354, 355, 356
							Directional Boring	-	353, 354
					Above	-	Not Subject To Physical Damage	-	344
	Subject to Physical Damage	-					344		
	Subject to Severe Physical Damage	-					344		
	Inside	Below		-	Open Trench	-	342, 344, 352		
					Listed System	-	342, 344, 352, 372, 374, 390		
		Above		Concealed	-	Uncovered	342, 344, 358		
					-	Covered	348		
					Exposed	Not Subject To Physical Damage	-	342, 344, 358	
		Subject to Physical Damage		-		342, 344			
		Subject to Severe Physical Damage		-	344				
	Branch-circuits ^{11, 12}	Outside		Below	-	Open Trench	-	342, 344, 350, 352, 353, 354, 355, 356	
						Directional Boring	-	353, 354	
				Above	-	Not Subject To Physical Damage	-	342, 344, 350, 352, 356, 358	
						Subject to Physical Damage	-	342, 344, 358	
						Subject to Severe Physical Damage	-	344	
		Inside	Below	-	Open Trench	-	342, 344, 352		
					Above	Concealed	-	Uncovered	342, 344, 348 ⁵ , 358
			-	Covered			320, 330, 348, 350		
			Exposed	Not Subject To Physical Damage			-	342, 344, 348 ¹⁴ , 358, 366 ⁶ , 368, 376, 380, 384, 386, 388	
				Subject to Physical Damage	-	342, 344, 358, 366 ⁶ , 368, 376, 380, 384, 386, 388			
				Subject to Severe Physical Damage	-	344			
			Grounding Electrode Conductors ⁹	Inside	Below	-	Open Trench	-	344
					Above	Concealed	All	Any	342, 344, 358
							Exposed	All	-
				Fire Alarm Circuits ^{7, 15}	All	Inside	Below	-	Open Trench
	Above	Concealed							-
			-				Covered	Conductors/cables allowed by Article 760 in 348	
			Exposed				Subject to Physical Damage ⁸	-	342, 344, 358
Subject to Severe Physical Damage	-	344							

Specific Footnotes to Table 23-602a.

1. This is not intended to exclude metersockets, junction boxes, cabinet enclosures, panel boards, or similar enclosures, but these enclosures shall be metallic.
2. Service conductors may not be fished into concealed spaces.
3. Concealed spaces are considered not subject to physical damage.
4. Below ground includes embedded in concrete.
5. Short sections that connect concealed junction boxes to exposed luminaires or appliances; or with specific approval from the Building Official where it is not feasible to install non-flexible wiring methods.
6. Metal only.
7. Does not include one- & two-family detached structures.
8. Any area from the floor to 7 feet above the floor shall be considered subject to physical damage.
9. All wiring methods may terminate within 5 feet of the connection to the grounding electrode.
10. The maximum length of raceways inside buildings that contain service conductor shall be 5 feet. The length of service conductors inside the service enclosure does not contribute to this calculated length.
11. All flexible raceways shall include an equipment grounding conductor sized according to the NEC.
12. All raceways installed below ground shall include an equipment grounding conductor sized according the NEC.
13. Listed products shall be allowed to use any wiring method that is included as part of the listing of the product.
14. Allowed for final connections to equipment, appliances, and/or luminaires.
15. Fire alarm conductors shall not be installed in the same raceway with other types of circuits.
16. Conductors shall be copper.

Section 23-602 b- Grounding Electrode Conductor for New Construction. For new construction where concrete footings or trench foundations are installed, a concrete-encased electrode shall be installed in accordance with NEC section 250.52 (A)(3). The concrete-encased electrode and the connection to the grounding electrode conductor shall be inspected and approved by the Village before concrete is placed.

Section 23-602 c- Fan Rated Boxes. Where junction boxes are installed in dwelling unit ceilings where a ceiling fan type fixture could and would likely be installed in the future, a fan-rated box shall be installed.

Section 23-602 d- Services for One- & Two-Family New Construction. Overhead service conductors and/or service drops shall not be allowed for services for new construction of one- & two-family dwellings.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - IBC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion with respect to adoption of the 2018 International Building Code as amended:

Mr. Carrato moved that they accept the recommended changes. Seconded by Mr. Smith, all were in favor.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2018 International Building Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the IBC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article III- Regulations and Standards for Other Than One- and Two-Family Dwellings,
Section 23-301- Adoption of the 2018 International Building Code and Appendices for Other Than
One- and Two-Family Dwellings

a. There is hereby adopted by reference the 2018 International Building Code (IBC), published by the International Code Council, Inc. and specifically includes Appendix C, except as modified by Section 23-301 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department.

b. The IBC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 IBC sections.

[A] 101.1 Title.

Insert 'The Village of Arlington Heights' as [NAME OF JURISDICTION].

[A] 101.2 Scope.

Delete the Exception and replace with:

Exception: Buildings regulated by Section 23-201 of the Municipal Code, shall conform with such Section.

[A] 101.4 Referenced codes.

Add the following to the end:

All referenced codes shall be considered referenced as adopted by the applicable Sections of Chapter 23 of the Municipal Code and shall include any amendments therein specified unless specifically stated otherwise.

[A] 101.4.6 Energy.

Delete International Energy Conservation Code and replace with Municipal Code Chapter 23, Article XII.

[A] 105.2 Work exempt from permit.

Delete the following list items:

Building:

List items 1, 2, 3, 4, 5, 6, 9, and 12.

Plumbing:

List items 1 and 2.

Modify the following list items:

Building:

List item 7 shall read as follows: Painting, papering, tiling, carpeting, countertops replaced in kind, upper kitchen or breakroom cabinets, tuck pointing, exterior siding and gutters replaced in kind, and/or reroofing that does not require the modification to plumbing, mechanical, fuel gas, electrical, and/or building systems.

[A] 105.3 Application for permit.

Add the following language after the first sentence: Where required by the Building Official, plans shall be submitted for plan review and approved prior to the submittal of application(s) for permits.

[A] 110.3 Required inspections. Delete the language of the section and replace with:

[A] 110.3 Required inspections. All inspections required by the Village shall be requested by the permit holder and shall be approved in accordance with subsection [A] 110.6.

[A] 110.3.1 through **[A] 110.3.11.1** shall be deleted in their entirety.

[A] 111.2 Certificate issued.

Delete list items number 3, 5, 9, 10, and 11.

Section 113 Board of Appeals

Delete this section in its entirety.

Add the following Section:

201.5 Terms defined in the IBC or other ICC codes and the Municipal Code. Where terms are defined in both the IBC or other ICC codes and the Municipal Code, the meaning shall be interpreted as the context implies. The Director of the Building & Life Safety Department is authorized to make the determination of such meaning where conflicts may arise.

[F] 502.1 Address Identification

Delete the language of this section in its entirety and replace with the following:

502.1 Address Identification. New and existing buildings shall be provided with approved addresses in accordance with sections 502.1.1 through 502.1.6.

502.1.1. It shall be the duty of the owners of every building in the Village to have placed thereon the assigned numbers above the door which is the principal entrance fronting on the street, or where no street exists, the assigned numbers shall be above or on the principal entrance to the building via an alley, driveway, parking lot, fire lane, or other improved right-of-way. The assigned numbers shall be Arabic numerals at least six inches high and of such size and shape so as to be easily visible from the street, alley, driveway, parking lot, fire lane, or improved right-of-way. The Arabic numerals shall be constructed of a durable material which contrasts with the background upon which the assigned numbers are affixed.

502.1.2. The practice of affixing numbers in script or word form is not prohibited; however, the Arabic numerals required herein must be affixed on or over the principal entrance.

502.1.3. Each commercial building and multi-family dwelling with a rear or side entrance on an alley, driveway, parking lot, fire lane or improved right-of-way shall have the assigned number or numbers affixed on or over such entrance in Arabic numerals at least six inches high.

502.1.4. In any instance where numbers located on the principal entrance of the building are not easily visible and identifiable from the street, alley, driveway, parking lot, fire lane, or other improved right-of-way upon which the principal entrance fronts, the Building and Fire Departments may require a monument, pole or other such additional numbering signs or

placards on or about the building and premises as necessary to ensure that such buildings are easily identifiable from the street, alley, driveway, parking lot, fire lane, or other improved right-of-way.

502.1.5. Where the buildings are part of a multi-unit complex or development, either residential or commercial, every door to every office or apartment in every building shall be numbered as well as their principal entrance to the building having a sign on the entrance indicating which individual numbered units are contained therein.

502.1.6. The names of all new buildings and developments shall not include any numerical references in vanity addresses or in identifying the buildings or development name unless the numerical references and name are the property number and actual street address assigned by the Village.

[F] 901.6.1 Automatic sprinkler systems. Modify this section by replacing the words ‘an approved supervising station’ with ‘Northwest Central Dispatch’.

[F] 901.6.1 Automatic sprinkler systems. Modify this section by replacing the words ‘an approved supervising station’ with ‘Northwest Central Dispatch’.

[F] 903.2.1.1 Group A-1. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 4.

[F] 903.2.1.2 Group A-2. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 3.

[F] 903.2.1.3 Group A-3. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 3.

[F] 903.2.1.4 Group A-4. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 3.

[F] 903.2.1.5 Group A-5. Modify this section by:

1. Deleting the words ‘in excess of 1,000 square feet (93 m²)’.

[F] 903.2.1.5.1 Spaces under grandstands or bleachers. Modify this section by:

1. Deleting the words ‘where either of the following exists:’ and adding a period after 903.1.1.
2. Deleting list items 1 and 2.

[F] 903.2.1.6 Assembly occupancies on roofs. Modify this section by:

1. Deleting the words ‘with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies’.

[F] 903.2.1.7 Multiple fire areas. Modify this section by:

1. Deleting the words ‘and the combined *occupant load* of theses [sic] fire areas is 300 or more’.

[F] 903.2.2 Ambulatory care facilities. Modify this section by:

1. Deleting the words ‘where either of the following conditions exist at any time:’, and placing a period after the word ‘*facility*’.
2. Deleting list items 1 and 2.

[F] 903.2.3 Group E. Modify this section by:

1. Deleting the words ‘as follows:’ and placing a period after the word ‘occupancies’.
2. Deleting list items 1 through 3.

[F] 903.2.4 Group F-1. Replace this section with:

[F] 903.2.4 Group F-1 and F2. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 or Group F-2 occupancy.

[F] 903.2.4.1 Woodworking operations.

Delete this section in its entirety.

[F] 903.2.5.3 Pyroxylin plastics. Modify this section by:

1. Deleting the words ‘in quantities exceeding 100 pounds (45kg)’.

[F] 903.2.6 Group I. Modify this section by deleting all Exceptions.

[F] 903.2.7 Group M. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’.
2. Deleting list items 1 through 4.

[F] 903.2.9 Group S-1. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’.
2. Deleting list items 1 through 5.

[F] 903.2.9.1 Repair garages. Delete this section in its entirety.

[F] 903.2.9.2 Bulk storage of tires. Delete this section in its entirety.

[F] 903.2.10 Group S-2 enclosed parking garages. Replace this section with:

[F] 903.2.10 Group S-2. An *automatic sprinkler system* shall be provided throughout all buildings with a Group S-2 fire area.

[F] 903.2.10.1 Commercial parking garages. Delete this section in its entirety.

[F] 903.2.11.1 Stories without openings. Delete this section and subsections in their entirety.

[F] 903.2.11.3 Buildings 55 feet or more in height. Delete this section in its entirety.

Add the following section:

[F] 903.2.13 Group B. An *automatic sprinkler system* shall be provided throughout buildings with a Group B fire area.

[F] 903.3.5 Water supplies. Modify this section by deleting the words ‘and the International Plumbing Code’, and replacing them with ‘, the Village of Arlington Heights, and the State of Illinois Plumbing Code.’

[F] 903.4.1 Monitoring. Replace the language of this section with:

Alarm, supervisory, and trouble signals shall be distinctly different and shall be automatically transmitted to Northwest Central Dispatch.

[F] 903.4.3 Floor control valves. Modify this section by deleting the words ‘ in high-rise buildings’.

[F] 904.3.5 Monitoring. Delete and replace with:

904.3.5 Monitoring. Automatic fire-extinguishing systems shall be monitored by a building fire alarm system installed in accordance with NFPA 72.

[F] 905.4 Location of Class I Standpipe hose connections

Add the following after the word connections in the first sentence with ‘a 2 ½ inch x 1 ½ inch reducer and cap and chain.’

[F] 905.5 Location of Class II standpipe hose connections

Add the following after the word connections in the first sentence with ‘a 1 ½ inch cap and chain.’

[F] 907.2 Where required-new buildings and structures. Modify this section by adding the following language after the first paragraph:

All new fire alarm systems shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Landlords shall be responsible for tenant systems where leases have ended and/or the tenant is otherwise not maintaining the fire alarm system including the connection to Northwest Central Dispatch.

[F] 907.2.1 Group A. Replace the language of this section with:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies.

[F] 907.2.4 Group F. Replace the language of this section with:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.

[F] 907.2.5 Group H. Modify this section by deleting 'H-5' and replacing with 'H'.

[F] 907.2.7 Group M. Replace the language of this section with:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

[F] 907.2.8.1 Manual fire alarm system. Modify this section by deleting Exception 1.

[F] 907.2.9.1 Manual fire alarm system. Modify this section by deleting Exceptions 1 and 3.

[F] 907.2.13.2 Fire department communication system

Add the following after the last sentence:

Each location of a fire department communication device shall be an independent zone from the control panel in the fire command room.

[F] 907.2.14 High-piled combustible storage areas. Modify this section by deleting the words 'where required by Section 3206.5 of the *International Fire Code*'.

[F] 907.2.15 Aerosol storage uses. Modify this section by deleting the words 'where required by the *International Fire Code*'.

[F] 907.5.2.3.1 Public use areas and common use areas. Add the following to the end of the sentence: and at a location approved by the Fire Official on the exterior of the building. The exterior appliance shall flash red.

[F] 907.6.6 Monitoring. Modify this section by adding the following language after the first sentence: New fire alarm systems shall be monitored by Northwest Central Dispatch.

[F] 912.2.1 Visible location

Add the following sentence at the end:

Such connections shall be located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.

[F] 912.6 Backflow protection. Modify this section by deleting the words 'International Plumbing Code' and replacing them with 'Village of Arlington Heights and the State of Illinois Plumbing Code'.

[F]913.4 Valve supervision. Amend this section by:

1. Add the following language to the end of method 3: where approved in writing by the Fire Code Official or authorized designee.

2. Deleting method 4.

Chapter 11- Accessibility. Delete Chapter 11 in its entirety.

Add the following section:

1207.5 Minimum under-floor height. Under-floor areas, including crawl spaces and similar, shall have a minimum height of 30 inches (762mm) measured from the finished floor to the bottom of the joists.

1208.1 Crawl spaces. Modify this section by changing 18 to 30, 24 to 30, 457 to 762, and 610 to 762.

[E] 1301.1.1 Criteria. Modify this section by deleting ‘International Energy Conservation Code’ and replacing with ‘State of Illinois Energy Conservation Code’.

1608.1 General. Delete the language of this section and replace with:

Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall be equal to or greater than that determined by Section 1607, or 25 psf for flat roof snow load p_f and 25 psf for sloped roof snow loads p_s , whichever is greater.

1612.3 Establishment of flood hazard areas. Insert ‘The Village of Arlington Heights’ as [INSERT NAME OF JURISDICTION] and insert August 19, 2008 as [INSERT DATE OF ISSUANCE].

1807.1.4 Permanent wood foundation systems. Delete the language of this section and replace with:

Wood foundation systems are not allowed.

1809.9 Masonry-unit footings. Delete the language of this section and all subsections in their entirety. Replace the language of this section with: Masonry-unit footings are not permitted.

1809.10 Pier and curtain wall foundations. Delete the language of this section and replace with:

Pier and curtain wall foundations are not allowed.

1809. 12 Timber footings. Delete the language of this section and replace with:

Timber footings are not allowed.

1810.3.2.4 Timber. Delete the language of this section and replace with:

Timber deep foundations are not allowed.

2308.3 Foundations and footings. Modify this section by adding the following:

Exception: Sheds and similar types of buildings 100 square feet or less shall not be required to have a foundation.

2308.7.3 Ceiling joist and rafter framing. Change the following:

1(-inch) to 2, and 25 to 51.

1907.1 General. Modify this section by replacing ‘3 ½ inches’ (89mm) with ‘4 inches (102 mm)’.

2303.1.5 Wood structural panels. Add the following to the end of the section:

The minimum size wood structural panel used in primary buildings and accessory buildings that shelter automobiles shall be 1/2 inch for floors and 5/8 inch for roofs.

2308.6.2 Braced wall panels. Modify this section by adding to the end:

Braced wall panel methods for primary buildings and accessory buildings that shelter automobiles shall be limited to methods WSP and PFH listed in Table 2308.6.3(1).

Chapter 29 Plumbing Systems. Except for [P]2901.1, delete all the sections and subsections from Chapter 29. Delete the language from section [P]2901.1 and replace with: The provisions of Municipal Code Chapter 23, Article X shall define and regulate plumbing systems within the Village of Arlington Heights.

3001.2 Emergency elevator communication systems for the deaf, hard of hearing and speech impaired. Delete this section in its entirety.

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are installed, at least one elevator and one elevator per bank shall be provided for Fire Department and ambulance service access to all floors. Such elevator car shall be a minimum interior dimension size of 60 inch by 85 inch and arranged to allow for a stretcher in its horizontal position to enter the elevator. Every elevator meeting these criteria shall be identified by the international symbol for emergency medical services (star of life). The symbols shall be a minimum 3 inch (76mm) by 3 inch (76mm) and placed inside on both sides of the hoistway door frame.

3005.1 Access. Modify this section by adding the following language to the end:

These areas shall not be allowed as the sole passageway to access other areas of the building.

3005.4 Machine rooms, control rooms, machinery spaces, and control spaces. Modify this section by deleting Exception 2.

Add the following section:

3009.1 Certificate of operation. The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated, and/or altered shall be unlawful by persons other than the licensed installer until such equipment has been inspected and a certificate of operation has been issued by the Village of Arlington Heights.

Add the following section:

3009.2 Posting of certificate of operation. The owner or lessee shall post the current certificate of operation or a copy of it in a conspicuous place inside the conveyance.

Section 3201.4 Drainage. Modify this section by adding the following language after the word ‘surface’:

‘in such a way that it creates a hazard to users of the public right-of-way’

3202.2 Encroachments above grade and below 8 feet in height. Modify this section by replacing 3202.2.3 with 3202.2.5 and deleting the last sentence.

Add the following section:

3202.2.4 Windows and doors. Windows and doors shall not open or project into the public right-of-way in such a way that it creates a hazard to users of the public right-of-way.

Add the following section:

3202.2.5 Fire, electrical, mechanical, and plumbing systems. Equipment and related piping for fire, electrical, mechanical, and/or plumbing systems shall not open or project into the public right-of-way in such a way that they create a hazard to the users of the public right-of-way.

3202.3 Encroachments 8 feet or more above grade. Replace the language of this section with:

3202.3 Encroachments 8 feet or more above grade. Encroachments 8 feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.2.

3202.3.1 Awnings, canopies, marquees and signs. Replace the language of this section with:

3202.3.1 Encroachments 8 feet to less than 15 feet above grade. Encroachments 8 feet (2438 mm) to less than 15 feet (4572 mm) above grade shall comply with Sections 3202.3.1.1 through 3202.3.1.3.

Add the following section:

3202.3.1.1 Awnings, canopies, marquees, and signs. Awnings, canopies, marquees, and signs shall not project into the public right-of-way in such a way that they create a hazard to the users of the public right-of-way.

Add the following section:

3202.3.1.2 Windows, balconies, architectural features, and fire, electrical, mechanical, and plumbing systems. Windows, balconies, architectural features, and fire, electrical, mechanical, and plumbing systems shall not open or project into the public right-of-way in such a way that they create a hazard for the users of the public right-of-way.

Add the following section:

3202.3.1.3 Pedestrian walkways. The vertical clearance of pedestrian walkways over the public right-of-way shall be not less than 15 feet (4572 mm).

3202.3.2 Windows, balconies, architectural features and mechanical equipment. Replace the language of the section with:

3202.3.2 Encroachments 15 feet or more above grade. Encroachments 15 feet (4572 mm) or more above grade shall not be limited.

3202.3.3 Encroachments 15 feet or more above grade. Delete the section in its entirety.

3202.3.4 Pedestrian walkways. Delete the section in its entirety.

3301.2 Storage and placement. Modify this section by adding the following to the end:

Construction equipment and/or materials shall not be disposed of or stored at a construction unless they are specifically for work at that construction site.

Add this section:

3302.4 Dust, smoke, and odor control. Dust, smoke, odors, and/or similar shall be contained within the construction site to the greatest extent possible utilizing methods to assure containment. The Village may require the stoppage of work that is not in compliance with this section until acceptable methods are operational on the construction site.

Add this section:

3302.5 Fencing. Where the Village authorizes fencing in lieu of a walkway in accordance with section 3306.2, fencing shall be 6 foot high chain-link type with adequate support to maintain the fence in place at all times including during high wind conditions. Where the site is unoccupied, gates must be locked securely with a padlock when there is no construction work in progress.

Exception: Alternate fencing or barriers may be used where *approved* by the Building Official.

Add this section:

3302.6 Security. Construction sites shall provide adequate security to prevent unauthorized access.

Add this section:

3303.8 Operations. Demolition of a building or structure shall conform to sections 3308.1.1 through 3308.1.4.

Add this section:

3303.8.1.1 Dust control. Dust shall be controlled in accordance with section 3302.4.

Add this section:

3303.8.1.2 Methods. Buildings and structures shall be demolished in such a way as to prevent excessive ground or air vibrations. Structural steel, chimneys, walls, and/or similar sections of a building shall be lowered to the ground in a controlled manner and not allowed to fall. Where the height exceeds 20 feet above grade, smaller material shall be removed by use of a chute or similar.

Add this section:

3303.8.1.3 Future construction. Where construction of a new building is not planned, or otherwise will not occur immediately after the demolition, the site shall be filled and leveled to maintain ground

water flow that is consistent with the surrounding properties, construction debris, materials, and equipment shall be removed, and the site shall be returned to a safe condition.

Add this section:

3303.8.1.4 Miscellaneous. Any other safeguards or requirements deemed necessary by the Village for the safety or well-being of the community shall be utilized.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - IEBC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion regarding adoption of the 2018 International Existing Building Code as amended:

Mr. Carrato moved for approval of these recommended changes to the IEBC as written. Seconded by Mr. Baldassarra, all were in favor.

Adopting this code with local amendments will reduce the requirements for sprinklers for commercial construction. Currently, any addition on a commercial property requires fire sprinklers. Under the new amended standard code, sprinklers would only be required for additions to commercial properties when the entire building area meets or exceeds the standard code threshold for that type of use.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2018 International Existing Building Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the IEBC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article VIII- Regulations and Standards for Existing Buildings,
Section 23-801- Adoption of the 2018 International Existing Building Code

a. There is hereby adopted by reference the 2018 International Existing Building Code (IEBC), published by the International Code Council, Inc., except as modified by Section 23-801 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department.

b. The IEBC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 IEBC sections.

[A] 101.1 Title.

Insert 'The Village of Arlington Heights' as [NAME OF JURISDICTION].

[A] 101.3 Intent. Add to the end:

Unless specifically stated, any reference in this Code to other codes specifically adopted by Chapter 23 of the Arlington Heights Municipal Code shall be presumed to mean the code as amended by Chapter 23 of the Arlington Heights Municipal Code.

Chapter 1, Part 2- Administration and Enforcement. Delete this Part in its entirety and do not replace.

301.3 Alteration, addition or change of occupancy. Delete the language of this section and replace with:

The *alteration, addition, or change of occupancy* of all existing buildings shall comply with Section 301.3.2.

301.3 Alteration, addition or change of occupancy. Exception: Delete ' or 1301.3.3' from the third sentence.

301.3.1 Prescriptive compliance method. Delete this section in its entirety and do not replace.

301.3.3 Performance compliance method. Delete this section in its entirety and do not replace.

301.5 Compliance with accessibility. Replace '2009 edition of the ICC A117.1' with 'the State of Illinois Accessibility Code'.

302.3 Additional codes. Modify this section by:

1. Replacing '*International Energy Conservation Code*' with '*State of Illinois Energy Conservation Code*'.

2. Replacing '*International Plumbing Code*' with 'State of Illinois Plumbing Code'.

3. Deleting '*International Private Sewage Disposal Code*'.

Section 305 Accessibility for Existing Buildings. Delete this section in its entirety and do not replace.

Section 408 Plumbing. Delete this section in its entirety and do not replace.

707.1 Minimum requirements. Delete the language of this section and replace with:

Level 1 *alterations* to *existing buildings* or structures shall comply with the requirements of the State of Illinois Energy Conservation Code.

Section 809 Plumbing. Delete this section in its entirety and do not replace.

810.1 Minimum requirements. Delete the language of this section and replace with:

Level 2 *alterations* to *existing buildings* or structures shall comply with the requirements of the State of Illinois Energy Conservation Code.

902.1 High-rise buildings. Replace '75' with '60' and '22 860' with '18 288'.

904.1 Automatic sprinkler systems. Replace '802.2' with '803'.

907.1 Minimum requirements. Delete the language of this section and replace with:

Level 3 *alterations* to *existing buildings* or structures shall comply with the requirements of the State of Illinois Energy Conservation Code.

1001.2 Certificate of occupancy. Add to the end:

This section shall be considered to reference Chapter 9 of the International Building Code without the amendments prescribed in Chapter 23, Article III of the Municipal Code.

1002.1 Compliance with the building code. Replace the non-italicized word 'building' with 'part of the building that is changed'.

Section 1009 Plumbing. Delete this section in its entirety and do not replace.

1102.2 Area limitations. Replace '6' with '5'.

1107.1 Minimum requirements. Delete the language of this section and replace with:

Additions to existing buildings or structures shall comply with the requirements of the State of Illinois Energy Conservation Code.

Chapter 13 Performance Compliance Methods. Delete this Chapter in its entirety and do not replace.

Chapter 15 Construction Safeguards. Delete this Chapter in its entirety and do not replace.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - IPMC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion with respect to adoption of the 2018 International Property Maintenance Code as amended:

Mr. Carrato moved to approve the staff recommendation to the IPMC with the exception that we eliminate the deletions regarding occupancy, 404.4.1, 404.5 and 404.6. Seconded by Mr. Baldassarra, all were in favor.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2018 International Property Maintenance Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the IPMC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article XVI- Regulations and Standards for Building and Property Maintenance,
Section 23-1601- Adoption of the 2018 International Property Maintenance Code

a. There is hereby adopted by reference the 2018 International Property Maintenance Code (IPMC), published by the International Code Council, Inc., except as modified by Section 23-1601 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department.

b. The IPMC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 IPMC sections.

101.1 Title. Insert 'The Village of Arlington Heights' for [NAME OF JURISDICTION].

Add this section:

102.7.3 Plumbing code references. All instances of reference to the '*International Plumbing Code*' in this code shall be replaced with 'Village of Arlington Heights Municipal Code Chapter 23, Article X', except where the reference relates to a subject not covered by Chapter 23, Article X.

107.4 Unauthorized tampering. After the word 'tags', add ', stop work orders, placards, '.

302.4 Weeds. Insert '12 inches from the ground on vacant land, or 8 inches from the ground on occupied premises' for [JURISDICTION TO INSERT HEIGHT IN INCHES].

304.14 Insect screens. Delete 'During the period from [DATE] to [DATE], ' and capitalize the word 'every'.

602.3 Heat supply. Delete the existing language and replace with the following: 'Every owner and operator of any building who rents, leases or lets one or more dwelling unit, dormitory or guest room on terms, either express or implied, shall supply sufficient heat to provide a minimum temperature of 68°F from 6:30 a.m. to 10:30 p.m., and a minimum temperature of 65°F at all other times.'; and delete Exception number 2 in its entirety and do not replace.

602.4 Occupiable work spaces. Delete 'during the period from [DATE] to [DATE] '

Section 23-1602 Vacant Land Maintenance.

Any property in the Village that remains undeveloped for a period of longer than 60 days or on which improvements have been demolished, and for which no application for redevelopment has been provided shall be appropriately landscaped. All pavement may be required to be removed and replaced with appropriate landscaping or maintained in a manner acceptable to the Director of Building or designee. For the purposes of this Article, appropriately landscaped shall consist of, at a minimum: grading to prevent water run-off on adjacent properties, four inches of topsoil, and grass or equivalent landscaping.

No person shall change the grade of a vacant lot by depositing dirt, refuse, garbage, or material of any nature whatsoever, without the approval of the Director of Building. If such change of grade shall take place without such approval, the owner or person in control shall be directed by the Village Manager to restore the grade of said lot. If, after ten days' notice, such restoration shall not have been made, the Village Manager may enter upon the lot and restore the grade and bill the owner for the cost of restoring the grade. If such bill is not paid, the cost of restoration shall be collected in an appropriate action brought by the Village in any court of competent jurisdiction.

All landscaping must be maintained in accordance with Chapters 19 and 28 of the Municipal Code of the Village of Arlington Heights.

All utilities must be appropriately terminated.

Section 23-1603 Unoccupied or Abandoned Building Maintenance.

For purposes of this Article, a vacant building is any commercial building that remains unoccupied for 60 days or more.

All vacant buildings and accessory structures shall be maintained in accordance with the property maintenance requirements in the Municipal Code of the Village of Arlington Heights.

All signs and supporting structures must be removed in accordance with Chapter 30 of the Municipal Code of the Village of Arlington Heights.

The owner of any vacant building shall not allow the following on the property:

1. Buildings that are boarded up, partially destroyed, or left unreasonably in a state of partial construction for a minimum period of 60 days;
2. Broken windows in any structures;
3. Illegal parking of vehicles;
4. Accessory buildings and building exteriors, which are maintained in such condition as to become defective, unsightly, or in deterioration or disrepair;

5. Lumber, trash, debris or solid waste, as defined in Chapter 19 of the Municipal Code, on the property;
6. Abandoned, discarded or unused objects, vehicles or equipment;
7. Stagnant water;
8. Any device, decoration, design, fence or structure which is unsightly by reason of its condition or because it is in violation of any other Village ordinance, or
9. Dirt piles, broken pavement, concrete and asphalt debris.

Section 23-1604 Corrective Measures.

The Village Manager or designee shall serve a notice of violation or order on the property owner through certified mail or personal service. This order shall direct the Owner to make necessary repairs, to discontinue any illegal action or condition and to take any other necessary corrective measures.

If the property owner fails to correct the violation within 30 days after written notification is sent, the property owner shall be fined not less than \$100 and not more than \$750 notwithstanding any other penalties, actions or proceedings. Each day that a violation exists constitutes a separate offense.

The Village Manager or designee may undertake such repairs or action when, in his or her judgment, the failure to make them will endanger the public health, safety or welfare and the owner fails, neglects or refuses to make repairs or other corrective action called for by the notice of violations within 45 days after written notification is sent by certified mail or personally served. In accordance with State law, the Village Manager or designee shall apply to the Circuit Court of Cook County for an order authorizing action to be taken or for an order requiring the owner to take the necessary action. Any reasonable expense incurred by the Village in making such repairs or undertaking other corrective measures shall be a charge against the owner, which may be recovered, in an appropriate action at law.

In addition to all other remedies provided by law, the Village shall have a lien on the property for the reasonable costs of the repairs or corrective measures. The lien shall be superior to all other liens and encumbrances except tax liens. Within 180 days after the cost is incurred, the Village shall cause to be filed a notice of lien in the Office of the Recorder of Cook County. The notice shall consist of a sworn statement setting out: (1) a description of the real estate sufficient for identification; (2) the amount of money representing the cost and expense incurred; and (3) the date or dates when the cost and expense were incurred by the Village.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - IMC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion with respect to adoption of the 2018 International Mechanical Code as amended:

Mr. Carrato moved that they approve the amendments as written. Seconded by Mr. Smith, all were in favor.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2018 International Mechanical Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the IMC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article VI- Regulations and Standards for Mechanical Systems,
Section 23-401- Adoption of the 2018 International Mechanical Code

a. There is hereby adopted by reference the 2018 International Mechanical Code (IMC), published by the International Code Council, Inc., except as modified by Section 23-401 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department.

b. The IMC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 IMC sections.

101.1 Title. Insert 'The Village of Arlington Heights' for [NAME OF JURISDICTION].

Add this section:

102.8.3 Plumbing code references. All instances of reference to the '*International Plumbing Code*' in this code shall be replaced with 'Village of Arlington Heights Municipal Code Chapter 23, Article X', except where the reference relates to a subject not covered by Chapter 23, Article X.

Chapter 1, Part 2- Administration and Enforcement. Delete this Part in its entirety and do not replace.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - IFGC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion with respect to adoption of the 2018 International Fuel and Gas Code as amended:

Mr. Carrato moved for approval of the recommended changes to the 2018 IFGC, seconded by Mr. Baldassarra, all were in favor.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2018 International Fuel and Gas Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the IFGC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article V- Regulations and Standards for Fuel Gas Systems,
Section 23-501- Adoption of the 2018 International Fuel Gas Code

a. There is hereby adopted by reference the 2018 International Fuel Gas Code (IFGC), published by the International Code Council, Inc., except as modified by Section 23-501 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department.

b. The IFGC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 IFGC sections.

101.1 Title. Insert 'The Village of Arlington Heights' for [NAME OF JURISDICTION].

Add this section:

102.8.3 Plumbing code references. All instances of reference to the '*International Plumbing Code*' in this code shall be replaced with 'Village of Arlington Heights Municipal Code Chapter 23, Article X'.

Chapter 1, Part 2- Administration and Enforcement. Delete this Part in its entirety and do not replace.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - IFC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion with respect to adoption of the 2018 International Fire Code as amended:

Mr. Carrato moved to approve the recommended language as amended by the Fire Department. Seconded by Mr. Baldassarra, all were in favor.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2018 International Fire Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the IFC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article VII- Fire Safety Standards
Section 23-701- Adoption of the 2018 International Fire Code and Appendices

a. There is hereby adopted by reference the 2018 International Fire Code (IFC), published by the International Code Council, Inc. and specifically includes Appendix D, except as modified by Section 23-701 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department or the Fire Chief, as applicable.

ii. Where an installation or construction system is not specifically covered or referenced by the IFC, the most current published version of the following codes and standards of the National Fire Protection Association (NFPA) shall apply:

18, 36, 50, 50A, 50B, 51, 57, 59, 67, 68, 75, 76, 79, 82, 86C, 86D, 87, 88A, 88B, 91, 92A, 92B, 101A, 102, 115, 122, 140, 150, 214, 231, 231C, 231D, 231E, 231F, 232, 232A, 297, 328, 329, 430, 432, 434, 480, 481, 482, 485, 490, 499, 650, 651, 770, 780, and 855.

b. The IFC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 IFC sections.

[A] 101.1 Title.

Insert 'The Village of Arlington Heights' as [NAME OF JURISDICTION].

Add the following section:

[A] 101.6 Referenced codes. All referenced codes shall be considered referenced as adopted by the applicable Sections of Chapter 23 of the Municipal Code and shall include any amendments therein specified.

[A] 110.4 Violation penalties. Insert 'fire code violation' for [SPECIFY OFFENSE], \$750.00 for [AMOUNT], and seven (7) for [NUMBER OF DAYS].

[A] Section 112.4 Failure to comply. Insert \$250.00 for the not less than amount and \$750.00 for the not more than amount.

Section 113 Board of Appeals

Delete this section in its entirety.

Add the following Section:

201.5 Terms defined in the IFC or other ICC codes and the Municipal Code. Where terms are defined in both the IFC or other ICC codes and the Municipal Code, the meaning shall be interpreted as the context implies. The Director of the Building & Life Safety Department is authorized to make the determination of such meaning where conflicts may arise.

Section 202 General Definition.

Change the definition of 'BONFIRE' to:

An outdoor fire with a fuel area greater than 3 feet in diameter and 2 feet in height utilized for ceremonial, pleasure, cooking, warmth, or similar purposes.

Modify the definition of 'HIGH-RISE BUILDING' by replacing 75 with 60 and 22 860 with 18 288.

307.1 General. Add the following at the end:

Fuel for open burning shall consist only of seasoned firewood and shall be ignited with a small quantity of paper. The fire shall not be utilized for waste disposal purposes.

307.4.1 Bonfires

Delete the following from the first sentence:

'unless the fire is contained in a barbecue pit'

307.4.3 Portable Outdoor Fireplaces. Delete the exception and replace it with the following:
Portable outdoor fireplaces used at detached single family dwellings.

308.1.4 Open Flame Cooking Devices. Delete Exception 3.

308.2 Permits required. Modify this section by deleting list item number 1.

315.2 Permit required. Delete this section and do not replace.

319.2 Permit required. Delete this section and do not replace.

503.2.5 Dead Ends. Delete and replace with the following:
See Appendix D, as amended.

505.1 Address Notification. Change 4 (inches) to 6 (inches).

901.4.6.1 Access. Modify this section by adding ‘ in a location approved by the Fire Code Official’ after the word ‘access’ in the first sentence.

901.6.3 Records. Modify this section by adding to the end, ‘The method of submitting records shall be done using systems approved by the Fire Code Official.’

903.2.1.1 Group A-1. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 4.

903.2.1.2 Group A-2. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 3.

903.2.1.3 Group A-3. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 3.

903.2.1.4 Group A-4. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’ that precedes the word ‘where’.
2. Deleting list items 1 through 3.

903.2.1.5 Group A-5. Modify this section by:

1. Deleting the words ‘in excess of 1,000 square feet (93 m²)’.

903.2.1.5.1 Spaces under grandstands or bleachers. Modify this section by:

1. Deleting the words ‘where either of the following exists:’ and adding a period after 903.1.1.
2. Deleting list items 1 and 2.

903.2.1.6 Assembly occupancies on roofs. Modify this section by:

1. Deleting the words ‘with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies’.

903.2.1.7 Multiple fire areas. Modify this section by:

1. Deleting the words ‘and the combined *occupant load* of these fire areas is 300 or more’.

903.2.2 Ambulatory care facilities. Modify this section by:

1. Deleting the words ‘where either of the following conditions exist at any time:’, and placing a period after the word ‘*facility*’.
2. Deleting list items 1 and 2.

903.2.3 Group E. Modify this section by:

1. Deleting the words ‘as follows:’ and placing a period after the word ‘occupancies’.
2. Deleting list items 1 through 3.

903.2.4 Group F-1. Replace this section with:

903.2.4 Group F-1 and F2. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 or Group F-2 occupancy.

903.2.4.1 Woodworking operations. Delete this section in its entirety.

903.2.5.3 Pyroxylin plastics. Modify this section by deleting the words ‘in quantities exceeding 100 pounds (45kg)’.

903.2.6 Group I. Modify this section by deleting all Exceptions.

903.2.7 Group M. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’.
2. Deleting list items 1 through 4.

903.2.9 Group S-1. Modify this section by:

1. Deleting the words ‘where one of the following conditions exists:’ and adding a period after the word ‘occupancy’.
2. Deleting list items 1 through 5.

903.2.10 Group S-2 enclosed parking garages. Replace this section with:

903.2.10 Group S-2. *An automatic sprinkler system* shall be provided throughout all buildings with a Group S-2 fire area.

903.2.11.1 Stories without openings. Delete this section and subsections in their entirety.

Add the following section:

903.2.13 Group B. *An automatic sprinkler system* shall be provided throughout buildings with a Group B fire area.

903.3.5 Water supplies. Modify this section by deleting the words ‘and the International Plumbing Code’, and replacing them with ‘, the Village of Arlington Heights, and the State of Illinois Plumbing Code.’

903.4.3 Floor control valves. Delete ‘in high-rise buildings’.

905.4 Location of Class I standpipe hose connections. Add the following text after the word ‘connections’:

‘with a 2-1/2inch x 1-1/2 inch reducer and cap and chain’

905.5 Location of Class II standpipes hose connections. Add the following text after the word ‘connections’:

‘with a 2-1/2inch x 1-1/2 inch reducer and cap and chain’

905.12 Existing Buildings. Add the following at the end:

Elimination of fire hoses from an existing Class III standpipe system is permitted only if all of the following conditions are met:

1. The building is equipped throughout with an automatic sprinkler system in accordance with 903.1.1 or 903.1.2 of the IFC.

2. Provide a 1-1/2" brass cap with chain.
3. Provide a 2-1/2" x 1-1/2" reducer with a 1-1/2" brass cap with a chain on the 2-1/2" fire hose valve.
A permit, including review and approval by the Fire Chief, must be obtained for each building
4. A letter from the building insurance carrier is provided to the Fire Official which states that they are aware of the removal of the hoses.

A permit, including review and approval by the Fire Chief, must be obtained for each building where the fire hoses are to be removed. A final inspection by the Village will be conducted upon completion of the removal.

907.2 Where required-new buildings and structures. Modify this section by adding the following language after the first paragraph:

All new fire alarm systems shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Landlords shall be responsible for tenant systems where leases have ended and/or the tenant is otherwise not maintaining the fire alarm system including the connection to Northwest Central Dispatch.

907.2.1 Group A. Replace the language of this section with:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies.

907.2.4 Group F. Replace the language of this section with:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies.

907.2.5 Group H. Modify this section by deleting 'H-5' and replacing with 'H'.

907.2.7 Group M. Replace the language of this section with:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

907.2.8.1 Manual fire alarm system. Modify this section by deleting Exception 1.

907.2.9.1 Manual fire alarm system. Modify this section by deleting Exceptions 1 and 3.

907.2.12.2 Fire Department communications. Add the following at the end:

Each location of a fire department communication device shall be an independent zone from the control panel in the fire command room.

907.2.14 High-piled combustibile storage areas. Modify this section by deleting the words ‘ where required by Section 3206.5’.

907.2.15 Aerosol storage uses. Modify this section by deleting the words ‘ where required by this code’.

907.5.2.3.1 Public use areas and common use areas. Add the following language to the end:

A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official.

907.6.6 Monitoring. Modify this section by adding the following language after the first sentence: New fire alarm systems shall be monitored by Northwest Central Dispatch.

912.2.1 Visible Location. Delete and replace with the following:

Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant or as directed by the Fire Chief or designee.

912.6 Backflow protection. Modify this section by deleting the words ‘International Plumbing Code’ and replacing them with ‘Village of Arlington Heights and the State of Illinois Plumbing Code’.

913.4 Valve supervision. Amend this section by:

1. Add the following language to the end of method 3: where approved in writing by the Fire Code Official or authorized designee.
2. Deleting method 4.

1103.5.3 Group I-2, Condition 2. Insert ‘A date specified in writing from the Village.’ for [DATE BY WHICH SPRINKLER SYSTEM MUST BE INSTALLED]

2306.2.3 Above-ground tanks located outside, above grade. Change 12,000 to 1,000 and 48,000 to 3,000.

2306.2.4.1 Tank capacity limits. Change 15,000 to 1,000 and 48,000 to 3,000.

2306.2.4.2 Fleet vehicle motor fuel-dispensing facilities. Change 20,000 to 1,000 and 80,000 to 3,000.

2306.2.6 Special enclosures. Item #6 - Change 6,000 to 1,000 and 18,000 to 3,000.

2306.5 Secondary Containment. Add the following at the end:
Secondary containment shall be sized to provide 150% of the capacity of the tank.

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Insert zoning districts R-E, R-1, R-2, R-3, and R-4 for [JURISDICTION TO SPECIFY].

5706.2.4.4 Locations where above-ground tanks are prohibited. Insert zoning districts R-E, R-1, R-2, R-3, and R-4 for [JURISDICTION TO SPECIFY].

5806.2 Limitations. Insert zoning districts R-E, R-1, R-2, R-3, and R-4 for [JURISDICTION TO SPECIFY].

6101.1 Scope. Add the following at the end:
It shall be unlawful for any person to operate a plant for the production of liquefied petroleum gases in the Village. No liquefied petroleum tank shall be filled within the Village.

6104.2 Maximum capacity within established limits. Change 2000 to 1000.

6104.2 Maximum capacity within established limits. Insert zoning districts M-1 and M-2 for [JURISDICTION TO SPECIFY].

D103.4 Dead ends. Delete the language of this section entirely and replace with:

Dead ends must be approved by the Fire Chief.

Table D103.4 Requirements For Dead-end Fire Apparatus Access Roads. Delete this table and do not replace.

D103.5 Fire apparatus access road gates. Begin the first sentence with:
As approved by the Fire Code Official,

Section 23-702 Hazardous Materials Regulations

Section 23-702a Spills Prohibited. It shall be unlawful, whether intentional or unintentional, for any person, firm or corporation to release, emit, spill or leak any material, which constitutes a hazardous material incident.

Section 23-702b Definitions. For the purpose of this Article, the following words and terms shall have the following meanings:

Hazardous Material(s) Incident. The leakage, release, seepage or emission of any substance or material which, due to its quantity, form, concentration, location or other characteristics, is determined by the Fire Chief or an authorized representative, based upon a reasonable degree of scientific certainty, to pose an unreasonable and inordinate risk to the life, health or safety of persons or property or to the ecological balance or the environment, including but not limited to, explosives, compressed gases, flammable and combustible liquids, flammable and water reactive solids, oxidizers and peroxides, poisons, radioactive materials, corrosives or otherwise regulated materials, or any substance determined to be hazardous or toxic under any federal or state law, statute or regulation.

Expenses to the Village. All costs and expenses of the Village incurred in the clean-up or abatement of hazardous materials or the extinguishing of a fire involving hazardous materials, including but not limited to the following: actual labor costs of Village personnel involved in the clean-up or abatement of the discharge(s) including Worker's Compensation benefits, fringe benefits and administrative overhead or any other medical expenses, immediate or long term, or personnel exposed to the hazardous material, cost of equipment operation, damage or loss as published and updated by the Village; cost of materials ordered directly by the Village; the cost of any labor and material(s) expended through the retention of other parties to assist in clean-up or abatement and the repair of the property in the area of the incident.

Village. Any Department of the Village of Arlington Heights.

Section 23-702c Hazardous Material Responses - Cost Reimbursement. Expense reimbursement to the Village: The person or companies in immediate control or possession of the hazardous material(s) at a hazardous materials incident, to which the Village has responded, shall be responsible for reimbursement to the Village of all expenses incurred by the Village related to the response, the handling or the clean-up of the material(s). There shall be joint and

several liability for reimbursement including but not limited to the person(s) or companies in immediate control of the hazardous material(s), the shipper, the manufacturer, the distributor, the transporter of the material(s) involved, or third parties having caused or contributed to the cause of the release of the hazardous material(s).

Section 23-702d Fault Not to be Considered. The person or company in immediate control or possession of the hazardous material at a hazardous materials incident shall be liable for any other costs, fees or expenses of whatever kind or nature which are incurred by the Village or its agent in the abatement, clean-up or repair. The fault of the entity in immediate control or possession of this Article, repair shall mean, without exception, the return of the property to the condition that existed immediately prior to the incident.

Section 23-702e Distribution of Reimbursed Costs - Replacement of Material(s) and/or Other Expenses. The reimbursement funds may be used to replenish the supplies used by the Village at the scene of the hazardous material(s) incident. Supplies may include, but shall not be limited to, protective clothing, absorbents, neutralizing chemicals, detection monitoring equipment, firefighting forms and chemicals, overtime personnel expenses, laboratory analysis, medical treatment, immediate and long term, for exposed or injured personnel, or equipment or supplies damaged or destroyed by exposure to the hazardous material(s) at the incident.

Section 23-702f Regulations or Remedies. Nothing in this Article IV shall be deemed to relieve any party from any other obligation or responsibilities that it might otherwise have under law to any other agency or party.

Section 23-702g Penalty. Any person, firm or corporation who violates any provision of this Article shall, upon conviction, be fined not less than \$5 nor more than \$750.

Section 23-703 Fireworks

Section 23-703a Definitions. Unless the context clearly indicates otherwise, fireworks shall mean and include any combustible or explosive composition, or any substance or combination of substances, or article prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, skyrockets, roman candles, bombs, or any other devices of like construction and any devices containing any explosive or flammable compound, or any tablets or other device containing any explosive substance, except that the term "fireworks" shall not include sparklers, auto flares, paper caps containing not in excess of an average of 25/100 of a grain of explosive content per cap, and toy pistols, toy canes, toy guns or other devices which use caps, the sale and use of which shall be permitted.

Section 23-703b Sale of Fireworks. It shall be unlawful for any person within the Village to own, possess, discharge, manufacture, sell, expose for sale, loan or give away any substance or

article of fireworks; except that the Village Manager may issue a permit for public fireworks displays.

Section 23-703c Permit for Fireworks Display; Application. An application for a permit to conduct a public fireworks display shall be made in writing to the Village Manager and shall state the name of the person desiring to conduct such display, the place of residence and age, the proposed place for the public display of fireworks and what experience the applicant has had, if any, in the discharge of fireworks. This application shall be sworn to before a notary public or other officer authorized by law to administer oaths.

Section 23-703d Inspection by Village. The Village Manager shall, upon receipt of an application for a permit to conduct a public fireworks display, refer it to the appropriate Village departments for an inspection of the location designated in the application for the proposed public display of fireworks. If, after inspection, it is determined that it would not be hazardous to surrounding property or dangerous to any person or persons to permit the public display of fireworks at that location, the application shall be approved and returned to the Village Manager. After the applicant pays a \$115 fee, the Village Manager shall issue a permit, giving the applicant permission, upon satisfactory proof of bond, to conduct a public display of fireworks. The permits shall designate the kinds and quantities of fireworks to be used at such public display, and no other kinds and no greater quantities of fireworks than therein specified shall be used at the public display.

Section 23-703e Transferability of Permits. No permit issued under the provisions of this Article shall be transferable.

Section 23-703f Bond. All permits issued by the Village Manager are conditional upon the permittee furnishing a bond in an amount deemed adequate by the Director of Building for the payment of all damages which may be caused either to a person or persons or to property by reason of the permitted display, and arising from any acts of the permittee, permittee's agents, employees or subcontractors. Failure to present the Village Manager with proper evidence that the bond has been secured three days prior to the display will automatically result in revocation of the permit and forfeiture of the permit fee.

Section 23-703g Fireworks Used in Public Display. Fireworks to be used in a permitted public display may not be brought into the Village until satisfactory evidence of the bond, required by Section 27-606, has been presented to the Village Manager, and in no event more than five days before the proposed date of the display. The fireworks shall be stored in a safe place and any fireworks unused during the display shall be immediately disposed of in a manner safe for the particular type of fireworks remaining.

Section 23-703h Seizure of Fireworks. The Director of Building, Fire Chief or the Police Chief shall seize, take, remove, or cause to be removed at the owner's expense all stocks of fireworks possessed in violation of this Article.

Section 23-703i Penalties. Any person violating any provision of this Article shall be fined not less than \$5 nor more than \$750 for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.



Committee-of-the-Whole
12/9/2019

Item: Report from the BCRB - ISPSC

Department: Building and Life Safety

At the October 25, 2019 Building Code Review Board meeting, the BCRB adopted the following motion with respect to adoption of the 2018 International Swimming Pool and Spa Code as amended:

Mr. Carrato moved for approval of the recommended changes to the ISPSC. Mr. Baldassarra seconded, all were in favor.

Recommendation

Staff recommends that the Village Board concur with the recommendation of the BCRB to adopt the 2018 International Swimming Pool and Spa Code as amended.

ATTACHMENTS:

Description	Type
Proposed Amendments to the ISPSC	Exhibits

Municipal Code Chapter 23- Building Construction & Property Maintenance Standards,
Article XVI- Regulations and Standards for Swimming Pools and Spas,
Section 23-901- Adoption of the 2018 International Swimming Pool and Spa Code

a. There is hereby adopted by reference the 2018 International Swimming Pool and Spa Code (ISPSC), published by the International Code Council, Inc., except as modified by Section 23-901 b of this Article.

i. The First Printing: August 2017 was utilized in the adoption of this code and modifications. Any future errata of a formatting or clarifying nature shall be considered as part of this code. Future errata and/or printing changes of a contextual nature shall have their applicability determined by the Director of the Building & Life Safety Department.

b. The ISPSC adopted by this Article is modified for use in the Village by the following amendments. The following Code sections shall be referenced in place of the corresponding 2018 ISPSC sections.

101.1 Title. Insert 'The Village of Arlington Heights' for [NAME OF JURISDICTION].

Chapter 1, Part 2-Administration and Enforcement. Delete this section in its entirety and do not replace.

Add this section:

102.7.2 Plumbing Code references. All instances of reference to the '*International Plumbing Code*' in this code shall be replaced with 'Village of Arlington Heights Municipal Code Chapter 23, Article X', except where the reference relates to a subject not covered by Chapter 23, Article X.

306.3 Step risers and treads. Modify this section as follows:

1. In the first sentence replace 3-3/4 with 4, 95 with 102, 7-1/2 with 7, and 191 with 178.
2. In the third sentence replace 7-1/2 with 7-3/4.

307.1.4 Accessibility. Delete the language of this section and replace with:
'Pools and spas shall meet the requirements of the Illinois Accessibility Code including an accessible route to the pool and/or spa.'