

BUILDING BOARD OF APPEALS
MINUTES
FEBRUARY 6, 2012

The meeting was called to order by Chairman James Ryan at 7:32 p.m. BBA members Thomas Bredfeldt, Michaelene Burke Hoeh and Mike Morange were present. Board Members Pete Campbell, Kennedy Hartsfield and James McGinley were excused. Also present were Trustee Liaison Carl Henninger, Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback.

Board Member Morange moved, seconded by Board Member Burke Hoeh, to approve the minutes of the November 7, 2011 BBA meeting. The motion carried unanimously with four (4) "yes" votes as follows: Board Members Morange, Burke Hoeh, Bredfeldt and Chairman Ryan voted yes.

2011 NFPA NATIONAL ELECTRICAL CODE. A PROPOSED ORDINANCE TO ADOPT AND AMEND THE 2011 NFPA NATIONAL ELECTRICAL CODE TO BE INCORPORATED AS A TEXT AMENDMENT INTO THE VILLAGE CODE, TITLE 4 BUILDING REGULATIONS, CHAPTER 2 ELECTRICAL CODE.

Building and Zoning Official Joe Kvapil reviewed the 2011 National Electrical Code as adopted and amended by the Village of Glen Ellyn, Illinois which he stated is a reduction and simplification of the Electrical Code.

Mr. Kvapil displayed lists of existing and proposed formats of the Electrical Code and stated that some existing format items are included elsewhere in the Village Code and/or Building Code. He verified for Chairman Ryan that the Village will continue to register and bond electrical contractors and that those requirements are contained in the Building Code. Mr. Kvapil reviewed the following changes in Exhibit A:

In the text format section, "IFGC" should be corrected to read "NEC".

Amend Village Code Section 4-2-2(B) to change "2008" to "2011". Mr. Kvapil explained for Trustee Henninger that the electrical code has been consistently updated every three (3) years.

Amend Village Code Section 4-2-2(C) to change "2008" to "2011" and remove the ordinance language that adopted the 2008 NEC.

Delete Village Code Sections 4-2-3 and 4-2-3(A) through 4-2-3(E) in their entirety and substitute 4-2-3 Administration and Enforcement language regarding (A) Permit Documents and (B) Electrical Inspection that Mr. Kvapil felt were unique to the electrical code and should be retained. Mr. Kvapil explained for BBA Member Bredfeldt that electrical documents are not required for residential permits as inspections are relied

upon. Mr. Kvapil explained that most communities do not require electrical diagrams and drawings for electrical work. Board Member Morange also stated that electrical diagrams are provided on the plans.

Village Code Section 4-2-4 Adoption of the 2011 NFPA National Electrical Code will be deleted and replaced with language similar to the language in the building codes and duplicated for consistency.

Add new Village Code Section 4-2-4(A) which is identical to the existing code requirement that will read as follows: (A) The provisions of the 2011 NFPA national electrical code are hereby deleted, modified and amended as follows:

1. Add new Section 230.70(A)(4) which is identical to the existing code requirement but placed in the appropriate section of the NEC. Mr. Kvapil verified for Chairman Ryan that Section 230.70(A) refers to a chapter in the NEC.
2. Amend Section 334.1 which is identical to the existing code requirement but placed in the appropriate section of the NEC. Mr. Morange responded to Chairman Ryan that Romax is not allowed to be used per the Village Code but is considered a permitted wiring method per the National Electrical Code. Mr. Kvapil added that Romax is less safe than conductors in a metal conduit. Mr. Kvapil also stated that research could be done regarding whether or not to maintain this requirement or accept Romax. Chairman Ryan stated that there is a price difference in homes constructed with Romax. Mr. Kvapil responded to BBA Member Bredfeldt that plastic conduit boxes are not permitted for anything in excess of 50 volts. At BBA Member Bredfeldt's request, the wording of this section regarding exceptions will be changed back to the original wording.
3. Add new Section 310.3 which is identical to the existing code requirement but placed in the appropriate section of the NEC. Also change "2008" in two places in the definition to "2011."
4. Delete Section 230.79(C) and substitute the paragraph regarding (C) One Family Dwellings which is identical to the existing code requirement in the appropriate section of the NEC.
5. Amend Section 210.60(G)(1) to add "for each vehicle bay" in two places of this section and place in the appropriate section of the NEC.
6. Amend Section 410.139 Switches to add "Luminaires operating at 277 line voltage shall be controlled by snap switches on a system using a voltage of 120 volts or less" and placed in the appropriate section of the NEC. Mr. Morange responded to Chairman Ryan that this modification was added for safety reasons by a former electrician on the BBA.

7. Amend Section 210.8(A)(5) Exception to (5) to read as follows: “Exception to (5): A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system, sump pump, ejector pump, refrigerator appliance or freezer appliance shall not be required to have ground-fault circuit-interrupter protection.” This is a new exception required to prevent damage and loss in the event of an extended power outage. Mr. Morange stated that the above items are identified as critical loads.
8. Add new Section 230.21 (changed from incorrectly identified 230.11) to read as follows:
230.11 Underground electric service shall be provided as follows:
 - (a) All new and existing secondary electrical utility lines shall be placed underground to serve a new building or structure.
 - (b) All new and existing secondary electrical utility lines shall be placed underground to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150%.
 - (c) All new and secondary electrical utility lines shall be placed underground to serve an existing building or structure when the more than 75% of the existing exterior wall and roof area is structurally altered.

Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer, and shall be paid prior to any permits being issued.

Mr. Kvapil stated that the Village Planning and Development Department at one time had put the above information into the Zoning Code because it is an appearance issue. He stated these requirements should be added to the Electrical Code because they are related more closely to electrical work than zoning regulations and project architects, builders and contractors are more likely to search for and discover this requirement in the electrical code. Consideration should be given to exclude this requirement from the Zoning Code to avoid duplication.

Delete Village Code Section 4-2-5 regarding inspections in its entirety because the applicable inspections have been established in Section 4-2-3(B).

Delete Village Code Section 4-2-6 regarding required inspection approval in its entirety because the applicable inspection requirements have been established in Section 4-2-3(B).

Delete Village Code Section 4-2-7 regarding adoption of the NEC in its entirety because the applicable adoption requirements have been established in Section 4-2-4.

Delete Village Code Section 4-2-8 regarding additional regulations in its entirety because additional regulations have been established in Section 4-2-4(A).

Delete Village Code Section 4-2-9 regarding contractor registration requirements in its entirety because it currently exists in the Village Code, Section 4-1-11.

Delete Village Code Section 4-1-10 regarding penalty requirements because it currently exists in the Village Code, Section 4-1-5.

Motion

BBA Member Burke Hoeh moved, seconded by BBA Member Bredfeldt, to adopt the 2011 National Electrical Code with the minor revisions as discussed in these minutes. The motion carried unanimously with four (4) "yes" votes and zero (0) "no" votes as follows: BBA Members Burke Hoeh, Bredfeldt, Morange and Chairman Ryan voted yes.

Trustee Report

Trustee Henninger briefly reviewed the Memorial Field project which was approved by the Village Board, the upcoming Village budget, a new Fresh Market development, and a modest development regarding upgrading at the Village Links. He responded to Chairman Ryan that the Village is currently in mediation again with the College of DuPage. Mr. Kvapil stated that he did not feel the 2012 codes should be adopted at this time as changes would be minimal, and Trustee Henninger requested that after Mr. Kvapil reviews the 2012 codes, the BBA should adopt a resolution to forward to the Village Board acknowledging that a review has occurred and the modifications are benign enough that the BBA would recommend that it not be reviewed at this time. Trustee Henninger responded to Mr. Kvapil that the Village Board did not assign a student to the BBA because of the level of expertise that would be required as a member of that Commission.

Staff Report

At Mr. Bredfeldt's request, Mr. Kvapil reviewed the status of the requirement for fire sprinklers in remodel projects. Mr. Kvapil also briefly explained some terminology and format changes to the Building Code.

There being no further business before the BBA, the meeting was adjourned at 9:30 p.m.

Submitted by:

Barbara Utterback, Recording Secretary

Reviewed by:

Joe Kvapil, Building and Zoning Official