

**Minutes – Regular Meeting**  
**BUILDING CODES ADVISORY COMMISSION**  
**Held on Thursday, March 16,2017at 5:30 p.m.**  
**In Room 215 of the Oak Park Village Hall**

**ROLL CALL AND CALL TO ORDER**

**PRESENT:** Commissioners: Richert, Floody, Hudson, Liles, Hamer, Heitzman, Nussbaum, Visteen and Chairman Kelly, Trustee Barber, Staff Liaison Cutaia

**Absent:** Commissioner: Nussbaum

**Guests:** None

**QUORUM:** The meeting was called to order at 5:31 p.m. and a quorum was declared

**MINUTES**

Minutes from the previous meeting and January's were tabled and to be reviewed and discussed at the next meeting.

**NON-AGENDA PUBLIC COMMENTS**

Two members from the public attended. One stated he was simply attending to observe. Liaison Cutaia gave him his card and informed him to see the Village Clerk if he is interested in joining the commission.

A Mr Gary Barnes was the second attendee. He had made comments pertaining to fences. He had issues with fence heights, and fences built parallel with neighboring fences where owners cannot maintain between them. He stated that he had letters from Zoning Official Mike Bruce and Neighborhood Services Manager Andrew Williams-Clark. It was stated that the building code does not address fence heights and locations. Normally it is located in the Zoning Code. In Oak Park the fence height is addressed in the Municipal Code, but does not address parallel fences. Mr Barnes believes neighbors have the right to dictate if a neighbor installs a fence since it is not addressed in the codes.

Chairman Kelly directed Liaison Cutaia to present the fence file of 627 S Humphrey at the next meeting.

**REGULAR AGENDA**

- Commissioner Hudson the changes of IRC as it related to the 2009, 2012 and 2015 editions
- The Commission confirmed that there will be not addendum for Chapter 13-14, the small modification to Chapter 12, Eight, the change discussed the Chapter 12
- Commissioner Heitzman presented the following proposal:
  - Section 310 Bed and Breakfast requirements > to new Section 424 > Municipal Code (Article 32, but not specified in 424).
    - Article 32 defines a Bed and Breakfast – number of guests, size of rooms for guests, permitted only in buildings of type 1A, 1B, 2A, 2B, 3A and 5A construction, no guest rooms in basement or above 2<sup>ND</sup> floor, requires supervised fire alarm system, max travel distance 75 ft. or if 2 exits are

provided max distance is 100 ft., 20 min fire doors to bedrooms, references compliance with IBC 2003

○ RECOMMENDED:

- Take out items from Article 32 already included in code such as, “All hallways and stairways shall be adequately lighted (a minimum of 1 foot- candle [11 lux) while the building is occupied by guests.”
- Update referenced code from IBC 2003 to “Current Oak Park Building Code”

- Table 508.2.5 Incidental Accessory Occupancies: Added Group Storage occupancy in excess of 100 sf or smaller adjoining storage rooms whose total area exceeds 100 sf > 1-hour rated separation or sprinklers.

○ RECOMMENDED: Take out

- Section 508.3.3: Group B, F-1, M and S-1 shall be each separated from all other occupancies with a minimum 1-hour fire-resistance-rated fire barrier

○ RECOMMENDED: Take out (see attached Table)

- Table 508.4 Required Separation of Occupancies: Added separation of 1 hour for sprinklered and 2 hours for non-sprinklered between B, F-1, M and S-1 occupancies.

○ RECOMMENDED: Take out

- The Commission discussed. Commissioner Hudson motioned to agree with Commissioner Hertzman’s recommendations , Commissioner Floody second, the motion carried
- The commission stated that they will welcome the Fire Department’s attendance at the next meeting to discuss their amendments
- The Commission mentioned that they would welcome Brian Brice our current HR GREEN electrical inspector to attend the electric review meeting.
- Commissioner Hudson was not prepared to discuss IBC Chapter 10-11 at this meeting.

#### OTHER BUSINESS

- None

#### ADJOURNMENT

It was moved and seconded to adjourn the meeting. A voice vote was taken and the motion was approved. The meeting adjourned at 7:25.M.

By: Steve Cutaia, Staff Liaison  
Building Codes Advisory Commission