

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting

10/20/2015

SUBJECT:	SUBMITTED BY:
Municipal Code Amendments Chapter 7, Chapter 8, Chapter 10, Chapter 16	Stan Popovich, AICP Community Development Director

SYNOPSIS

Ordinances have been prepared amending the following Chapters of the Downers Grove Municipal Code:

- Chapter 7 – Buildings
- Chapter 8 – Business and Activity Licenses and Regulations
- Chapter 10 – Electricity
- Chapter 16 - Plumbing

STRATEGIC PLAN ALIGNMENT

The Goals for 2011-2018 include *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This was discussed at the October 13, 2015 Village Council meeting. Based on Council discussion staff contacted other DuPage County municipalities. Of the 21 contacted, 19 allow Type III construction and two prohibited Type III construction (Elmhurst and Bloomingdale), allowing only Type I and Type II.

Attached are staff responses to additional Council questions.

Staff recommends approval on the October 20, 2015 Active Agenda.

BACKGROUND

One of the high priority projects staff identified for 2015-2017 is to Review the Building and Development Permitting Process. One of the elements of this project was to review local amendments for improvement or elimination, while also creating a more business friendly environment. The following key concepts and strategies are the goals in this ongoing effort:

- Align the Village's regulations with comparable communities.
- Maintain long standing and recognized fire safety regulations.

- Provide code provisions that address local construction practices.
- Reduce the number of local amendments in order to follow the baseline codes representing recognized industry standards.

Key changes are summarized below.

Chapter 7 – Buildings.

Amendments to the 2006 International Building Code

These amendments pertain to construction type and fire protection measures, as summarized in the table below.

<u>Current Code Requirements (Local Amendment)</u>	<u>Proposed</u>
Considers parking garages to be subject to requirements for high-rise buildings for fire protection	Open parking garages (not walled in) are exempt from high-rise fire protection measures
Restricts use of Type III construction by zoning district and also reduced allowable height. Does not place fire protection restrictions on I-joists and open web wood trusses.	Allows Type III construction in all zoning districts, subject to fire protection measures. Allows I-joists and open web wood trusses only if rated for 1-hour fire resistance.
Requires Utility/Miscellaneous structures to have sprinklers if over 1,500 S.F.	Requires sprinklers for such structures only if over 5,000 S.F.
Requires all alarm systems to be upgraded to a system that would identify individual alarm locations on the alarm board (known as an ‘addressable’ alarm system)	Requires addressability only in new systems.

Chapter 10 – Electricity

Amendments to eligibility to receive an electrical permit.

- Permits for electrical work in the Village will continue to be issued only to qualified persons.
- The proposed amendment revises these qualifications to allow any of the following: An electrician’s license issued by a unit of local government in the State of Illinois; Successful completion of an electrical exam issued by an approved agency; Other qualification documentation deemed acceptable by the Building Official, including a valid 2016 Downers Grove Electrical License.

Chapter 8 – Business and Activity Licenses and Regulations

- Eliminate Village licensing for electrical contractors effective December 31, 2015. Existing licenses can be renewed and will remain valid through December 31, 2016. The safety and quality of electrical work in the Village will continue to be ensured through the permitting and inspection process codified in Chapter 10 of the Village Municipal Code.

Chapter 16 – Plumbing

Amendments to Illinois Plumbing Code to comply with State Law Conservation requirement

- 17 Ill. Adm. Code 3730.307 requires evidence of adoption of specific water conservation efforts by all Lake Michigan water permittees. One of these required conservation practices is adoption of ordinances requiring that new and replacement plumbing fixtures and irrigation controllers be a labeled WaterSense product, as specified by the USEPA.
- The proposed amendment will revise the current Illinois Plumbing Code to mandate this requirement and will be enforced on all applicable building permits.
- The USEPA states that WaterSense Products perform as well or better than their less efficient counterparts; are 20 percent more water efficient than average products in that category; realize water savings on a national level; and provide measurable water savings results.

ATTACHMENTS

Ordinance

WaterSense Program description from USEPA website

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Community Development DATE: October 20, 2015
(Name)

RECOMMENDATION FROM: n/a FILE REF: _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE MAKING AMENDMENTS TO THE STATE OF ILLINOIS PLUMBING CODE", as presented.

SUMMARY OF ITEM:

Adoption of this ordinance shall make amendments to the State of Illinois Plumbing Code.

RECORD OF ACTION TAKEN:

Plumbing Amend

ORDINANCE NO. _____

**AN ORDINANCE MAKING AMENDMENTS
TO THE STATE OF ILLINOIS PLUMBING CODE**

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by shading/underline; deletions by ~~strikeout~~):

Section 1. That Section 16.202. is hereby amended to read as follows:**16.202. State of Illinois Plumbing Code - Amendments.**

The amendments to the State of Illinois Plumbing Code as referred to in this Chapter are the following:

Section 890.610 is hereby amended to add the following:

d) Pursuant to 17 Ill. Adm. Code 3730.307 c) 4) and subject to the Illinois Plumbing Code (77 Ill. Adm. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (77 Ill. Adm. Code 892), be it hereby ordained that in the Village of Downers Grove all new plumbing fixtures and irrigation controllers installed after the effective date of this ordinance shall bear the WaterSense label (as designated by the U.S. Environmental Protection Agency WaterSense Program), when such labeled fixtures are available.

Section 890.1150 a) 3) shall be amended as follows:

The minimum depth for any water service pipe shall be at least sixty (60) inches or the maximum frost penetration of the local area, whichever is greater.

Section 890.1190 b) the first sentence shall be deleted in its entirety and substituting in lieu thereof the following:

890.1190 b) The utility meter shall be installed within the building.

Section 2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

 Mayor

Passed:

Published:

Attest: _____

Village Clerk



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What is WaterSense?

WaterSense, a partnership program by the U.S. Environmental Protection Agency, seeks to protect the future of our nation's water supply by offering people a simple way to use less water with water-efficient products, new homes, and services.



WaterSense brings together a variety of stakeholders to:

- Promote the value of water efficiency.
- Provide consumers with easy ways to save water, as both a label for products and an information resource to help people use water more efficiently.
- Encourage innovation in manufacturing.
- Decrease water use and reduce strain on water resources and infrastructure.

The program seeks to help consumers make smart water choices that save money and maintain high environmental standards without compromising performance. Products and services that have earned the WaterSense label have been certified to be at least 20 percent more efficient without sacrificing performance.

Upgrading to more efficient WaterSense labeled products can help us to save billions of gallons of water in the country every year. Something as simple as twisting on a WaterSense labeled aerator and upgrading to a WaterSense labeled faucet could save a household 11,000 gallons over the life of the faucet. Learn more about how you can save water and help WaterSense preserve and protect our nation's water resources.

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Staff Responses to Council Questions

Beyond fire life safety, my questions regarding type III include

- *Longevity and the ability to maintain value over several decades*
- *Soft "squishy" floors*
- *Sound proofing*
- *Increased risk of total loss in the event of a smallish fire"*

Longevity and the ability to maintain value over several decades

As materials go, concrete and masonry are expected to last longer than wood; however the longevity and value of a building over time is more often a case of functional or aesthetic obsolescence than degradation of the actual materials. Buildings are typically demolished not because their materials have become structurally unsound but rather because there is an economic redevelopment desire for a new building to take its place that represents a higher and better use of the available land.

Soft "squishy" floors:

Section 1604.3 of the Building Code limits the allowed deflection, or bounce, of a floor. The bounce that may be felt in a floor assembly is a product of the deflection or bending of the structural floor member. Lighter weight structural floor members bounce more than heavier ones. Wood members bounce more than lightweight steel joists, and lightweight steel joists bounce more than reinforced concrete floor slabs. Regardless of the material used, floors must fall under the maximum permitted bounce in Section 1604.3 of the code.

Sound proofing:

Staff does not expect the type of construction to significantly affect soundproofing performance. Soundproofing of both Type II and Type III buildings should be very similar. Section 1207 of the Building Code limits the amount of sound transmission. Sound transmission through walls and floors is regulated between adjacent dwelling units and between dwelling units and public spaces. Regardless of the construction type, the same sound transmission standards must be met. There are two types of sound transmission that are regulated: air-borne sound and structure-borne sound. Each has different standards to be met. In general, air-borne sound (loud music) travels easier through lighter weight assemblies like wood or metal stud walls while structure borne sound (heels on a floor) travels easier through denser assemblies like concrete floors. The inclusion of a sound insulating material in the cavity of wall, floor and ceiling assemblies is the primary method for achieving compliance with the sound transmission standard.

Increased risk of total loss in the event of a smallish fire:

While the risk of property damage due to fire is less in Type II buildings than in Type III, the risk of a total loss in the event of small fire is extremely low in both construction types when fire sprinklers are installed. Fire sprinklers are required to be installed in both Type II and Type III buildings pursuant to Village Code.

By definition the Construction Types represent the level of resistance to fire. Type I is therefore the most fire-resistant and Type V is the least. Automatic fire sprinklers greatly enhance the ability of a structure, of any construction type, to withstand fire and prevent total loss. Automatic fire sprinklers are required in all residential, assembly, institutional, and hazardous uses regardless of size of structure. Business uses over 1,500 square feet would require sprinklers as would all other uses over 2,500 square feet. The only exception is the proposed increase to 5,000 square feet for Utility and Miscellaneous structures. The additional fire protection measures being proposed on wood trusses and wood I-joists would further mitigate the risk of total loss by giving more time for fire fighting efforts.