

**Approved Minutes – Regular Meeting
BUILDING CODES ADVISORY COMMISSION
Held on Thursday, February 21, 2013 at 5:30 p.m.
In Room 215 of the Oak Park Village Hall**

ROLL CALL AND CALL TO ORDER

PRESENT: Commissioners, Hudson, Maynard, and Visteen
Chairman Gilchrist
Staff Liaison Witt

Guests: Steve Hunt, Northfield Block
Scott Conwell, International Masonry Institute
Curtis Liles, candidate for BCAC

QUORUM: The meeting was called to order at 5:35 p.m. and a quorum was declared.

AGENDA

A voice vote was taken and the agenda was approved as written.

MINUTES

Minutes from the meetings held on 01/21/11, 8/4/11, 8/18/11, 10/20/11 and 12/01/11 were reviewed and approved as written.

PUBLIC COMMENTS

There were no public comments related to the agenda topics.

NON-AGENDA PUBLIC COMMENTS

There were no non-agenda public comments.

REGULAR AGENDA

The following items were discussed.

1. A brief overview of the commission's previous discussion related to single-wythe masonry unit exterior walls was provided by Steve Witt. Previously, the commission voted to not allow such construction within the Village due to concern over the performance with respect to maintaining buildings watertight.

Scott Conwell and Steve Hunt were present to provide additional information and insight into this type of construction. Scott indicated that the City of Chicago had considered adopting a similar ordinance disallowing this type of construction back in 2001 but chose to require the masonry units and the mortar to have an additive called an Integral Water Repellant (IWR). Scott acknowledged that a cavity wall is better than a single-wythe wall for resisting water infiltration but the use of an IWR in the masonry units and the mortar, along with requiring a

post-applied surface treatment and proper flashing details was recommended to be the answer to water infiltration problems with single-wythe exterior walls.

The life cycle costs, i.e. needing to re-apply the surface treatment about every 5 to 7 years, as well as the +/- 20% up charge in the cost to incorporate the IWR was discussed.

Steve Hunt indicated that all of their architectural block units are manufactured with an IWR but standard concrete masonry units are not.

The commission decided to defer action on this topic until the next meeting to have a chance to go through the presentation materials in greater depth.

2. Steve Witt indicated that there was a scrivener's error in the proposed amendments. It was intended that the fire-resistance rating of the fire barriers used to subdivide large spaces into fire areas less in size than the threshold for requiring fire sprinklers should be 2-hours, not 4-hours as currently shown in the draft amendments. The commission did not object to this change.
3. Steve Witt noted that the proposed amendments did not carry over the previous language for requirement of basements, storage rooms and all common areas to be fire sprinkled when a building's ownership changes to condominium. The commission voted and approved carrying over that previous amendment.
4. Information contained in the DIY kit for the Village's Comprehensive Plan was distributed. The commissioners were encouraged to submit the Outreach Participation Questionnaire and the Community Workshop sheet within the next week to Steve Witt.

OTHER BUSINESS

The next meeting was set for March 7, 2013 at 5:30 p.m. (regular meeting).

ADJOURNMENT

It was moved and seconded to adjourn the meeting. A voice vote was taken and the motion was approved. The meeting adjourned at 7:54 p.m.

By: Stephen Witt
Staff Liaison,
Building Codes Advisory Commission