

Village of Lombard

*Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org*



Minutes

Wednesday, November 6, 2024

6:00 PM

Village Hall

Board of Building Appeals

*Members Bob Mueller, Marty Igoe, Stephen Flint,
John Cullen and Maurice Bernardi*

Staff Liaisons:

*Building and Code Enforcement Director Keith Steiskal
Fire Marshal Perry Johnson*

Call to Order and Pledge of Allegiance

The meeting was called to order by Keith Steiskal, Director of Building and Code Enforcement, at 6:00 p.m.

Mr. Steiskal led the Pledge of Allegiance

Roll Call

Present 5 - Stephen Flint, Marty Igoe, John Cullen, Bob Mueller, and Maurice Bernardi

Also present, Keith Steiskal, Director of Building and Code Enforcement and Perry Johnson, Fire Marshal and William Heniff, AICP, Director of Community Development.

Present 5 - Bob Mueller, Maurice Bernardi, John Cullen, Marty Igoe, and Stephen Flint

Public Hearings

Business Meeting

Approval of Minutes

A motion was made by Bob Mueller seconded by Maurice Bernardi, to approve the November 1, 2023 meeting minutes. The motion passed by a unanimous vote.

New Business

[240352](#)

Text Amendments to Section 150.060 (Electrical Code)

Staff is proposing an update of the National Electric Code from the current 2017 to the 2023 along with local amendments to the (NEC).

Keith Steiskal introduced a series of staff initiated text amendments to Chapter 150 pertaining to local amendments to the National Electrical Code (NEC), 2023 Edition which would replace the previously adopted edition. He then referred to the code amendment packet which shows the 2017 to the 2023 Code change and he offered the rationale for each local amendment to the NEC.

The first local change pertains to arc-fault circuits interrupters. He stated reliability issues with arc-faults. Chicago saw this issue and adopted the amendment that staff is proposing which would remove the requirement for arc-faults, except if a contractor is not using electrical

metal tubing (EMT). If MC cable is being used, arc-faults would be needed. If nuisance issues are corrected, staff may bring amendments back for BOBA consideration. Responding to BOBA member questions, there could be a cost savings on this element, Additionally, all code amendments being presented this evening would become effective on January 1, 2025. The next two amendments simply address wire change size language and technology provisions.

The next changes strike Section 230.71 local amendments which has seven means of disconnection provisions. The latest version of the NEC addresses the issue, so the local amendments are not needed.

He then notes significant changes to ground fault interrupter (GFI) requirements in the 2023 NEC, noting a list of selected inside and outside locations where they will be required. Bernardi referenced the dryer requirement and Steiskal opined that it could be due to possible wet clothes. Mueller asked why the sump-pump provisions are being struck. Steiskal referenced a past BOBA amendment that provides for a Simplex single receptacle, so one does not need to add a GFI as there won't be a second outlet; also, it's undesirable to have a GFI nuisance trip for a sump pump, which would lead to basement flooding. He confirmed that the edits are for the new items within the NEC and not just those items that already have GFI requirements.

Steiskal then referenced the amendments pertaining to 240 volt requirements. He called out time provisions for air conditioners to meet the 240 volt requirement. Also, every electrical panel will require surge protection. Bernardi questioned if staff has researched the quality of various surge protectors, and its various applications in a house. Staff has not, but Steiskal noted that the amendments will create a level playing field with contractors.

Steiskal also noted that all houses will be required to have outside disconnects. Wheaton has required this in the past and he talked with their staff regarding this requirement and locks.

Emergency shut-offs will also be required for permanent generators. However, all this is needed is a kill switch. Bernardi noted latest changes to the generator industry and modern units have them built into the unit as well as automatic trip issues. Steiskal also stated that the amendment makes sense in cases in which a fire department arrives at a house, the electrical is turned off, but the generator may also be providing power in the building.

Before the item was voted on, Steiskal concluded his presentation by summarizing the amendments, noting that while some items may be at greater cost, others will allow for cost reductions. The BOBA members offered some initial comments.

A motion was made by Stephen Flint, seconded by Bob Mueller, that this Text Amendment be approved.

The motion carried by the following vote:

Aye: 5 - Stephen Flint, Marty Igoe, John Cullen, Bob Mueller, and Maurice Bernardi

[240353](#)

Text Amendments to Section 150.301 (Driveways)

Staff is recommending amending the stone base under driveways from two inches to four inches.

Keith Steiskal stated that staff is recommending a change to require four inches of stone base under all new or replaced concrete driveways rather than the current two inches. This change is to make stone base requirements consistent with stone base requirements in the Public Works specifications manual and general design practice in the industry.

A motion was made by Bob Mueller, seconded by Marty Igoe, that this Text Amendment be approved.

The motion carried by the following vote:

Aye: 5 - Stephen Flint, Marty Igoe, John Cullen, Bob Mueller, and Maurice Bernardi

[240354](#)

Text Amendments to Section 150.312 (Patios)

Staff is recommending amending the stone base under patios from two inches to four inches.

Ketih Steiskal explained similarly to the aforementioned driveway standards, staff is recommending a change to require four inches of CA-6 compacted aggregate for concrete patios, replacing the minimum two-inch minimum.

A motion was made by Maurice Bernardi, seconded by Bob Mueller, that this Ordinance be recommended to the Board of Trustees for approval.

The motion carried by the following vote:

Aye: 5 - Stephen Flint, Marty Igoe, John Cullen, Bob Mueller, and Maurice Bernardi

Information Only

Fire Alarms:

Perry Johnson mentioned that the Fire Prevention Bureau has been reviewing which multiple family buildings do not have any fire alarm or sprinkler protection. The 2015 Starte Life Safety Code, which covers

existing buildings only, states that apartment building of four or more stories or more than eleven dwelling units would require a fire alarm system, with some minor exceptions. Referencing a material packet, this review found four buildings that do not meet this requirement. By State Code, it requires at least a fire alarm system. Responding to a question by Bernardi, Johnson said that a fire alarm consists of an alarm in common areas, hallways and pull stations; and possibly basements with storage for a heat detection system. The provisions are already within code to enforce. He stated that staff will develop a compliance plan and meet with property owners and residents to inform them of the requirements, develop a contract compliance agreement within the next 12 months and give them 18 months to bring the buildings into compliance with code, with a six-month extension possibility.

Steiskal notes that the State Fire Marshal's Office adopts the code but the local municipality has enforcement jurisdiction. He also notes specifics on some of the applicable buildings. He referenced past compliance approaches with grease traps and structural inspections. Cullen states that this approach was mentioned at the past meeting and asked if anyone has complied to date. Johnson said they were working on the compliance agreement provisions and verifications as to the applicable buildings that are subject to the provisions.

International Codes Adoption

Steiskal states that the wholesale review and adoption of next round of the various International Codes. Steiskal and Johnson noted that this review will be helped by code amendment books as well as QR Codes linked to the amendments, which will help the review process. This will be scheduled for a review by BOBA in 2025. The codes for existing buildings would be a part of this review effort.

Amendments to Split Public and Private Improvements

Steiskal also stated that a code review will be undertaken to further distinguish between those items that are under the Public Works authority and those under the Building Division or Fire Department jurisdiction.

On-Line Permit Activities

Steiskal said that for 2024, the Village is on pace to review about 2,500 permits. Inspections are usually around 5,000 to 6,000 annually. However, for 2024, about 7,000 inspections have been requested. He attributed the increase to follow up inspections required due to failed

initial inspections. He said that about 98% of permits are now on-line. Responding to a question by Cullen, he stated that staff has not determined whether the on-line permit process has resulted in an actual increase in the number of permits that have been submitted. He thinks the process for filing for a permit is simple, which may encourage individuals to apply for permits. He also said that future enhancements to the process are being explored, particularly in the area of virtual inspections.

William Heniff noted that with his pending retirement, Keith Steiskal will be undertaking additional activities relative to managing the Building, Code Enforcement and Private Engineering Services Divisions. He will serve in a director capacity with a reporting function to the Village Manager's Office. He will still be the primary staff liaison to BOBA. Heniff also noted that the conference room will be undergoing improvements and should be ready for future BOBA meetings.

Adjournment

A motion was made by John Cullen seconded by Bob Mueller, to adjourn the meeting at 6:56 p.m. The motion passed by a unanimous vote.