



MEMORANDUM

TO: Board of Building Appeals (BOBA) Members

FROM: Keith Steiskal, Director of Building

MEETING DATE: February 4, 2026

SUBJECT: Text Amendments to Title 15, Chapter 150 (Building Code) of the Village of Lombard Ordinances

After adopting the 2024 International Codes, staff recommend the following text amendments to the Building Code:

1. Establish fence construction standards to require a minimum post hole depth. Currently there is no minimum post depth code in Lombard as other municipalities have. The minimum depth will help avoid failing fences after residents have purchased a costly fence. In conjunction with the proposed amendment to the Building Code, the Zoning Ordinance is also being amended to clarify the materials permitted for fence construction.
2. Increase the permit fee for fences from \$30.00 to \$75.00 to reflect the time involved in the inspection now required. Also, this is the minimum fee for all permits. Lastly, this was found to be still equal or lower than the surrounding Villages.
3. Revise the permit renewal fee structure to apply either a minimum flat fee or a percentage, whichever is greater. The flat fee proposed is \$25.00 for residential and \$50.00 for commercial. This allows the online system to auto calculate the fee.
4. Amend sprinkler requirements in residential properties. Currently fire sprinkler systems are required for all new houses/townhome units over 4,000 square feet, or houses added onto that become over 4,000 square feet. What is proposed is keeping new houses as is, but additions only triggering a fire sprinkler system if the house will be over 4,000 square feet and adding more than 50% of the existing square footage. The proposed change would allow for a small addition to be built on an existing home without requiring the whole house to be retrofitted with fire sprinklers. Large additions (over 50% of the existing square footage) will still be required to add fire sprinklers.
5. In addition, the placement of several items in the ordinance was modified for clarity.

ACTION REQUESTED

Staff are bringing the proposed amendments to Chapter 150 of the Village Code to BOBA for consideration and for a recommendation of approval to the Village Board of Trustees.