



**SPECIAL MEETING AGENDA
BUILDING BOARD OF APPEALS
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET - BLOOMINGTON, IL 61701
TUESDAY, JANUARY 7, 2020 at 1:30 P.M.**

- 1. CALL TO ORDER** (Chairman)
- 2. ROLL CALL** (Secretary)
- 3. PUBLIC COMMENT**
- 4. MINUTES**
 - A. Consideration, review and approval of Minutes of the December 3, 2019 meeting of the Bloomington Building Board of Appeals.
- 5. REGULAR AGENDA**
 - A. Discussion on proposed adoption of the 2018 International Code Council (ICC) family of codes and other related codes. Specifically, the International Building Code (IBC), International Residential Code (IRC), International Existing Building Code (IEBC), International Fire Code (IFC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC) and the 2020 National Electric Code (NEC).
 - B. Discussion on functions, duties, and terms of membership of the Building Board of Appeals.
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

DRAFT
MINUTES
BLOOMINGTON BUILDING BOARD OF APPEALS
REGULAR MEETING
TUESDAY, DECEMBER 3, 2019 1:30 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Mike Gilmore; Mr. Mike Raikes; Mr. Mark Holderby; Mr. Jerry Kellerher; Mr. John Weber; and Mr. Jeff Brown.

MEMBERS ABSENT: Chairperson John Meek, Ms. Barbara Page, Mr. Larry Stevig.

OTHERS PRESENT: Mr. Bob Mahrt, Community Development Director; Mr. Chris McAllister, Building Official.

CALL TO ORDER: Acting Chairperson Weber called the meeting to order at 1:36 PM. Director Mahrt called the roll. With six members present, the Board established a quorum for the meeting.

PUBLIC COMMENT: Acting Chairperson Weber called for public comments on items that were not on the meeting agenda. There were none.

MINUTES: The Board reviewed the minutes from the December 5, 2017 regular meeting. Mr. Gilmore requested revisions related to his prior comments on compliance notices and enforcement of erosion control regulations and/or deposits on public right-of-way. Mr. Kellerher motioned to approve the minutes with the requested revisions; Mr. Brown seconded the motion. The minutes were approved by a voice vote 6-0.

REGULAR AGENDA:

- A. Discussion on proposed adoption of the 2018 International Code Council (ICC) family of codes and other related codes. Specifically, the International Building Code (IBC), International Residential Code (IRC), International Existing Building Code (IEBC), International Fire Code (IFC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC) and the 2020 National Electric Code (NEC).**

Acting Chairperson Weber opened the discussion and requested Director Mahrt provide an overview of the Staff Memorandum.

Director Mahrt explained that the intent of this agenda item was to preliminarily kick off the update to the ICC family of codes and the NEC. He further indicated that the City did not adopt the 2015 ICC family of codes and that Department Staff are now seeking input on adoption of

the 2018 ICC family of codes. Director Mahrt outlined the preliminary discussion items identified in the Staff Memorandum with regard to Public Outreach, Timeline, and Process for adoption of the 2018 ICC family of codes.

There was general discussion on the proposed Public Outreach efforts for adoption of the 2018 ICC family of codes, which included monthly meetings of the Building Board of Review through Winter/Spring 2020, mailed notices to registered contractors on pending updates, and outreach presentations with the Home Builder's Association and other organizations (i.e. Board of Realtors, labor unions, contractor associations).

Director Mahrt outlined the proposed Timeline including Preliminary and Final Ordinance Draft review by the BBA through February of 2020, public outreach from February through March; BBA advisory recommendation in early March; City Council Committee of the Whole presentation on March 23, 2020; City Council approval of Ordinance on April 13, 2020; and full implementation of new code updates on May 1, 2020.

Director Mahrt presented spreadsheets on the prior amendments made between the 2012/2015/2018 editions of the International Building Code and International Residential Code. He indicated that the level of effort to illustrate all listed amendments to the other ICC codes may not be possible due to staff resources. He stated that Department Staff would attempt to work with the BBA on adoption of the new model codes which best meet established standards and character of the community. There was discussion on how best to identify prior amendments to the ICC codes through review of ordinances adopted by comparable communities and additional evaluation of the 2015 and 2018 editions of the ICC family of codes.

B. Introduction of new staff members in the Community Development Department - Building Safety Division.

Bob Mahrt, Community Development Director, introduced himself and Chris McAllister, Building Official, to the Board. Director Mahrt provided an overview of the Building Safety, Code Enforcement, and Planning Divisions within the Community Development Department. Mr. McAllister provided background information himself and on the new personnel within the Building Safety Division.

C. 2020 Meeting Schedule.

Mr. Kellerher motioned to approve the 2020 meeting schedule. Mr. Raikes seconded the motion. The 2020 meeting schedule was approved by a voice vote 6-0.

OLD BUSINESS: Acting Chairperson Weber called for discussion on any Old Business.

There was discussion on the prior Electrical Inspector's requested amendments to Chapter 15 of the City Code (Electrical). Director Mahrt indicated that no formal action before City Council had occurred on amending Chapter 15, but that Department Staff have worked to clarify the interpretation of the Code to better address Annual Limited Permits for large commercial,

industrial and institutional entities. He added that there is only one institution utilizing Annual Limited Permits, but that staff had been working with State Farm Corporation representatives to utilize the permit regulations for several of their locations in the future.

NEW BUSINESS: Acting Chairperson Weber called for discussion on any New Business.

There were general questions and discussion on the functions, duties, and the terms of members of the Building Board of Appeals. Director Mahrt indicated that he would provide additional background information at the next scheduled meeting.

There was general discussion of enforcement on inclusion of a plumber's license number on contractor vehicles, which is a regulation outlined in the Illinois Plumbing Code administered by the Illinois Department of Public Health.

ADJOURNMENT: The meeting was adjourned at 3:09 PM by voice vote, motioned by Mr. Raikes and seconded by Mr. Kellerher. The motion was approved by a voice vote 6-0.

Respectfully submitted,
Bob Mahrt
Community Development Director



TO: Building Board of Review

FROM: Bob Mahrt, Community Development Director

DATE: January 7, 2020

RE: Discussion on proposed adoption of the 2018 International Code Council (ICC) family of codes and 2020 edition of the National Electric Code.

BACKGROUND:

The Building Board of Appeals has the authority to make advisory recommendations to the City Council concerning text amendments to various chapters of the City Code including Chapter 10 (the Building Code), Chapter 15 (the Electrical Code) and Chapter 34 (the Plumbing Code).

On February 24, 2014, the City Council adopted Ordinance No. 2014-07 amending Chapters 10 and 15 relating to the adoption of 2012 International Code Council editions of the Building, Residential, Fire, Mechanical, Fuel Gas and Energy Codes and the 2014 edition of the National Electric Code. Since that time, the ICC has released the 2015 and the 2018 editions of the family of codes. The National Fire Protection Association (NFPA) has also released the 2017 and 2020 editions of the National Electric Code.

The Community Development Department administers additional codes related to construction and property maintenance including the Illinois Plumbing Code, the 2018 edition of the Illinois Accessibility Code, the Illinois Energy Conservation Code, and the 2012 edition of the International Property Maintenance Code (IPMC). The Illinois based codes are generally required for all units of local government to administer. The 2012 IPMC was adopted by the City Council on March 10, 2014 by Ordinance No. 2014-12 and is administered by the Community Development Department – Code Enforcement Division with the Property Maintenance Review Board having authority to make recommendations on amendments to the Property Maintenance Code.

Aside from adoption of updated ICC codes, the Board may also be asked to consider text amendments to Chapters 10, 15 and 34 for additions, deletions, modifications and clarification.

On December 3, 2019, the Board met to preliminarily discuss the proposed adoption of the 2018 International Code Council (ICC) family of codes and other related codes. Specifically, the International Building Code (IBC), International Residential Code (IRC), International Existing Building Code (IEBC), International Fire Code (IFC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC) and the 2020 National Electric Code (NEC). At that time,

the Board discussed options for public outreach, timeline and process for the adoption of the new Codes.

ITEMS FOR CONTINUED DISCUSSION:

1. Public Outreach: Following discussion at the December 3, 2019 Board meeting, there was consensus reached that public education and transparency would be major components for the adoption of the new Bloomington Building Code. The Board generally discussed the need to schedule monthly meetings through Winter/Spring 2020, to provide mailed notices to registered contractors on the pending Building Code adoption, and for Community Development Department Staff to coordinate outreach efforts with the Home Builder's Association and other organizations (i.e. Board of Realtors, labor unions, contractor associations).

2. Timeline: The Board had also reviewed a tentative timeline during the Board meeting. After discussion, the timeline was adjusted to reflect an advisory recommendation by the Board following final draft review and public outreach. The Project Timeline appears to provide appropriate public outreach and review by the Building Board of Appeals and the City Council before anticipated implementation on May 1, 2020. The Board would have the opportunity to amend or extend the Project Timeline, as may be necessary. (Please see the draft of the Project Timeline).

3. Process: There is a recognized need to illustrate the specific changes to the various editions of the codes to assist the Board and the development community to better understand the progressive changes over time. Department Staff and the Board did discuss the challenge for the Building Safety Division to address the progressive changes of the codes from 2012, 2015 and 2018. There was consensus reached that Staff would illustrate the major additions, deletions, modifications and clarifications of the IBC, the IRC and the IFC for review by the Board. It was understood that the amendments made over time by ICC and the NEC for the other Codes would be illustrated by reviewing model ordinances of comparable communities. (Please see a copy of the adopted Ordinance No. 2014-07 amending Chapters 10 and 15 of the City Code; the working draft of amendments to Chapter 10; and the draft spreadsheets illustrating changes to the IBC and IRC).

STAFF RECOMMENDATION: That the Building Board of Appeals discuss the proposed adoption of the 2018 International Code Council (ICC) family of codes and 2020 edition of the National Electric Code.

Project Timeline

