



Agenda
Village of Arlington Heights
Building Code Review Board
Commissions Room
33 S. Arlington Heights Road, AH 60005
May 11, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Approval of March 21, 2017 Minutes

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Variance from Chapter 23, Section 203-402 of the Arlington Heights Municipal Code for Northwest Metalcraft, Inc. at 413 S. Arlington Heights Rd.
- B. Variance from Chapter 23, Section R305.1 of the Arlington Heights Municipal Code for 110 S. Brighton Place.
- C. Variance from Chapter 23, Section R305.1 of the Arlington Heights Municipal Code for 610 E. Maude Avenue.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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.



Item: Minutes of March 21, 2017

Department: Building Services

Approval of March 21, 2017 Minutes

ATTACHMENTS:

Description	Type
March 21, 2017 Minutes	Minutes

DRAFT

BUILDING CODE REVIEW BOARD

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

March 21, 2017

MEMBERS PRESENT:

John Carrato, Chairman
Carl Baldassarra
Richard Bondarowicz
John Scaletta (Trustee)
Scott Smith

ADMINISTRATION PRESENT:

Steven Touloumis, Director of Building Services
Charley Craig, Assistant Building Official
Don Lay, Fire Safety Supervisor
Bernie Lyons, Deputy Fire Chief
Patty LeVee, Recording Secretary

OTHERS PRESENT:

Darin Flaska DVM- Owner – Arlington Animal Hospital
Anita Kuhnle DVM- Owner – Arlington Animal Hospital
Manuel Govea, Associate for Linden Group Architects
Kyle Fread, Project Executive, RWE Management
Jason Sanderson, Construction Manager
Mark Grimm, Key Systems Fire Alarm Detection
Michael Matthys, Fleming Group Architect

SUBJECT:

Continuance of February 27, 2017 meeting seeking a variance from Chapter 23, Section 23-402 (amended 903.2); and Chapter 27, Section 27-102 (amended 903.2) of the Village of Arlington Heights Municipal Code requiring all new buildings and structures to be equipped with automatic sprinkler systems pertaining to Arlington Animal Hospital at 412 W. Algonquin Road.

There being a quorum present, Chairman Carrato called the meeting to order at 6:35pm. All stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

CARL BALDASSARRA MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 27, 2017 MEETING, SECONDED BY TRUSTEE SCALETTA, THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

Mr. Sanderson introduced that at the last meeting there were questions regarding what was the existing fire alarm panel at the building, and noted it is actually a burglar alarm that has some smoke detectors on it. They went back and looked at what was there and decided it is not an NFPA compliant panel. Mentioning the drawings, he pointed out the separation between the remodeled area versus non-remodeled area. They tried to investigate that wall as best they could without getting destructive because that wall is drywall. They moved the ceiling tiles and looked above to see if the wall did go all the way up to the underside of the structure. It is a CMU (Concrete Masonry Unit) wall and does go all the way up to the underside of the structure.

Mr. Sanderson stated the doors were another question mentioned and currently they are not rated. They investigated the existing building to a certain level and then spoke with fire alarm contractor, Mark Grimm, to see what options they had as far as putting in a fire alarm panel. They are proposing putting in a fully addressable fire alarm system that would meet the NFPA 72. He referred to plans and noted they are expecting to get a one hour rating out of that wall being that it is CMU. They will put new doors in as part of the remodeling project, with closers on them and making sure that they give a one hour rating.

Mr. Matthys stated they have brought two options, that being (1) to put a fully addressable system, which is something that they would be really interested in doing anyway. It is something that will help protect the building and provide the Fire Department with the best information they can give them. And then the option of making that wall rated one hour wall with new doors. They would like the Board to entertain this without them doing that because the wall does have penetrations that they will have to fire stop, they have some duct penetrations which will require additional fire dampers. If that is something the Board wants to see in order to accept not doing the sprinklers, they are certainly willing to do it. As Mr. Sanderson stated, the door frames and the doors on the first floor, besides rating the door one hour, they could put a rated two hour wall. They could rate the doors without the classification that it is one hour rated wall so that all the penetrations would have to be rated as well. Those two items are on the table for the Board to tell them today if that is something that either one of those or both would allow them to obtain a variance from the sprinkler requirement.

Mr. Baldassarra asked if they were going to install detection throughout every space of the building, protect the entire square footage of this space; every room, everywhere.

Mr. Matthys agreed and mentioned the NFPA they referenced. **Mr. Baldassarra** stated that the NFPA tells how to install it, not where to install it. It needs to be clear that where you are installing is throughout, that you are doing the entire structure covered by smoke detection.

Mr. Matthys replied affirmatively, including the unremodeled areas. It is remodeled areas and new areas.

Mr. Baldassarra noted they are proposing Type IIB construction for the addition and asked if the existing structure was Type IIB. **Mr. Matthys** stated the existing structure is Type IIB and it is correct they are proposing Type IIB for the addition.

Mr. Baldassarra thought there was testimony last time that it had a wood deck, a plywood deck or was it a metal deck. **Mr. Sanderson** understood that it was metal decking that had plywood above it to nail the shingles to.

Mr. Baldassarra then asked how the fire alarm system would be monitored. **Mr. Grimm** answered, Emergency 24 Central Station.

Mr. Smith asked if the block wall did or did not go up to the ceiling. **Mr. Sanderson** replied it does. **Mr. Matthys** noted it goes to a steel beam. If they create a one hour wall, that beam would be required to be sprayed.

Mr. Baldassarra asked if the roof was rated. **Mr. Matthys** said it is not.

Trustee Scaletta asked for clarification that all 6,700 square feet will be covered under the new panel. It was acknowledged it would be. He asked what part of this was the original building when first built. **Mr. Sanderson** responded essentially everything other than the addition. This was built as a 6,100 square foot building. **Ms. Kuhnle** said they opened November 4, 1993.

Trustee Scaletta asked that if the Petitioner is stating it is a fire rated wall, we would be able to determine that based on the plans, if we have the plans. **Mr. Touloumis** said he would have to confirm if we have those plans.

Mr. Matthys stated he is not saying it is a fire rated wall; it is an 8 inch block wall. It is not classified as a rated wall. They would have to do additional work to classify it as a fire rated wall. They do have the existing drawings and can clearly state it is not a fire rated wall and as Mr. Sanderson said, the doors are not rated.

Trustee Scaletta asked staff that if at the last meeting they approved the addition as is and agreed that they did not have to put in a sprinkler system, would they have been required to put this in? **Mr. Lay** answered, no, they would not. It is not required because of the use. **Mr. Touloumis** said it is being added is an alternative not something that would have been required. It is being added to offset sprinklers not that it would have been there any way because it was needed.

Trustee Scaletta asked that if they had a sprinkler system, there would have to be a panel of some kind. **Mr. Touloumis** said, yes.

Mr. Bondarowicz asked if the wall that separates the addition from the remodeled area, is that a one hour wall? The reply was no, it is not.

Mr. Lyons thoughts were the same as at the initial meeting. With a variance it is important to the Fire Department that there is zero square footage with sprinklers, but with that comes the responsibility to use our judgment on variances. Being under 600 square feet, using non-combustible materials, it is not near any exposures, with the addition of what they are planning to do with improving detection, improving the alarm panel and possibly improving separation, they would not oppose a variance.

Mr. Carrato called for a motion to approve the variance based on their revised alternates.

MR. BALDASSARRA MOTIONED TO APPROVE THE REQUEST FOR ALTERNATES TO THE SPRINKLER SYSTEM PER OUR VILLAGE ORDINANCE SECTION 23-402 AND SECTION F903.2 OF THE FIRE CODE PROVIDED THE FOLLOWING: THAT THE EXISTING CONSTRUCTION AND NEW ADDITION IS OF TYPE IIB CONSTRUCTION AND THAT A FIRE ALARM SYSTEM IS INSTALLED IN ACCORDANCE WITH NFPA 72 THROUGHOUT THE FACILITY AND THAT THE FIRE ALARM SYSTEM BE MONITORED OFF SITE BY AN UL LISTED CENTRAL STATION.

Mr. Baldassarra went on to say he does not know how the committee feels about the wall. It is a 6,700 square foot building, breaking it in half does not seem all that important. **Mr. Lay** said he would agree that because typically you would do that for a separation and a use. This is not a separation; it is the same use on either side. You are not really accomplishing any added benefit by making that a rated wall. It is not required in the code, so this is a judgment call.

Mr. Carrato summarized, that what we are saying is you are not going to have to upgrade the door or do anything with the vent system. **Mr. Lay** said that is correct.

Mr. Baldassarra stated he did not propose that in the motion but it is something he wanted discussed. **Chairman Carrato** agreed that it is not necessary.

TRUSTEE SCALETTA SECONDED THE MOTION. THE MOTION CARRIED.

The meeting adjourned at 6:50pm.



Item: Variance from Chapter 23, Section 203-402 of the Arlington Heights Municipal Code for Northwest Metalcraft, Inc. at 413 S. Arlington Heights Rd.

Department: Building Services

Request

Petitioner, Northwest Metalcraft, Inc., seeking a variance from Section 203-402 of Chapter 23 of the Arlington Heights Municipal Code to build a 1,680 sq. ft. non-combustible metal framed garage/shed.

Recommendation

Building Services will honor the recommendation made by former employee Paul Butt, Fire Safety Supervisor, in favor of allowing no fire sprinklers provided the building conforms to the five list items sent in an email to architect Jim Tinaglia on June 2, 2015 (attached).

ATTACHMENTS:

Description

Email P.Butt 06/02/15
Application

Type

Correspondence
Correspondence

Kelle Bruckbauer

From: Bhide, Latika <lbhide@vah.com>
Sent: Tuesday, June 02, 2015 12:18 PM
To: Kelle Bruckbauer (Quathamers)
Subject: FW: Northwest Metalcraft Addition

FYI.

From: Butt, Paul
Sent: Tuesday, June 02, 2015 8:25 AM
To: jjtinaglia@tinaglia.com
Cc: McCalister, James; Lyons, Bernard; Bhide, Latika; LeVee, Patty
Subject: Northwest Metalcraft Addition

Jim,

As follow up to our conversation; in conference with the Fire Department, staff will support the construction of the proposed addition with the following conditions in lieu of the fire sprinkler requirement:

1. The building shall be constructed of a minimum Type 2 construction
2. The building shall be categorized as an "S-2", Low-Hazard Storage.
3. With the 8'-1" separation as shown on the submitted plan, the west elevation shall have a minimum of a 1 hour rated exterior wall. All openings shall be protected in accordance with 2009 I.B.C., Section 715 thus eliminating the application of Table 705.8 for allowable unprotected openings. Self-closing devices shall be required on all doors. This requirement also applies to the south elevation of the building. If the design of the building is revised to eliminate the 8'-1" separation, then the required separation will be increased to 2 hours per Table 508.4.
4. Provide heat detection throughout the building from the existing fire alarm/detection system if the building is not provided with heat. In the event the owner decides to heat the building, smoke detection shall be required in lieu of the heat detection.
5. Storage of any flammable or combustible liquids or gases shall be prohibited. This also includes the outside covered display area.

As mentioned, your variance request will still have to go before the Building Code Review Board. Please be aware that staff support of a variance does not necessarily mean recommendation for approval by the Board. Please contact Patty LeVee (847/368-5579) to assist you in going before the Building Code Review Board for your variance request. Feel free to contact me with any concerns or questions regarding the conditions listed above.

Paul Butt

Fire Safety Plan Review

Village of Arlington Heights

847/368-5594

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5941 / Virus Database: 4355/9921 - Release Date: 06/02/15

Rec'd 4/24/17
PL



VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF BUILDING & HEALTH SERVICES
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone (847) 368-5560
Fax (847) 368-5975
Website: www.vah.com

BUILDING CODE REVIEW BOARD APPLICATION AND PETITION

LOCATION OF PROPOSED PROJECT:

Address: 413 S. Arlington Heights Road

PETITIONER:

Name: Northwest Metalcraft, Inc.

Address: 413 S. Arlington Heights Road E-mail: n/a

City: Arlington Heights State: IL Zip Code: 60005

Daytime Phone: 847-827-2181 Fax Number: 847-574-7516

PROPERTY OWNER (if different from Petitioner):

Name: DMDS, Inc.

Address: *same as above* E-mail: _____

City: _____ State: _____ Zip Code: _____

Daytime Phone: _____ Fax Number: _____

REQUEST:

Variation from Section 203-402 of Chapter 23 of the Arlington Heights Municipal Code.

BRIEF DESCRIPTION OF VARIANCE REQUEST:

Northwest Metalcraft, Inc. is seeking to build a 1,680 sq. ft. non-combustible metal framed garage/shed. The structure will be unconditioned, and be used for deliveries and storing Northwest Metalcraft items. No existing water service large enough for a suppression system exists on-site, therefore we have agreed to use all non-combustible materials in lieu of wood framing, which would otherwise be acceptable.

SUBMITTAL REQUIREMENTS:

The following information must be provided with this application:

- ☐ \$110 Application Fee (Non-Refundable).
- ☐ 14 sets of drawings and all supporting documentation. All drawings must be folded into 11" by 17" and collated into sets.

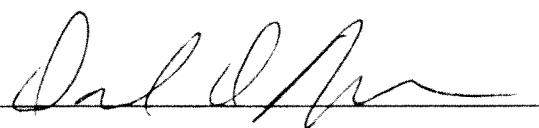
The Building Code Review Board may recommend that variations be granted from provisions of the Building Code in cases where the applicant for such variation demonstrates practical difficulty and particular hardship. No variation may be granted without review and final action by the Village Board.

Now comes the Petitioner Northwest Metalcraft Inc. requesting a variation from Section 203-402 of Chapter 23 of the Arlington Heights Municipal Code for the following reason: Northwest Metalcraft has agreed to follow the recommendation from Village Staff (see attached), which will utilize all non-combustible construction materials as well as additional fire ratings as required in exterior walls in lieu of providing a fire sprinkler system.

I hereby state that the following hardship would exist if the variance is not approved:

Northwest Metalcraft recognizes that using non-combustible material for construction is more expensive than wood framed combustible materials, but prefers to accept this extra cost in order to avoid extensive work and the additional mechanical systems necessary to implement a functional fire suppression system. This building is a shed/garage, and it would be wasteful to make it fully habitable with a controlled mechanical system.

I understand that any recommendation from the Building Code Review Board for a variation is subject to review and final action by the Village Board.


Petitioner's Signature

4/24/17
Date

Danrel D. Mayer
Petitioner's Printed Name

Owner's (if different from Petitioner) Signature

Date

Owner's Printed Name



Item: Variance from Chapter 23, Section R305.1 of the Arlington Heights
Municipal Code for 110 S. Brighton Place

Department: Building Services

Request

Petitioners, Dave and Julie Esau, seeking a variance from Chapter 23, Section R305.1 of the Village of Arlington Heights Municipal Code requiring an 8' first floor ceiling height of habitable space in order to convert a single car garage into a den.

Recommendation

Building Services recommends approval of the petition for a lower ceiling height than allowed by current Village code. The existing ceiling height of 7'7" in the attached garage, which is being converted to habitable space, does not pose any significant or serious risk in life safety to the habitants or first responders in the event of a fire.

ATTACHMENTS:

Description

Application

Type

Correspondence

BUILDING CODE REVIEW BOARD APPLICATION AND PETITION

LOCATION OF PROPOSED PROJECT:

Address: 110 S. Brighton Place
Arlington Heights, IL 60004

PETITIONER:

Name: Dave and Julie Esau

Address: 110 S. Brighton Place E-mail: [REDACTED]

City: Arlington Heights State: Illinois Zip Code: 60004

Daytime Phone: [REDACTED] Fax Number: N/A

PROPERTY OWNER (if different from Petitioner):

Name: Same as above

Address: _____ E-mail: _____

City: _____ State: _____ Zip Code: _____

Daytime Phone: _____ Fax Number: _____

REQUEST:

Variation from Section R305.1 of Chapter 23 of the Arlington Heights Municipal Code

BRIEF DESCRIPTION OF VARIANCE REQUEST:

Requesting a variance of the 8'-0" first floor ceiling height of habitable spaces in order to
convert a single car garage into a den.

SUBMITTAL REQUIREMENTS:

The following information must be provided with this application:

- ☒ \$110 Application Fee (Non-Refundable)
- ☒ 12 sets of drawings and all supporting documentation.

The Building Code Review Board may recommend that variations be granted from provisions of the Building Code in cases where the applicant for such variation demonstrates practical difficulty and particular hardship. No variation may be granted without review and final action by the Village Board.

Now comes the Petitioner Dave and Julie Esau requesting a variation from
Section R305.1 of Chapter 23 of the Arlington Heights Municipal Code for the
following reason:

Petitioner would like to convert an existing garage with a ceiling height of 7'-7" into living space,
but the code requires an 8'-0" ceiling height at all first floor habitable spaces.

I hereby state that the following hardship would exist if the variance is not approved:

The petitioner would have to remove the existing concrete slab, remove existing gravel and soil
within the existing house and then re-pour a new concrete slab to meet code requirements.

There may also be additional drainage that would to be added because the new slab would be
below the existing grade. Petitioner cannot raise the ceiling in the area due to an bedroom
above the area.

I understand that any recommendation from the Building Code Review Board for a variation is
subject to review and final action by the Village Board.



Petitioner

4-15-17

Date

Owner (if different from Petitioner)

Date

Village of Arlington Heights
Building Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5560



Item: Variance from Chapter 23, Section R305.1 of the Arlington Heights Municipal Code for 610 E. Maude Avenue

Department: Building Services

Request

Petitioner, Bonnie Gerstung of 610 E. Maude Avenue, seeking a variance from Section R305.1 of Chapter 23 of the Arlington Heights Municipal Code for a ceiling height variance in order to make a room in the basement.

Recommendation

Building Services does not recommend approval of the waiver for a ceiling height lower than the Village ordinance because:

1. The space is being converted to a sleeping room which could fill up more quickly with smoke, impede rescue operations, and/or endanger inhabitants or first responders in the event of a fire and;
2. The Village amended code requires 8 foot high ceilings; the minimum ceiling height allowed in any standard national building code is 7 feet; the proposed space ceiling height is only 6'9".

-

ATTACHMENTS:

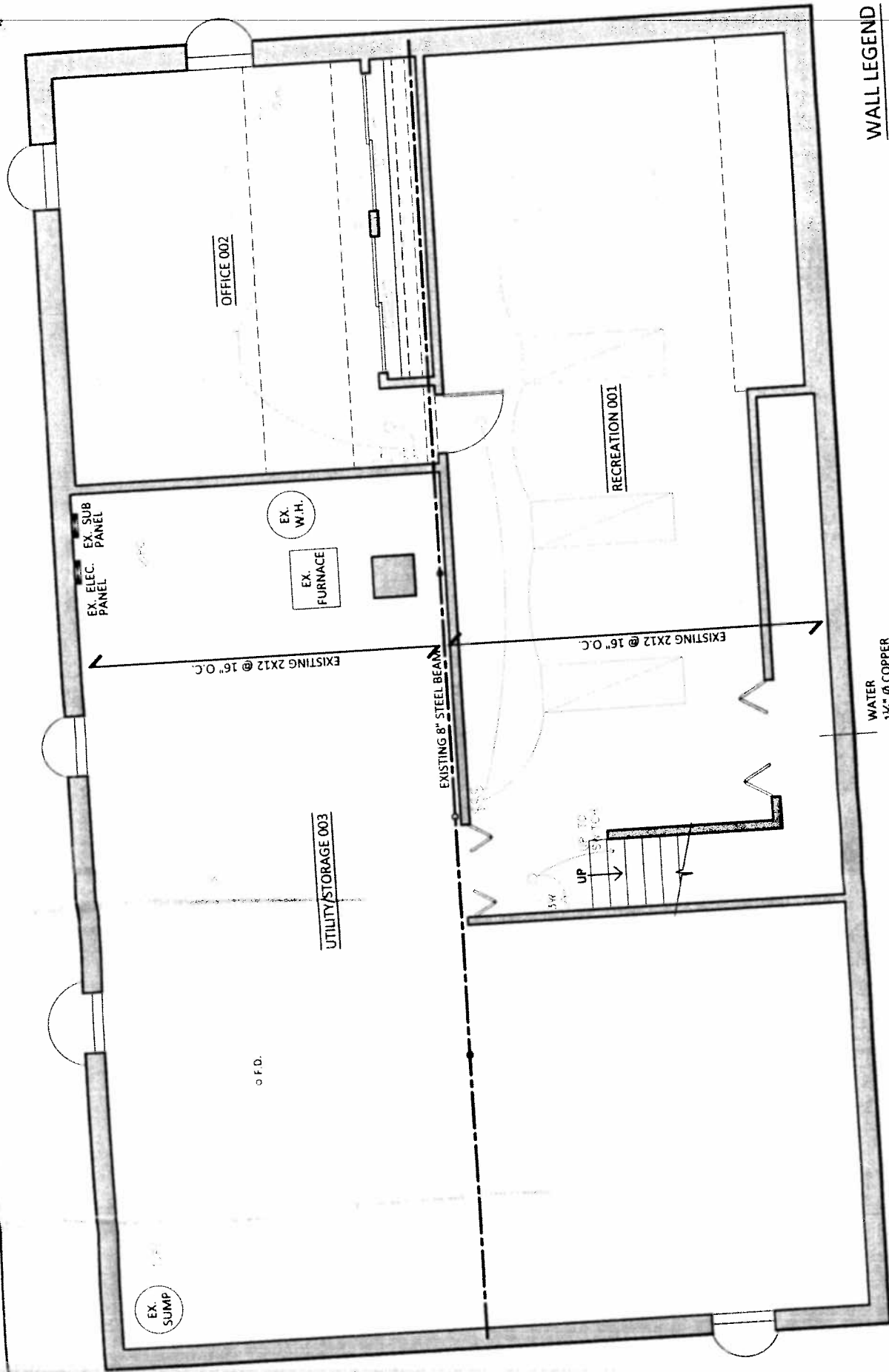
Description

Exhibit
Application

Type

Exhibits
Correspondence

1 BASEMENT PLAN
1/4" = 1'-0"



WALL LEGEND

- EXISTING WALL
- NEW WALL

2 EXISTING BASEMENT PLAN 1/4" = 1'-0"

BUILDING CODE REVIEW BOARD APPLICATION AND PETITION

LOCATION OF PROPOSED PROJECT:

Address: 610 E. Maude Ave
A. H.

PETITIONER:

Name: Bonnie Gerstung
Address: 610 E. Maude Ave. E-mail: [REDACTED]
City: Arl. Hts. State: IL Zip Code: 60004
Daytime Phone: [REDACTED] Fax Number: _____

PROPERTY OWNER (if different from Petitioner):

Name: _____
Address: _____ E-mail: _____
City: _____ State: _____ Zip Code: _____
Daytime Phone: _____ Fax Number: _____

REQUEST:

Variation from Section R305.1 of Chapter 23 of the Arlington Heights Municipal Code

BRIEF DESCRIPTION OF VARIANCE REQUEST:

We would like to make a room in our basement.
The proposed ceiling height does not comply
with the current local ordinance.

SUBMITTAL REQUIREMENTS:

The following information must be provided with this application:

- ☒ \$110 Application Fee (Non-Refundable)
- ☒ 14 sets of drawings and all supporting documentation. All drawings must be folded into 11" by 17" and collated into sets.

The Building Code Review Board may recommend that variations be granted from provisions of the Building Code in cases where the applicant for such variation demonstrates practical difficulty and particular hardship. No variation may be granted without review and final action by the Village Board.

Now comes the Petitioner Bonnie Gerstung requesting a variation from Section 305.1 of Chapter 23 of the Arlington Heights Municipal Code for the following reason:

Our home was built in 1973. The ceiling height requirements in basements have changed since then. We are unable to comply with the current ordinance.

I hereby state that the following hardship would exist if the variance is not approved:

Since we are unable to comply with the local ordinance, we would not be able to make the proposed room. It would be physically impossible to change the height of basement ceiling in our existing home.

I understand that any recommendation from the Building Code Review Board for a variation is subject to review and final action by the Village Board.

Bonnie Gerstung
Petitioner

5/8/17
Date

Owner (if different from Petitioner)

Date

Village of Arlington Heights
Building Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5560