



**SPECIAL MEETING AGENDA  
BUILDING BOARD OF APPEALS  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE STREET - BLOOMINGTON, IL 61701  
TUESDAY, FEBRUARY 4, 2020 at 3:30 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 January 7, 2020 meeting of the Bloomington Building Board of Appeals.
- 5. REGULAR AGENDA**
  - A. Discussion on proposed amendments to Chapter 10 and 15 of the Bloomington City Code related to 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).
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
  - A. Nomination and Election of Chairperson.
- 8. ADJOURNMENT**

**DRAFT**  
**MINUTES**  
**BLOOMINGTON BUILDING BOARD OF APPEALS**  
**SPECIAL MEETING**  
**TUESDAY, JANUARY 7, 2020 1:30 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson John Meek, Mr. Mike Gilmore; Mr. Mike Raikes; Mr. Mark Holderby; Mr. Jerry Kellerher; Mr. John Weber; Mr. Jeff Brown; and Mr. Larry Stevig.

**MEMBERS ABSENT:** Ms. Barbara Page.

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

**CALL TO ORDER:** Chairperson Meek called the meeting to order at 1:33 PM. Director Mahrt called the roll. With eight members present, the Board established a quorum for the meeting.

**PUBLIC COMMENT:** Chairperson Meek 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 3, 2019 regular meeting. Mr. Raikes motioned to approve the minutes. Mr. Holderby seconded the motion. The minutes were approved by a voice vote 8-0.

**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).**

Chairperson Meek opened the discussion and requested Director Mahrt to provide an overview of the Staff Memorandum. Director Mahrt introduced Fire Chief Brian Mohr and Assistant Fire Chief Eric West who were in attendance.

Director Mahrt provided an overview of the on-going discussion on the proposed update to the ICC family of codes and the NEC, along with amendments to various chapters in the City Code. He outlined the 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. Additional outreach was requested to include the local chapters of the American Institute of Architects and the Illinois Society of Professional Engineers, as well as, the Town of Normal.

Director Mahrt reviewed 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 spreadsheets were completed in order to specifically determine the code revisions that could impact the community. He provided a previous example on how the residential sprinkler requirements in the 2012 IRC were universally exempted in most all communities due to cost to homebuilders. There was discussion on prior Board action to recommend this requirement, which was later exempted by the City Council upon adoption of the 2012 IRC. There was discussion on providing data on the number of residential sprinkler systems installed and the benefits of these systems.

**B. Discussion on functions, duties, and terms of membership of the Building Board of Appeals.**

Chairperson Meek opened the discussion and requested Director Mahrt to provide an overview of the agenda item. There was discussion on amending the Board of Appeals regulations within Chapter 10 in regards to membership representation by adding a graduate of a U.S. Department of Labor Electrical Apprenticeship program for electrical construction representation. There was continued discussion on the role of Board on providing recommendations to the City Council.

Director Mahrt also reviewed the membership list with appointment dates and terms.

**OLD BUSINESS:** Chairperson Meek called for discussion on any Old Business. There was none.

**NEW BUSINESS:** Chairperson Meek called for discussion on any New Business.

There were general questions on the nomination and election of a Chairperson. Director Mahrt indicated that he would place this item on the next meeting agenda.

There were questions raised on the status of a prior appeal at 420 North Main Street (Koth). Note: After the meeting, Staff pulled the working case file to determine the present status. While the property does include a registered rental unit on the third floor of a commercial building, it appears that interior rooms with no secondary means of egress were improperly being utilized as bedrooms. Staff will continue to investigate the status and report back to the Building Board of Appeals at a future meeting.

There was discussion and consensus achieved on scheduling the next Special Meeting for 3:30 P.M. on Tuesday, February 4, 2020 to better accommodate public participation and member attendance.

**ADJOURNMENT:** The meeting was adjourned at 2:51 PM by voice vote, motioned by Mr. Raikes and seconded by Mr. Stevig. The motion was approved by a voice vote 8-0.

Respectfully submitted,  
Bob Mahrt  
Community Development Director