

BUILDING BOARD OF APPEALS
MINUTES
OCTOBER 3, 2011

The meeting was called to order by Chairman James Ryan at 7:30 p.m. Board Members Thomas Bredfeldt, Kennedy Hartsfield and Mike Morange were present. Board Members Michaelene Burke Hoeh, Pete Campbell and James McGinley were excused. Also present were Trustee Carl Henninger, Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Kennedy Hartsfield was welcomed as a new member to the Building Board of Appeals and he provided a history of his background and experience.

Board Member Morange moved, seconded by Board Member Bredfeldt, to approve the minutes of the July 25, 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, Hartsfield, Morange and Chairman Ryan voted yes.

Mr. Kvapil summarized the status of the various codes that have been forwarded to the Village Board or will be reviewed by the BBA and then forwarded to the Village Board.

2009 ICC MECHANICAL BUILDING CODE.

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

Mr. Kvapil stated that the 2009 International Building Code and 2009 International Residential Code will be adopted either at the same time or before the 2009 International Mechanical Code because the codes are interrelated. The 2009 International Mechanical Code recommended changes follow.

Delete Village Code Section 4-1-7(A) in its entirety and substitute the following language: "(A) The 2009 International Mechanical Code is adopted by reference as the standards and regulations for governing the design and installation of mechanical systems, appliances, appliance venting, duct and ventilation systems, combustion air provisions, hydronic systems and solar systems, as this code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2009 ICC International Mechanical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record." Mr. Kvapil stated that this language is standard for all prior codes that have been adopted.

Amend Village Code Section 4-1-7(B), Section 101.1, to change the year in the code from 2003 to 2009 and to add "the Village of" prior to Glen Ellyn to be consistent with standard language in the code. Also add new Section 101.5 to read as follows: "101.5 Administration and Enforcement. This code shall be administered and enforced in accordance with the provisions in Chapter 2 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn." Mr. Kvapil explained that the ICC duplicates sections of codes, and he recommended deleting the section on administration and enforcement in the Mechanical Code and using more comprehensive language that is in the International Building Code to avoid duplication. He added that the following sections from the Mechanical Code should then be deleted: Section 103, Department of Mechanical Inspection; Section 104, Duties and Powers of the Code Official; Section 105, Approval; Section 106, Permits; Section 107, Inspections and Testing; Section 108, Violations; Section 109, Means of Appeal; and Section 110, Temporary Equipment. Mr. Kvapil then reviewed the locations of these provisions in the codes. Mr. Kvapil distributed to the BBA members Chapter 1 of the 2009 International Building Code and some sections of the Village Code and reviewed the provisions recommended to be deleted in the Mechanical Code.

Mr. Kvapil responded to Chairman Ryan that the mechanical code and the fuel gas code do not apply to residential construction. Mr. Kvapil stated that the provisions of the fuel gas code are broad enough that they can be applied to Village requirements without having to specifically adopt that code. Chairman Ryan, however, was in favor of reviewing and adopting the fuel gas code to eliminate administration overlap and misunderstanding by builders, etc., and all BBA members agreed. Mr. Kvapil agreed to prepare this code for adoption discussion at the next BBA meeting. At Board Member Bredfeldt's request, Mr. Kvapil clarified some fee costs.

Motion

Board Member Bredfeldt moved, seconded by Board Member Morange, to approve the adoption of the 2009 ICC Mechanical Building Code. The motion carried unanimously with four (4) "yes" votes as follows: Board Members Bredfeldt, Morange, Hartsfield and Chairman Ryan voted yes.

Staff Report

Mr. Kvapil reviewed the upcoming BBA schedule.

Trustee Report

Trustee Henninger stated that the Village Board has held two strategic planning meetings over the past month and that the budget process will soon begin. He also stated that the Village is currently in the process of searching for a Finance Director and Public Works Director. Trustee Henninger also stated that two pending Village lawsuits should be resolved within approximately the next month to six weeks.

Chairman's Report

There being no further business before the BBA, Board Member Bredfeldt moved, seconded by Chairman Ryan, to adjourn the meeting at 8:19 p.m.

Submitted by:
Barbara Utterback
Recording Secretary