

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

**July 24, 2023**

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**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

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**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 17<sup>th</sup> 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 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floor. The 6<sup>th</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> party? Mr. Torres replied, yes, and noted we have worked with the 3<sup>rd</sup> 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 17<sup>th</sup> 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.