

BUILDING BOARD OF APPEALS
MINUTES
NOVEMBER 7, 2011

The meeting was called to order by Chairman James Ryan at 7:30 p.m. Board Members Thomas Bredfeldt, Michaelene Burke Hoeh, Pete Campbell, Kennedy Hartsfield, James McGinley and Mike Morange were present. Also present were Trustee Liaison Carl Henninger (arrived at 8:05 p.m.), Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Board Member Bredfeldt moved, and Board Member Morange seconded, a motion to approve the minutes of the October 3, 2011 Building Board of Appeals meeting. The minutes were approved unanimously with seven (7) "yes" votes as follows: Board Members Bredfeldt, Burke Hoeh, Campbell, Hartsfield, McGinley, Morange and Chairman Ryan voted yes.

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

Building and Zoning Official Joe Kvapil stated that the 2009 ICC International Fuel Gas Code had been discussed at the previous BBA meeting, at which time it was decided to adopt this code as part of the building regulations.

Mr. Kvapil stated that Section 4-1-13 is a new Village Code Section entitled Adoption of the 2009 ICC International Fuel Gas Code. He stated that 4-1-13 (A) is standard language that generally describes what is included in the International Fuel Gas Code as follows: (A) The 2009 ICC International Fuel Gas Code is adopted by reference as the standards and regulations for governing the design and installation of fuel gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories, 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 Fuel Gas Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

Mr. Kvapil also stated that 4-1-13 (B)2 adds a new Section 101.6 regulating administration and enforcement of this code by the ICC International Building Code. He added that code requirements should not be duplicated to avoid possible confusion or conflict. This section reads as follows: 101.6 Administration and Enforcement. This code shall be administered and enforced in accordance with the provisions in Chapter 1 of the ICC International Building Code as adopted and amended by the Village of Glen Ellyn.

Mr. Kvapil added that the following sections should also be deleted in their entirety as these code provisions are included in the ICC Building Code: Section 103, Department of 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 also stated that Village Building Inspectors Mike Morange and Brian Pohlis reviewed the International Fuel Gas Code and suggested adding a provision to have carbon monoxide detectors in bedrooms and sleeping rooms if that room also includes an unvented fuel gas heater or fireplace. Mr. Kvapil felt that the provision is a good precaution even though the unvented heaters are required to have oxygen depletion sensors that will turn the machine off if a low oxygen level is detected. Mr. Kvapil clarified for Chairman Ryan that this requirement would not apply to single-family homes and townhomes—only apartments and condominium units. Mr. Kvapil also responded to Chairman Ryan that the units would require a gas line to be piped in. Mr. Kvapil also responded to Chairman Ryan that he did not require an electrical service for the carbon monoxide detector because he felt batteries would be adequate. Chairman Ryan asked if the additional requirement will be put into the residential code, and Mr. Kvapil replied no. Therefore, a recommendation was made to add a provision to both the fuel gas code and the residential code as follows: Amend Section 303.3 Item 4 to read as follows: 4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in Section 621.6 and has an input rating not greater than 10,000 Btu/h (2,93kW). The bedroom shall meet the required volume criteria of Section 304.5 and be provided with a carbon monoxide detector that is listed, labeled and complies with the standards of an approved testing agency.

Motion

Mr. Bredfeldt moved, seconded by Mr. McGinley, to approve the 2009 ICC Fuel Gas Code with a clarification regarding Section 101.6 with seven (7) “yes” votes and zero (0) “no” votes as follows: Board Members Bredfeldt, McGinley, Burke Hoeh, Campbell, Hartsfield, Morange and Chairman Ryan voted yes.

Staff Report

Mr. Kvapil distributed and explained an existing and proposed format sample of Chapter 2, Electrical Code.

Trustee Report

Trustee Liaison Henninger stated that the Village won the Montessori School case and that a ruling will occur tomorrow regarding the College of DuPage. He also stated that the hearings on the Village levy have begun.

There being no further business before the BBA, the meeting was adjourned at 8:14 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Reviewed by:

Joe Kvapil
Building and Zoning Official