

: OF THE CITY OF PEORIA, ILLINOIS :

CONSTRUCTION COMMISSION

SPECIAL MEETING MINUTES

CALL TO ORDER

The special meeting was held by the Construction Commission virtually (via GoToMeeting) on January 20, 2021 at 2:00 p.m. Chairperson Shoemaker called the meeting to order at 2:00 p.m.

ROLL CALL

Roll call showed the following Commissioners were present: Dennis Shoemaker, Lisa Scott, Bill Goad, Tom Dejarld, Todd Claerhout, Brad Hall, and Jason Snyder.

Staff present: Wes Stickelmaier, Rich Storm, Matt Ziller, Stan Taylor, Charles Perrin, Joe Dulin, and Megan Nguyễn.

APPROVAL OF AUGUST 19, 2020'S MEETING MINUTES

First order of business was introduced by Chairman Shoemaker to approve the minutes from the August 19, 2020 meeting.

Staff Liaison Nguyễn introduced newly appointed member Todd Claerhout to the Construction Commission.

MOTION:

Commissioner Snyder motioned to approve the minutes. The motion was seconded by Commissioner Hall. Approved unanimously by roll call votes 7-0.

RECOMMENDMENT TO CITY COUNCIL TO ADOPT THE 2018 ICC CODES AS AMENDED

Building Inspections Coordinator Wes Stickelmaier introduced the 2018 ICC Codes to be considered for adoption and offered discussion regarding any sections included on the 2012-2018 Significant Changes documents. Chairman Shoemaker requested for city staff to review the following IBC code sections and provide references that match the ICC books for sections: 1405.3, 1613.3.1, 1613.5, 1613.6, 1708.3.2, and 1711. Stickelmaier agreed to provide the references for the requested sections and also noted that his references were summarized from the International Code Council's Significant Changes to the International Building Code, 2018 Edition.

Commissioner Dejarld requested to review the previous amendments from the last code adoption. Stickelmaier went over various sections of the city's building and commercial property maintenance codes, briefly reviewing the minor changes to the 2018 IRC sections for Stairs and Risers, Air Rights, the Illinois Accessibility Code, electrical systems, and plumbing systems.

Chairman Shoemaker addressed specific questions regarding sections 111.1, 306.2, and 1607.15.2 of the International Building Code. Stickelmaier proposed sending Shoemaker scanned photocopies of the exact code text for the above-mentioned code sections. Shoemaker asked city staff if it's the Community Development Department's intent to enforce Chapter 17 of the International Building Code. Stickelmaier

explained the city's best-judgement, common-sense approach to enforcement of Chapter 17. Assistant Community Development Director Joe Dulin concurred with Stickelmaier and thanked the Construction Commission for their time and dutiful review of the proposed code amendments.

Commissioner Claerhout referenced section 3001.2, asking whether this change will be a requirement of all elevators or specifically for new upgrades or projects. Stickelmaier explained that the State of Illinois Fire Marshall's Office has declared superseding authority on enforcing elevator code requirements. Chairman Shoemaker concurred and shared his recent experience with the State of Illinois on an elevator project. Stickelmaier explained that the Community Development Department works to maintain compliance with Chapter 30 of building code however the city's interpretation can be overruled by the State's requirements. Commissioner Dejarld asked whether an elevator addition would be a part of the existing building code or the IBC's building code to which Stickelmaier stated that elevator additions could fall under both codes. He explained that the classification depends heavily on the architect's code compliance method and process.

Chairman Shoemaker addressed Appendix Q of the residential code, expressing that requirements for tiny houses seem counterintuitive to the safety standards and requirements of traditional residential dwellings. The commission continued discussing the implications of maintaining Appendix Q in the adoption. Commissioner Goad and Stickelmaier expressed their likeness towards the new 2018 codes and its common-sense based approach.

The commission continued looking over the 2018 existing building code, property maintenance code, and international electrical code. Assistant Director Dulin confirmed that there were no significant changes to the 2018 International Property Maintenance Code. He also added city staff's preference towards adopting the 2017 International Electrical Code during the same time as the 2018 adoptions. Commissioner Snyder agreed, noting no significant changes from 2017's International Electrical Code to 2020's version.

Stickelmaier introduced Fire Chief Taylor and Captain Perrin to review the International Fire Code. Chief Taylor reported few changes that included the language improvements and minor adjustments to operational permits.

Chairman Shoemaker offered a last opportunity for commissioners to proposed unanswered questions regarding the changes to the international and existing codes. Commissioner Dejarld asked for a projected timeline of when these code amendments will become effective. Dulin predicted May 1, 2021 as the anticipated effective date for all code adoptions and amendments.

MOTION:

Commissioner Snyder moved to recommend the 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Fuel-Gas Code, 2018 Existing Building Code, 2018 International Property Maintenance Code, and 2017 International Electrical Code, including previous amendments and modifications, to city council for adoption. The motion was seconded by Commissioner Goad and approved unanimously by a voice vote 7-0.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE COMMISSION

No public comments.

OLD BUSINESS

No old business.

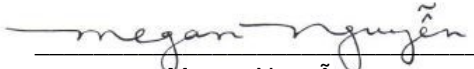
ADJOURNMENT

MOTION:

Commissioner Goad moved to adjourn the Special Commission Meeting. The motion was seconded by Commissioner Scott and approved unanimously by roll call votes 7-0.

The Special Meeting of the Construction Commission was adjourned at 2:44 P.M.

Meeting Minutes prepared by:



Megan Nguyễn