



AGENDA
Building Code Review Board
Commissions Room
Arlington Heights Village Hall, 33 S. Arlington Heights Rd., AH 60005
November 6, 2024
6:00 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. Building Code Review Board 07/24/2023 Meeting Minutes
 - IV. REPORTS
 - V. OLD BUSINESS
 - VI. NEW BUSINESS
 - A. Chapter 27-102 Text Amendments - Aerial Fire Apparatus Access Roads
 - B. Chapter 27-102 Text Amendments - Consistency with reference to the Authority Having Jurisdiction (AHJ)
 - C. Chapter 23-302 Text Amendments - Certificate of Occupancy
 - D. Chapter 23-302 & Chapter 27-102 Text Amendments - Discrepancies
 - E. Chapter 23-702 Text Amendments - Discrepancy
 - VII. OTHER BUSINESS
 - VIII. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

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

July 24, 2023

MEMBERS PRESENT:

Richard Bondarowicz, Chairman Pro Tem
Carl Baldassarra
Pat O’Gorman
Scott Smith
Trustee Jim Tinaglia

ADMINISTRATION PRESENT:

Jorge Torres, Director of Building & Life Safety
Dave Roberts, Division Chief
Fred Alaimo, Plumbing Inspector
Patty LeVee, Recording Secretary

SUBJECT: Removal of amendments and adopting the appendices to the basic Building and Fire Codes.

There being a quorum present, the meeting was called to order at 6:30pm.

APPROVAL OF MINUTES

TRUSTEE TINAGLIA MOTIONED TO APPROVE THE MINUTES OF THE MAY 17, 2023 MEETING OF THE BCRB. SECONDED BY PAT O’GORMAN, THE MOTION PASSED.

AYES: Mr. Bondarowicz, Mr. O’Gorman, Trustee Tinaglia,

ABSTAIN: Mr. Baldassarra and Mr. Smith (absent from the May 17th meeting).

OLD BUSINESS

Mr. Torres provided an update as to the status of the last meeting regarding Chez Hotel. Mr. Torres reported progress as the Petitioner has changed their plan. As requested, 50% of the drywall of the first floor was removed. The property owners are now leading the project, the prior project manager has been removed. Upon mutual agreement, the inspection responsibility has been outsourced to FSCI, who will be responsible for all the inspections. Depending on the result of their inspection of the first floor, they will request more drywall removal on the 2nd, 3rd, 4th and 5th floor. The 6th floor was framed and they will inspect that as well. Plan reviews have been submitted as requested. This included the fire protection system, the elevator, the full building permit, and the backup generator. Mr. Torres stated it appears they are going to get this project moving forward quicker than anticipated.

Mr. Baldassarra asked Mr. Torres why he agreed to allow a 3rd party inspection agency? **Mr. Torres** replied that because it was determined that it was to their best benefit as they need more attention to this project. We are in our peak season and are unable to have our inspectors stay on site 2 to 3 hours for the type of inspections needed, as the owners want to proceed quickly on this and obtain occupancy. After discussing this option separately with our staffing and then the owners, all agreed this is a better option and will provide the attention needed.

Mr. Baldassarra asked if we are spot checking the 3rd party? Mr. Torres replied, yes, and noted we have worked with the 3rd party before. The contract is with the Village, the expense will be covered by them, as they agreed. This is strictly for the inside of the building, the architectural, they will not be involved with engineering, or planning etc.

There was further discussion regarding the need to return to this Board and the many counts brought up at the May 17th meeting. Mr. Torres explained that the relief they were asking for has nothing to do with Building Code, it was more a relief of errors from working on the project without approved drawings. The option for a BCRB meeting is always there if they feel the need.

NEW BUSINESS

CH 27 2018 IFC Adopting

Mr. Torres stated that when the 2018 codes were adopted, part of the base code, the appendixes were not adopted, making it unenforceable. The two appendixes are Appendix B, which is the fire code requirement and Appendix C, the fire hydrant locations and distribution. This was referenced and brought to our attention at a meeting as not adopted, therefor we are recommending adopting these two appendixes.

Mr. Baldassarra asked if recently, have there been any major issues about complying with fire flow permits in the Village? **Mr. Torres** stated there has not, however, we do not have anything to hang our hat on if it comes up down the road. **Mr. Baldassarra** noted with the Village having a pretty good water supply, we shouldn't have trouble unless it is on a dead end.

Mr. Tinaglia asked, if that were to happen, is there language where the Building Code Official can make adjustments and rule appropriately? **Mr. Torres** responded, yes, the Village can do that.

Mr. Roberts stated there are a couple requirements to have them have more fire flow if the need arises or allow them to have less.

Chapter 23

Removal of Amendments Related to Plumbing Code

Mr. Torres stated next are two amendments to the Plumbing Code. After research by our plumbing inspector, Mr. Alaimo, it was found we are the only municipality that has these two amendments. The first is the grease traps. We require the grease traps to always be installed

outside. Through conversation and discussions with other departments as to why this was adopted, (which was roughly 20 years ago), the intent of this adoption was more for maintenance issues. Due to having a new maintenance division, Mr. Alaimo and I feel comfortable that with the team we have for maintenance, this can be addressed separately. Why would we overburden the restaurant owner or the property owner on installing the grease trap outside if it can easily be installed inside.

Mr. Torres continued stating, the other amendment is in regards to plumbing fixtures. For some reason, beginning of Covid, we adopted the amendment to require all medical buildings to have a hand sink in all rooms. Again, we are the only municipality that has this. In discussion with our previous plumbing inspector, he thought this was primarily because of Covid. Mr. Alaimo, our current plumbing inspector, had researched this with the CDC and IDPH regarding the need and intent. They did not know what the intent was but no, this is more of a burden and overkill. **Mr. Torres** stated we are comfortable that this is not needed or required, especially since the State Plumbing Code does not have it there.

Building Regulations – Article II

Mr. Torres stated that lastly, for some reason for mechanical for new systems, we require to always install a high and low return. Once again, old houses with a mechanical systems that work perfectly well with the central return, not having a high and low return in each room, we are the only municipality that has this amendment. We feel that it is not needed. This is getting into the design of the furnace. Usually, the furnace will manifest its specification, will instruct how many returns are needed or the design of it will figure that out. Why would we require something that is overburden or overkill on this particular amendment? Obviously, it is better, it is more efficient, no question there, but everything can be better. We need to keep in mind that Building Codes are the minimum standards. We do not need to force the contractor or home remodeling to do this, it is sometimes not practical. Having concluded, Mr. Torres opened to discussion on any of these items.

Mr. Baldassarra commented on the first two items, asking are they consistent with the II State Plumbing Code? **Mr. Alaimo** replied that the first two items are amendments to the Code that we are taking out. **Mr. Baldassarra** stated, then what we are proposing now will be consistent. **Mr. Alaimo** replied, yes, consistent with the Code.

Mr. Baldassarra next commented on the high and low returns and his personal preference is that he has it and likes it. Discussion on preference for this ensued. **Mr. Torres** agreed, stating more quality is better and it is a better design but we are keeping in mind that this is really the minimum code. **Chairman Bondarowicz** agrees that it is more efficient but in all of his experience, Arlington Heights is the one that enforces this. In two of his current homes this is problematic during the construction.

Chairman Bondarowicz called for any further comments or questions regarding the amendments.

Mr. Tinaglia commented that it is great and appreciates the research and consideration and cleaning up of some of these code related matters. There was short discussion on past code amendments and where we are now.

Chairman Bondawowicz called for a motion as to the removal of these amendments.

MR. BALDASSARRA MOVED TO APPROVE, SECONDED BY MR. O’GORMAN, ALL WERE IN FAVOR.

OTHER BUSINESS

Mr. Baldassarra inquired about the cycle for the next code upgrade. **Mr. Torres** commented that this will be discussed next year.

Chairman Bondarowicz commented on the guidelines for the sprinkler requirement for the systems for domestic tied in for un-engineered floor joists. There was discussion on this requirement and the threshold of the square footage of the area, using a 10 x 10 furnace room, for example.

Mr. Torres stated that for the residential and not for fully sprinklered homes, but just a particular area, it would not be required by a licensed architect to do that drawing, as long as there are specs of the coverage of the head. **Chairman Bondarowicz** was seeking clarification to this in regards to the Village asking for a document that identifies all of the parts and pieces and obstructions.

Chairman Bondarowicz next commented in regards to height restrictions on single family homes. This continues to fester and feels we are pretty much the only community with this requirement. It seems to be in zoning, not building code. Mr. Torres recalled this coming up during a stakeholder meeting and thought there should be another meeting and follow up on this, possibly as soon as September.

With no further comment, **Chairman Bondarowicz** called to adjourn the meeting.

The meeting adjourned at 7:05pm.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Building Code Review Board
11/6/2024**

Item: Chapter 27-102 Text Amendments - Aerial Fire Apparatus
Access Roads

Department: Building & Life Safety

Item Description:

The last two editions of the International Fire Code includes an exception to Section D105.1 which allows noncombustible construction buildings to be exempt of an aerial fire apparatus access road if fully sprinklered and includes enclosed stairways with standpipes from the lowest fire department access to all roof surfaces.

This immediately relates to an upcoming project that recently was approved for zoning variations, 811 E. Central Rd., The Moorings project.

The addition of this exception is recommended to be presented to the Village Board for approval of an amendment to the Village of Arlington Heights Municipal Code.

ATTACHMENTS:

1. 2025-05-13 PHTM -DRAFT_ 2021 IFC Code modification Letter (004)
2. Appendix_D__Fire_Apparatus_Access_Roads
3. 10b_CEX - Fire and Life Safety Exhibit_2024.08.01
4. CLX - Alternate Entrance Landscape Plan

May 13, 2024

Mr. Jorge Torres
Director, C.B.O.
Building & Life Safety Department
Village of Arlington Heights, IL

Dear Mr. Torres –

We are writing in regard to Presbyterian Homes Expansion project.

Village of Arlington Heights is currently applying the 2018 edition of the International Fire Code in their permit review for this project. And we have been informed that Village of Arlington Heights plans to adopt the 2021 version of the IFC soon.

In our response to your comments on fire apparatus, we're currently revising the site plan layout. The new layout will ensure compliance with the fire apparatus access road requirements as specified in Section D 101 through D108 of Appendix D in the IFC 2018 version.

However, due to the existing site restrictions, this revision will bring forth several challenges to the project. It includes providing less desirable surface parking near the entrance for senior residents, a decreased landscape buffer zone between vehicular traffic and residential living spaces, and limited space to incorporate a pedestrian path for the senior residents.

Therefore, the project team aims to advocate for the specific application of Section D105.1 of the 2021 IBC, in lieu of the 2018 edition. This section in 2021 IFC provides an exception to the requirement for an aerial fire apparatus access road. For your convenience, we have transcribed the requirements of Exception verbiage below, in *italicized blue font*.

D105.1 Where required”

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet

Exception: When approved by the fire code official, Buildings of Type 1A, 1B or IIA construction equipped throughout with an automatic sprinkler system in accordance with section 903.1.1 and having fire fighter access through an enclosed stairway with a class I standpipe from the lower level of fire department vehicle access to all roof surfaces.

Our interpretation of this section is that since the proposed new IL building is a 1B construction with an automatic sprinkler system in accordance with 903.1.1 and will include a Class I standpipe and enclosed stairway from the lower level to the roof, a fire apparatus access road is deemed unnecessary.

Perkins Eastman
Architects DPC

PERKINSEASTMAN.COM

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Mumbai
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Oakland
Pittsburgh
San Francisco
Shanghai
Stamford
Toronto
Washington DC

To summarize, we wish to request your approval for granting a building code modification in which the requirements of the Section D105.1 of the 2021 IFC, in lieu of the currently adopted 2018 IFC by Village of Arlington heights, would be applied to the fire apparatus access roads for this project. We view this request as reasonable, as the parameters of future additions of the code are often referenced in an authority's evaluation of a requested variance.

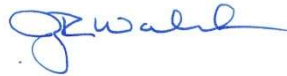
Please let me know if you have any questions or would like to discuss this further.

Prepared by:

Reviewed by:



Daniel Wu, AIA, LEED AP BD+C
Project Architect



Jerry R. Walleck, AIA, LEED AP
Principal

APPENDIX D: FIRE APPARATUS ACCESS ROADS

D105.1 Where required.

Where the vertical distance between the *grade plane* and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

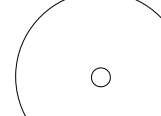

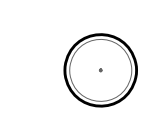
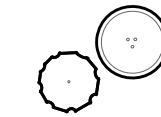
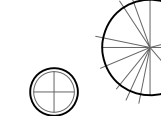
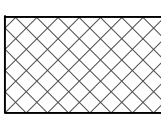


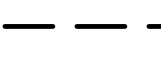
Exception: Where *approved* by the *fire code official*, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an *automatic sprinkler system* in accordance with [Section 903.3.1.1](#) and having fire fighter access through an enclosed *stairway* with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

❖ Aerial apparatus access roads are required where the fire department cannot reach the roof or upper stories with ground ladders. The Insurance Services Office (ISO) Fire Suppression Rating Schedule suggests that fire departments carry a 35-foot ground ladder. When setting up a 35-foot ground ladder appropriately, the effective vertical reach of the ladder is approximately 30 feet; hence the 30-foot requirement within this section. Note that the measurement in this section is from grade plane to the edge of the roof where the ladder would be placed. If this measurement is greater than 30 feet, then an aerial apparatus access road would be required. The term eave is the most common term used in the *International Building Code*[®] (IBC[®]) when describing the edge of a peaked roof and is thus used herein. See also the commentary to the definition of “Grade plane” in [Chapter 2](#).

The exception acknowledges that fire department aerial apparatus access is rarely needed for buildings of Type IA, IB or IIA construction that is equipped throughout with an automatic sprinkler system, in accordance with [NFPA 13](#), and that also has firefighter access through an enclosed stair or stair(s) with a Type I standpipe system from the lowest level of fire department vehicle access to all roof surfaces. Firefighting operations including ventilation can be achieved through the interior of these buildings using enclosed stairs as means of egress from the hazard area. The requirement for a Class I standpipe is for fire suppression and fire-fighter protection when operating hoselines at the roof or at a lower floor level. High-rise buildings are required by IBC [Section 403.4.7](#) to have means for smoke removal. These means do not require aerial apparatus access.



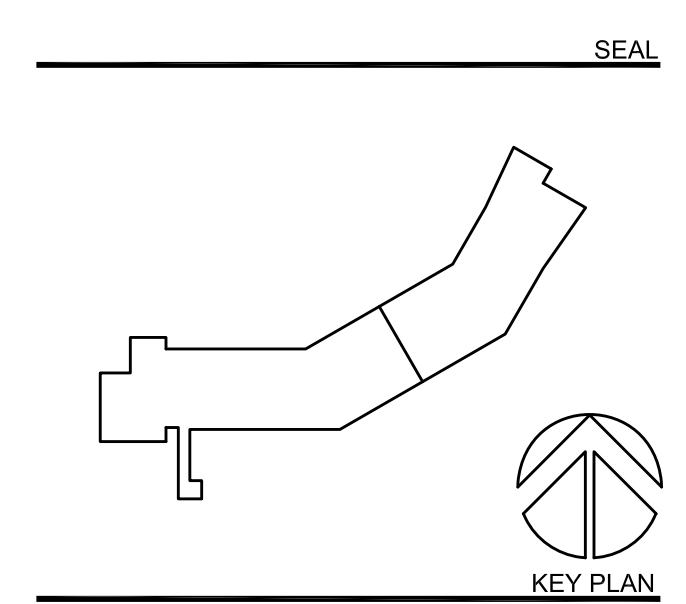
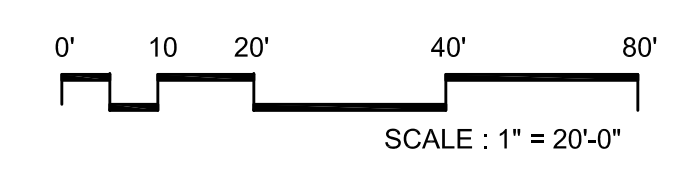
Legend

-  Existing Tree to Remain
-  Proposed Shade Tree
-  Proposed Upright Shade Tree
-  Proposed Ornamental Tree
-  Proposed Evergreen Tree
-  Planting Beds
-  Seed Mix A
-  Seed Mix B
-  Assumed Limit of Work

Planting Notes

Plant species and character to be consistent with initial Landscape Plan shown on L-101 and in Plant Schedule L-103.

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024



PERKINS EASTMAN
 The Rockery
 209 South LaSalle St., Suite 400
 Chicago, IL 60604
 T: +1.312.755.1200
 F: +1.312.755.1155

Owner:
Presbyterian Homes
 8707 Skokie Blvd., Suite 109, Skokie, IL 60077
 847-979-3970

Civil / Site:
Eriksson Engineering Associates
 145 Commerce Drive, Suite A, Grayslake, IL 60030
 630-296-6259

Landscape:
The Lakota Group
 One East Wacker Dr., Suite 2700, Chicago, IL 60601
 312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
 815 S Wabash, Chicago, IL 60605
 312-870-5142

Electrical:
Salas O'Brien
 815 S Wabash, Chicago, IL 60605
 312-870-5142

PROJECT TITLE:
**Presbyterian Homes -
 New IL Building**

811 E Central Rd
 Arlington Heights, IL 60005

PROJECT No: 102120
 DRAWING TITLE:
**ALTERNATE
 ENTRANCE
 LANDSCAPE PLAN**

SCALE:

 ISSUED FOR PLAN COMMISSION
 RESUBMISSION
 08.01.2024



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Building Code Review Board
11/6/2024

Item: Chapter 27-102 Text Amendments - Consistency with reference to the Authority Having Jurisdiction (AHJ)

Department: Building & Life Safety

Item Description:

There are two sections within the Fire Regulations that are not consistent with whom the AHJ is.

It is recommended that Section 912.2.1 (fire department connections) and Section D103.4 (dead ends) remove the Fire Chief and replace with the original IFC text to the Fire Code Official.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Building Code Review Board
11/6/2024

Item: Chapter 23-302 Text Amendments - Certificate of Occupancy
Department: Building & Life Safety

Item Description:

The new e-permitting software, Enterprise Permitting & Licensing (EPL), has limitations regarding what information can be added to built-in reports. Customized reports by 3rd party vendors cost thousands of dollars and appear not to be supported in the future.

It is recommended that Section 111.2 (certificate issued) add numbers 4, 7, 8, and 12 to the list of deleted items. All of these items are required to be noted directly on the approved permit drawings. Therefore, this duplicate information is not needed on the certificate of occupancy.

ATTACHMENTS:

None



**Building Code Review Board
11/6/2024**

Item: Chapter 23-302 & Chapter 27-102 Text Amendments -
Discrepancies

Department: Building & Life Safety

Item Description:

There are discrepancies between the Building and Fire Regulations due to several sections that include similar code. The additional amendments noted in the Building Regulations are not necessary as the International Existing Building Code covers these code requirements and is written to reduce the requirements for when sprinklers are required, which was not the intent of these amendments.

It is recommended that these discrepancies be eliminated and replaced with text to clarify the requirements.

1. Ch. 23-302: Remove Sections 903-908
 1. Delete these sections in their entirety and replace them with the following:
 2. Refer to Chapter 27-102 for the adopted and modified International Fire Code Sections 903-908.
2. Ch. 23-302: Remove Sections 912
 1. Delete these sections in their entirety and replace them with the following:
 2. Refer to Chapter 27-102 for the adopted and modified International Fire Code Section 912.
3. Ch. 23-302: Remove Section 913.4
 1. Delete this section in its entirety and replace it with the following:
 2. Refer to Chapter 27-102 for the adopted and modified International Fire Code Section 913.4.
4. Ch. 23-302: Remove "" from 901.6.1
 1. 901.6.1 Automatic sprinkler systems. Modify this section by replacing the words "an approved supervising station" with "Northwest Central Dispatch".
 2. Ch. 27-102: Add section to match IBC 901.6.1
5. 903.4.1 Monitoring. Modify this section by replacing the words "an approved supervising station" with "Northwest Central Dispatch".

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Building Code Review Board
11/6/2024

Item: Chapter 23-702 Text Amendments - Discrepancy
Department: Building & Life Safety

Item Description:

Section 904.1 Automatic sprinkler systems states to replace text that doesn't exist.

It is recommended to remove this section in its entirety.

ATTACHMENTS:

None