

BUILDING BOARD OF APPEALS
MINUTES
JULY 25, 2011

The meeting was called to order by Chairman James Ryan at 7:37 p.m. Board Members Thomas Bredfeldt, Michaelene Burke Hoeh and Mike Morange were present. Board Members Pete Campbell and James McGinley were excused. Also present were Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Board Member Bredfeldt moved, seconded by Board Member Burke Hoeh, to approve the minutes of the June 6, 2011 Building Board of Appeals meeting. The minutes were approved with four (4) yes votes and zero (0) no votes as follows: Board Members Bredfeldt, Burke Hoeh, Morange and Chairman Ryan voted yes.

2009 ICC INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE. PUBLIC DISCUSSION AND OPPORTUNITY FOR LOCAL BUILDERS AND ARCHITECTS TO QUESTION AND CLARIFY THE PROVISIONS AND AMENDMENTS TO THESE CODES THAT ARE PROPOSED FOR ADOPTION.

Chairman Ryan stated that the public has been asked to respond to the 2009 ICC International Building Code and International Residential prior to a formal recommendation being forward to the Village Board.

Ray Whalen, a local builder, was present at the meeting. Mr. Whalen requested clarification regarding the fee schedule for a house with a crawl space and each basement floor. Mr. Kvapil clarified that each basement floor should mean each lower level below the grade and that if the grade is above half, it's a basement and if it's below half, it's a first floor (the halfway point being the divider). Mr. Kvapil responded to Board Member Bredfeldt that there is no cost for a crawl space because it is not habitable. Mr. Whalen commented that the Village will lose money on permit fees because a third floor is typically 700-900 square feet on a 3,800-square foot house. In response to Mr. Whalen's claim that the total figure for a house would be the same but different per the floors, Mr. Kvapil responded that he will compare the fees from the previous chart to the new chart for a 3-story home as he thought both figures were the same. Mr. Kvapil reminded those present that the lot coverage square foot area for the first floor includes everything covered by a roof, including porches and that all of the other floors include the gross square feet of the living area. Mr. Kvapil responded to Mr. Whalen that a walkout basement is 20 cents per square foot if the basement floor is below the halfway point. Chairman Ryan commented that the intention of the fee schedule is to make the process more simple. Mr. Whalen stated that he likes the new fee process but feels it will cause a builder to save a minimal amount of money in permit fees. Mr. Kvapil responded that he will again research this process and forward a sample of the results to interested parties. Mr. Whalen stated that a demolition tax must be paid if a roof is removed from a ranch house and a second story is added. Mr. Kvapil responded that the Building and Zoning Department is currently not charging for that fee because it is his understanding that it

relates to total teardowns only, however, he read the definition of Demolition Taxes which includes partially demolished projects. Mr. Kvapil added that in the Demolition Tax section, only the reference to classes will be removed and the tax will remain applicable to partial demolition projects that qualify. Mr. Whalen commented that some will view charging a demolition tax for partial projects as perpetuating teardowns. Mr. Kvapil agreed with Mr. Whalen that construction hours could be limited or excluded on federal holidays. Chairman Ryan, however, felt it was not the purpose of government to limit work hours and because the issue is not an existing problem, stated that the BBA should not try to solve a problem that doesn't exist. Board Member Morange also stated that homeowners sometimes need to work on projects during their holidays from work. Mr. Kvapil stated that construction hours will remain as is. Mr. Kvapil stated that Section 105.2 regarding work exempt from permits assists regarding enforcement.

Please note that the BBA has previously passed motions regarding the above codes.

VILLAGE CODE SECTION 4-1-4(A)1a BASE PERMIT FEE TABLE. REVIEW AND RECOMMENDATIONS FOR CHANGES TO THIS CODE SECTION THAT WAS PREVIOUSLY APPROVED AT THE JUNE 6, 2011 BBA MEETING.

In response to Chairman Ryan, Mr. Kvapil responded that he will revise any discrepancies in the fee code.

VILLAGE CODE SECTION 2-7-4 REGARDING BBA QUORUM REQUIREMENTS. REVIEW OF AN ORDINANCE THAT REVISES THE LANGUAGE OF THESE REQUIREMENTS FOR CLARIFICATION.

Chairman Ryan stated this code section has been previously discussed.

2009 ICC INTERNATIONAL ENERGY CONSERVATION CODE. DISCUSSION, CONSIDERATION AND RECOMMENDATIONS REGARDING A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2009 ICC INTERNATIONAL ENERGY CONSERVATION CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 1 BUILDING CODE.

Mr. Kvapil referred to the index and ordinance related to adopting the 2009 ICC International Energy Conservation Code with no proposed changes. Mr. Kvapil also referred to the attached summary regarding the Energy Conservation Code from the State of Illinois that applies to commercial and residential buildings. He stated that municipalities have no latitude in making any changes and added that he found nothing in the material that would require the Village to petition the State for a change(s) or amendment(s). Mr. Kvapil recommended adopting the code as is. He added that there are significant changes from the previous code and that the Village had amendments in place regarding roof and ceiling insulation requirements. At Mr. Kvapil's request, Board Member Morange stated that R11 is current for walls and R30 is current for ceilings; Mr. Kvapil added that those figures have been changed to R21 for walls and R38 for ceilings.

Board Member Bredfeldt asked if there are requirements on the efficiency of heating equipment, and Mr. Kvapil responded that that information would be in the mechanical code.

Motion

Board Member Burke Hoeh moved, seconded by Board Member Morange to approve the adoption of the International Energy Conservation Code to be the Glen Ellyn Code. The motion carried unanimously with four (4) “yes” votes as follows: Board Members Morange, Burke Hoeh, Bredfeldt and Chairman Ryan voted yes.

Staff Report

Mr. Kvapil updated the BBA regarding the College of DuPage. After a discussion, it was decided that the next BBA meeting will be held on September 12, 2011.

Chairman’s Report

Chairman Ryan asked Mr. Kvapil to provide the BBA members with letters documenting their time spent on this process.

There being no further business before the BBA, Chairman Ryan moved, seconded by Board Member Burke Hoeh, to adjourn the meeting at 8:35 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building and Zoning Official