

VILLAGE OF SOUTH BARRINGTON
30 South Barrington Road
South Barrington, IL 60010

BUILDING & ZONING COMMITTEE MINUTES
WEDNESDAY, APRIL 20, 2022 AT 5:00 P.M.

Call To Order

Chairman Guranovich called the meeting to order at 5:03 p.m.

Roll Call

Committee Members present: Chairman Guranovich, Trustee Patel and Trustee Stagno

Others present: Mayor McCombie

Village Staff present: Michael Moreland

Approval Of Minutes

Motion to approve Building & Zoning Committee Meeting Minutes of January 19, 2022
was made by Trustee Stagno and Seconded by Trustee Patel

MOTION PASSED by unanimous voice vote.

Public Comments: none

Agenda Items

1. Review and Possible Recommendation on Building Permit Fee Schedules:

Building Officer Moreland led a review of the Residential Permit & Fee Schedule, the Commercial Permit & Fee Schedule and the Miscellaneous Fee schedule focusing on the many changes from the last B&Z Committee meeting. Building Officer Moreland reviewed the next step being the removal of all language in the old code that has now been replaced by the 2018 IBC and IRC codes. The amount of material coming out is extensive and will require time to notate and review.

The consensus opinion of the Committee is that the new code changes should not be brought forward until the material to be removed has been reviewed and approved by the Committee. Thus both the code changes and the code deletions will move to approval and codification at the same time.

Motion: none made. Building Officer Moreland was directed to continue working on the proposed deletions from the code for additional review at a future B&Z Committee meeting.

2. Review and Possible Recommendation on 2017 NFPA, National electric Code:

Building Officer Moreland noted that the existing National Electric adopted by the village is the 1996 edition, time for an update. This code will only be applicable to commercial and industrial buildings by its own definition.

3. Review and Possible Recommendation on 2018 IECC, International Energy Conservation Code

Building Officer Moreland explained that the State of Illinois requires all municipal governments to adopt their version of the International Energy Conservation Code. The additional language required by the State is mostly administrative. Because its adoption is required by the State, the adoption language should identify the energy code as “the Illinois Energy Conservation Code, current edition, (International Energy Conservation Code as published by the International Code Council and as amended by the State of Illinois).

4. Review and Possible Recommendation on 2018 IMC, International Mechanical Code:

Building Officer Moreland explained how the 2018 IBC and IRC codes are all inter-related in that each has references from the other. One cannot have a complete IRC or IBC without adopting the remaining codes that are referenced. Thus the International Mechanical Code, 2018 edition should be approved. All of the international codes each have language that allows for the name of the local jurisdiction to be inserted and each has a Section 103 which established, in this case, a Department of Mechanical Inspection and identifies the “code official” as the executive official in charge. Furthermore, “Section 103.3 Deputies” allows for the “code official” to appoint or hire additional code officials to enforce the code.

The issue of additional departments and officials was discussed. Building Officer Moreland was directed to get an opinion from the Village Attorney.

5. Review and Possible Recommendation on 2018 International Fuel Gas Code:

Building Officer Moreland led a brief discussion regarding the need to adopt the International Fuel Gas Code with the same issues as the Intl. Mechanical Code discussed above.

6. Review and Possible Recommendation on 2018 International Property Maintenance Code:

Building Officer Moreland noted that the village currently has the 2003 edition of this code adopted. The 2018 edition could simply be adopted with the same changes as noted in the adoption of the 2003 code. The one change from the 2003 would be to increase the minimum fine from \$50.00 to \$100.00 to be more in line with other recent ordinance penalty clauses approved by the village.

7. Review and Possible Recommendation on 2018 International Swimming Pool and Spa Code:

Building Officer Moreland indicated that the village has never adopted any version of the International Swimming Pool and Spa Code. With the number of pools and spas being installed in the village, the timing is good to adopt this code. Numerous changes will be needed to integrate the village existing pool and spa requirements with this International Swimming Pool and Spa Code.

Building Officer Moreland was directed to bring these changes back to the Committee for further review.

8. Review of the Illinois Plumbing Code, 2014 edition:

Building Officer Moreland indicated that this is the same situation as with the Illinois Energy Conservation Code, in that they are both required by the State of Illinois to be adopted by all municipal jurisdictions. South Barrington has currently adopted the 2014 edition. The discussion focused on adopting the “current edition” rather than having to adopt the new Illinois Plumbing Code every three years.

Mayor’s Report: The Mayor spoke to the outstanding issues remaining unresolved for the Preliminary Plat approval for the Sundance South Barrington project at 61 E. Palatine Rd.

Building Officer Report: no additional reporting

Old Business: None

New Business: none

Adjournment: **MOTION** to adjourn was made by Trustee Patel and **SECONDED** by Trustee Stagno. **MOTION PASSED** and the meeting adjourned at 6:35 p.m.