

DRAFT

BUILDING CODE REVIEW BOARD

MINUTES OF A MEETING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE REVIEW BOARD

September 25, 2017

MEMBERS PRESENT:

Mr. Baldassarra, Acting Chair
Mr. Bondarowicz
Mr. Smith
Jim Tinaglia, Trustee

ADMINISTRATION PRESENT:

Seven Touloumis, Director of Building & Life Safety
Charley Craig, Assistant Building Official
Bernie Lyons, Deputy Fire Chief
Patty LeVee, Recording Secretary

OTHERS PRESENT:

William Van Dyke, TLC Management
Michael Mohr, Architect

SUBJECT: Variance request from Section 23-402, 903.2 of Chapter 23 of the Arlington Heights Municipal Code requiring fire protection system in proposed maintenance garage at 4175 N. Bloomington Ave.

There being a quorum present, the meeting was called to order at 7:05 pm.

APPROVAL OF MINUTES

TRUSTEE TINAGLIA MOTIONED TO APPROVE THE MINUTES OF THE AUGUST 29, 2017 MEETING, SECONDED BY MR. BONDAROWICZ, THE MOTION PASSED UNANIMOUSLY 4-0.

OLD BUSINESS

Mr. Van Dyke, of TLC Management, proposed going with one hour walls, double 5/8", Type X dry wall, noting the main point is the building will be monitored 24/7 with a new alarm system.

Acting Chair, **Mr. Baldassarra**, discussed that the change from the last meeting is essentially making the walls one hour rated with the use of gypsum board and confirmed with Mr. Van Dyke that there is a one hour ceiling as well. It was noted there are wood trusses and that the bottom of the truss is protected by gypsum board.

Regarding the smoke detection system, **Mr. Van Dyke** stated it is a monitored wireless radio system and the attic walls will be monitored as well. The attic will have three heat sensors. The main area will have heat sensors as well.

Acting Chair, **Mr. Baldassarra** called for comments from the Village. Building & Life Safety Director, **Mr. Touloumis**, stated he recommends approval. Deputy Chief **Lyons**

noted the new changes as a great improvement, appreciating that this will be monitored 24/7. He does not oppose this variation.

Acting Chair, **Mr. Baldassarra** called for comments from the Committee. **Trustee Tinaglia** discussed drafting issues on the plans and stated he is in agreement with Village staff supporting the changes for approval as well.

Acting Chair, **Mr. Baldassarra** called for a motion to approve the request for modification from the Village Ordinance, Section 23-402, eliminating sprinkler protection from this storage shed in lieu of the other protection features discussed.

MR. SMITH MOVED TO APPROVE THE VARIANCE REQUEST, SECONDED BY MR. BONDAROWICZ. WITH ALL IN FAVOR, THE MOTION CARRIED.

NEW BUSINESS

At the last meeting the Board requested Village staff to address proposed modification to the Village Code Chapters 23 and 27. **Mr. Touloumis** explained the proposed language he presented basically includes “U” type buildings to be excluded from the fire sprinkler requirement.

Acting Chair, **Mr. Baldassarra**, asked if there was a limit to the size of the U Buildings. **Mr. Smith** mentioned searching group U and questioned aircraft hangers, barns and silos, not being sure we have even have those in the Village. He mentioned that if we did have a barn, he would think we would it to have a sprinkler system. Discussion pursued with mentions of other towns requiring a barn sprinkler system (Wheeling). Size limitations to barns, how they are defined, and open or closed stables were also a topic.

Acting Chair, **Mr. Baldassarra** thought a size limitation would be a way to deal with something like this and because the Chair could not be present suggested tabling this discussion until the next meeting.

Mr. Bondarowicz asked for an example of this change and how it would affect a specific situation. **Mr. Touloumis** responded the previous variance tonight would not have been here, it would be classified as a utility use building. Also, a 200 square foot shed, off a commercial property, would not have required approval for not needing sprinklers. These are most recent events. If it starts getting into some type of storage for hazardous materials or something like that, it is not going to end up getting classified as a general utility building, it would end up being classified under a storage classification.

After further discussions, **Trustee Tinaglia** asked **Mr. Touloumis** to be prepared to identify some reasonable examples of what the use groups are that are being identified, such as A5, F2 and U, for the next discussion.

WITH NO FURTHER BUSINESS, ACTING CHAIR, MR. BALDASSARRA CALLED FOR A MOTION TO ADJOURN. MR. SMITH MOTIONED TO ADJOURN, SECONDED BY MR. BONDAROWICZ. ALL WERE IN FAVOR.

The meeting adjourned at 7:35PM.