

VILLAGE OF DOWNERS GROVE
Report for the Village
7/10/2018

SUBJECT:	SUBMITTED BY:
Contract for residential permit review with Safebuilt	Stan Popovich, AICP Director of Community Development

SYNOPSIS

A motion is requested to award two individual contracts for one year each for residential development review services to Safebuilt and TPI Building Code Consultants, Inc (TPI).

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Exceptional Municipal Services* and *Continual Innovation*.

FISCAL IMPACT

The estimated annual cost of these two contracts is \$225,000 (\$112,500 each). The actual cost will be based on the number and type of building permit applications submitted. The current fully loaded annual cost of the two Village staff positions performing these tasks (Project Manager) is \$210,000. Sufficient budget authority exists in the FY18 General Fund for these contracts.

Costs of these contracts are covered by building permit fee revenue. The contracts may be cancelled at any time.

RECOMMENDATION

Approval on the July 10, 2018 consent agenda.

BACKGROUND

The Community Development Department manages the development permitting process. Much of the development in the Village is for residential projects. These permit types include but are not limited to permits for new homes, additions, kitchen remodels, decks, and pools.

For the past several years, the Village has employed two full-time project managers to review permit applications for residential development. Recently, both persons employed as project managers voluntarily separated from the Village. For the past six months, staff has actively recruited to fill these vacancies. No qualified applicants have been identified during the recruitment process.

Based on the lack of qualified candidates to fill these two positions and the need to continue providing residential development review services, the Village is proposing to contract with two consultants, Safebuilt and TPI, to provide these services. The expected benefits of these contracts include:

- Increased ability to provide permit review services to match fluctuating service demands
- Reduction in staff time spent managing Village personnel

The two firms will provide building permit review services for all residential permit types. Staff anticipates dividing the number of reviews between the two firms to help assure timely reviews on behalf of the customer. Both of the nominated firms have the capacity to provide these services. The Village project managers performed these building permit review tasks and also performed project management and customer service tasks. Since the two firms will not be performing project management and customer service tasks, staff is in the process of developing an operational plan for the provision of these services. The operational plan will be reflected in the FY19 Proposed Budget.

The Village initially issued a Request for Proposal (RFP) in January 2018 to provide limited residential permit reviews. The Village interviewed three firms that submitted proposals. Two firms, Safebuilt and TPI, demonstrated more knowledge and compatibility with the Village approach to development review and customer service. Staff recommends contracting with both firms to provide residential permit reviews. Both firms are interested in sharing the contractual services.

Safebuilt has satisfactorily provided services to the Village in the area of code enforcement and building inspections and has extensive experience in providing other communities with residential permit review services. TPI has satisfactorily provided limited residential permit review services to the Village and has extensive experience in providing other communities with residential permit review services.

ATTACHMENTS

Contracts



REQUEST FOR PROPOSAL (Professional Services)

Name of Proposing Company:

T.P.I. Building Code Consultants, Inc.

Project Name: New Single Family Residential Permit Review Services

Proposal No: RFP-0-3-2018/tt

Proposal Due: 11:00 a.m. Wednesday, February 14, 2018

Pre-Proposal Conference: NA

Required of Awarded Contractor:

Certificate of Insurance: Yes

Legal Advertisement Published: January 31, 2018

Date Issued: January 31, 2018

This document consists of 22 pages.

Return (1) **original** and (1) **CD or Flash Drive** of proposal in a **sealed envelope** marked with the Proposal Number as noted above to:

THERESA H. TARKA
PURCHASING ASSISTANT
VILLAGE OF DOWNERS GROVE
801 BURLINGTON AVENUE
DOWNERS GROVE, IL 60515
PHONE: 630/434-5530
FAX: 630/434-5571
www.downers.us

The VILLAGE OF DOWNERS GROVE will receive proposals Monday thru Friday, 8:00 A.M. to 5:00 P.M. at the Village Hall, 801 Burlington Avenue, Downers Grove, IL 60515.

SPECIFICATIONS MUST BE MET AT THE TIME THE PROPOSAL IS DUE.

The Village Council reserves the right to accept or reject any and all proposals, to waive technicalities and to accept or reject any item of any proposal.

The documents constituting component parts of this Contract are the following:

- I. REQUEST FOR PROPOSALS
- II. TERMS & CONDITIONS
- III. DETAILED SPECIFICATIONS
- IV. PROPOSER'S RESPONSE TO RFP (Professional Services)
- V. PROPOSAL/CONTRACT FORM

DO NOT DETACH ANY PORTION OF THIS DOCUMENT. INVALIDATION COULD RESULT. Proposers MUST submit an original, and 2 additional paper copies of the total proposal. Upon formal award of the proposal this RFP document shall become the Contract, the successful Proposer will receive a copy of the executed Contract.

I. REQUEST FOR PROPOSALS

1. GENERAL

- 1.1 Notice is hereby given that the Village of Downers Grove will receive sealed Proposals up to **February 14, 2018, 11:00 a.m.**
- 1.2 Proposals must be received at the Village of Downers Grove by the time and date specified. Proposals received after the specified time and date will not be accepted and will be returned unopened to the Proposer.
- 1.3 Proposal forms shall be sent to the Village of Downers Grove, ATTN: **Theresa Tarka**, in a sealed envelope marked "SEALED PROPOSAL". The envelope shall be marked with the name of the project, date, and time set for receipt of Proposals.
- 1.4 All Proposals must be submitted on the forms supplied by the Village and signed by a proper official of the company submitting the Proposal. Telephone, email and fax Proposals will not be accepted.
- 1.5 By submitting this Proposal, the Proposer certifies under penalty of perjury that they have not acted in collusion with any other Proposer or potential Proposer.

2. PREPARATION OF PROPOSAL

- 2.1 It is the responsibility of the Proposer to carefully examine the specifications and proposal documents and to be familiar with all of the requirements, stipulations, provisions, and conditions surrounding the proposed services. **DO NOT SUBMIT A PROPOSED CONTRACT. UPON ACCEPTANCE BY THE VILLAGE, THIS RFP DOCUMENT SHALL BECOME A BINDING CONTRACT.**
- 2.2 No oral or telephone interpretations of specifications shall be binding upon the Village. All requests for interpretations or clarifications shall be made in writing and received by the Village at least five (5) business days prior to the date set for receipt of Proposals. All changes or interpretations of the specifications shall be made by the Village in a written addendum to the Village's proposers of record.
- 2.3 In case of error in the extension of prices in the Proposal, the hourly rate or unit price will govern. In case of discrepancy in the price between the written and numerical amounts, the written amount will govern.
- 2.4 All costs incurred in the preparation, submission, and/or presentation of any Proposal including any Proposer's travel or personal expenses shall be the sole responsibility of the Proposer and will not be reimbursed by the Village.
- 2.5 The Proposer hereby affirms and states that the prices quoted herein constitute the total cost to the Village for all work involved in the respective items and that this cost also includes all insurance, bonds, royalties, transportation charges, use of all tools and equipment, superintendence, overhead expense, all profits and all other work, services and conditions

necessarily involved in the work to be done and materials to be furnished in accordance with the requirements of the Contract Documents considered severally and collectively.

3. MODIFICATION OR WITHDRAWAL OF PROPOSALS

3.1 A Proposal that is in the possession of the Village may be altered by a letter bearing the signature or name of the person authorized for submitting a Proposal, provided that it is received prior to the time and date set for the Proposal opening. Telephone, email or verbal alterations of a Proposal will not be accepted.

3.2 A Proposal that is in the possession of the Village may be withdrawn by the Proposer, up to the time set for the Proposal opening, by a letter bearing the signature or name of the person authorized for submitting Proposals. Proposals may not be withdrawn after the Proposal opening and shall remain valid for a period of ninety (90) days from the date set for the Proposal opening, unless otherwise specified.

4. RESERVED RIGHTS

4.1 The Village reserves the exclusive right to waive sections, technicalities, irregularities and informalities and to accept or reject any and all Proposals and to disapprove of any and all subcontractors as may be in the best interest of the Village. Time and date requirements for receipt of Proposals will not be waived.

II. TERMS AND CONDITIONS

5. VILLAGE ORDINANCES

5.1 The successful Proposer will strictly comply with all ordinances of the Village of Downers Grove and laws of the State of Illinois.

6. USE OF VILLAGE'S NAME

6.1 The Proposer is specifically denied the right of using in any form or medium the name of the Village for public advertising unless express permission is granted by the Village.

7. INDEMNITY AND HOLD HARMLESS AGREEMENT

7.1 To the fullest extent permitted by law, the Proposer shall indemnify, keep and save harmless the Village and its agents, officers, and employees, against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses, which may arise directly or indirectly from any negligence or from the reckless or willful misconduct of the Proposer, its employees, or its subcontractors, and the Proposer shall at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith, and, if any judgment shall be rendered against the Village in any such action, the Proposer shall, at its own expense, satisfy and discharge the same. This agreement shall not be construed as requiring the Proposer to indemnify the Village for its own negligence. The Proposer shall indemnify, keep and save harmless the Village only where a loss was caused by the negligent, willful or reckless acts or omissions of the Proposer, its employees, or its subcontractors.

8. NONDISCRIMINATION

- 8.1 Proposer shall, as a party to a public contract:
- (a) Refrain from unlawful discrimination in employment and undertake affirmative action to assure equality of employment opportunity and eliminate the effects of past discrimination;
 - (b) By submission of this Proposal, the Proposer certifies that it is an "equal opportunity employer" as defined by Section 2000(e) of Chapter 21, Title 42, U.S. Code Annotated and Executive Orders #11136 and #11375, which are incorporated herein by reference. The Equal Opportunity clause, Section 6.1 of the Rules and Regulations of the Department of Human Rights of the State of Illinois, is a material part of any contract awarded on the basis of this Proposal.
- 8.2 It is unlawful to discriminate on the basis of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, military status, order of protection status, sexual orientation, sexual identity, or an unfavorable discharge from military service. Proposer shall comply with standards set forth in Title VII of the Civil Rights Act of 1964, 42 U.S.C. Sec. 2000 et seq., The Human Rights Act of the State of Illinois, 775 ILCS 5/1-101 et. seq., and The Americans With Disabilities Act, 42 U.S.C. Sec. 12101 et. seq.

9. SEXUAL HARASSMENT POLICY

- 9.1 The Proposer, as a party to a public contract, shall have a written sexual harassment policy that:
- 9.1.1 Notes the illegality of sexual harassment;
 - 9.1.2 Sets forth the State law definition of sexual harassment;
 - 9.1.3 Describes sexual harassment utilizing examples;
 - 9.1.4 Describes the Proposer's internal complaint process including penalties;
 - 9.1.5 Describes the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission and how to contact these entities; and
 - 9.1.6 Describes the protection against retaliation afforded under the Illinois Human Rights Act.

10. EQUAL EMPLOYMENT OPPORTUNITY

- 10.1 In the event of the Proposer's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), the Proposer may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the Contract may be canceled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Proposer agrees as follows:

- 10.1.1 That it will not discriminate against any employee or applicant for employment

because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, order of protection status, military status, sexual orientation, sexual identity or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

- 10.1.2 That, if it hires additional employees in order to perform this Contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.
- 10.1.3 That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental disability unrelated to ability, order of protection status, military status, sexual orientation, or an unfavorable discharge from military services.
- 10.1.4 That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Proposer's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the Proposer in its efforts to comply with such Act and Rules and Regulations, the Proposer will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
- 10.1.5 That it will submit reports as required by the Department's Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.
- 10.1.6 That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purpose of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.
- 10.1.7 That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this Contract, the Proposer will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the

Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Proposer will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

11. DRUG FREE WORK PLACE

Proposer, as a party to a public contract, certifies and agrees that it will provide a drug free workplace by:

- 11.1 Publishing a statement: (1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance, including cannabis, is prohibited in the Village's or Proposer's workplace. (2) Specifying the actions that will be taken against employees for violations of such prohibition. (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will: (A) abide by the terms of the statement; and (B) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.
- 11.2 Establishing a drug free awareness program to inform employees about: (1) the dangers of drug abuse in the workplace; (2) the Village's or Proposer's policy of maintaining a drug free workplace; (3) any available drug counseling, rehabilitation and employee assistance programs; (4) the penalties that may be imposed upon employees for drug violations.
- 11.3 Providing a copy of the statement required above to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- 11.4 Notifying the contracting or granting agency within ten (10) days after receiving notice of any criminal drug statute conviction for a violation occurring in the workplace from an employee or otherwise receiving actual notice of such conviction.
- 11.5 Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted as required by section 5 of the Drug Free Workplace Act.
- 11.6 Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.
- 11.7 Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

12. PATRIOT ACT COMPLIANCE

- 12.1 The Proposer represents and warrants to the Village that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Proposer further represents and warrants to

the Village that the Proposer and its principals, shareholders, members, partners, or affiliates, as applicable are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Contract on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Proposer hereby agrees to defend, indemnify and hold harmless the Village, and its elected or appointed officers, employees, agents, representatives, engineers and attorneys, from and against any and all claims, damages, losses, risks, liabilities and expenses (including reasonable attorney's fees and costs) arising from or related to any breach of the foregoing representations and warranties.

13. INSURANCE REQUIREMENTS

- 13.1 The Proposer shall be required to obtain, from a company or companies lawfully authorized to do business in the jurisdiction in which the project is located, such general liability insurance which, at a minimum, will protect the Proposer from the types of claims set forth below which may arise out of or result from the Proposer's operations under this Contract and for which the Proposer may legally liable:
- 13.1.1 Claims under workers compensation, disability benefit and other similar employee benefit acts which are applicable to the operation to be performed;
 - 13.1.2 Claims for damages resulting from bodily injury, occupational sickness or disease, or death of the Proposer's employees;
 - 13.1.3 Claims for damages resulting from bodily injury, sickness or disease, or death of any person other than the Proposer's employees;
 - 13.1.4 Claims for damages insured by the usual personal injury liability coverage which are sustained: (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Proposer, or (2) by another person;
 - 13.1.5 Claims for damages, other than to the work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
 - 13.1.6 Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
 - 13.1.7 Claims for damages as a result of professional or any other type of negligent action by the Proposer or failure to properly perform services under the scope of the agreement between the Proposer and the Village.
- 13.2 The Proposer shall demonstrate having insurance coverage for a minimum of \$2 million for professional liability (errors and omissions).
- 13.3 As evidence of said coverages, Proposer shall provide the Village with certificates of insurance naming the Village of Downers Grove as an additional insured and include a provision for cancellation only upon at least 30 days prior notice to the Village.

14. CAMPAIGN DISCLOSURE

- 14.1 Any contractor, proposer, bidder or vendor who responds by submitting a bid or proposal to the Village shall be required to submit with its submission, an executed Campaign Disclosure Certificate, attached hereto.
- 14.2 The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.
- 14.3 Said Campaign Disclosure Certificate requires any individual or entity bidding to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the bid or proposal release.
- 14.4 By signing the bid or proposal documents, contractor/proposer/bidder/vendor agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

15. SUBLETTING OF CONTRACT

- 15.1 No contract awarded by the Village shall be assigned or any part subcontracted without the written consent of the Village Manager. In no case shall such consent relieve the Proposer from its obligation or change the terms of the Contract.

All approved subcontracts shall contain language which incorporates the terms and conditions of this Contract.

16. TERM OF CONTRACT

- 16.1 The term of this Contract shall be as set forth in the Detail Specifications set forth in Section III below. This Contract is subject to the Village purchasing policy with regard to any extensions hereof.

17. TERMINATION OF CONTRACT

- 17.1 In the event of the Proposer's nonperformance, breach of the terms of the Contract, or for any other reason, and/or that sufficient funds to complete the Contract are not appropriated by the Village, the Contract may be canceled, in whole or in part, upon the Village's written notice to the Proposer. The Village will pay the Proposer's costs actually incurred as of the date of receipt of notice of default. Upon termination, the Proposer will deliver all documents and products of whatever kind, and their reproducible originals related to the project, which have been produced to the date of the notice of termination.

18. BILLING & PAYMENT PROCEDURES

- 18.1 Payment will be made upon receipt of an invoice referencing Village purchase order number. Once an invoice and receipt of materials or service have been verified, the invoice will be processed for payment in accordance with the Village payment schedule. The Village will comply with the Local Government Prompt Payment Act, 50 ILCS 505/1 et seq., in that any

bill approved for payment must be paid or the payment issued to the Proposer within 60 days of receipt of a proper bill or invoice. If payment is not issued to the Proposer within this 60 day period, an interest penalty of 1.0% of any amount approved and unpaid shall be added for each month or fraction thereof after the end of this 60 day period, until final payment is made.

- 18.2 The Village shall review in a timely manner each bill or invoice after its receipt. If the Village determines that the bill or invoice contains a defect making it unable to process the payment request, the Village shall notify the Proposer requesting payment as soon as possible after discovering the defect pursuant to rules promulgated under 50 ILCS 505/1 et seq. The notice shall identify the defect and any additional information necessary to correct the defect.
- 18.4 Please send all invoices to the attention of Village of Downers Grove, Accounts Payable, 801 Burlington, Downers Grove, IL 60515.

19. RELATIONSHIP BETWEEN THE PROPOSER AND THE VILLAGE

- 19.1 The relationship between the Village and the Proposer is that of a buyer and seller of professional services and it is understood that the parties have not entered into any joint venture or partnership with the other.

20. STANDARD OF CARE

- 20.1. Services performed by Proposer under this Contract will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representations express or implied, and no warranty or guarantee is included or intended in this Contract, or in any report, opinions, and documents or otherwise.
- 20.2 If the Proposer fails to meet the foregoing standard, Proposer will perform at its own cost, and without reimbursement from the Village, the professional services necessary to correct errors and omissions caused by Proposer's failure to comply with the above standard and reported to Proposer within one (1) year from the completion of Proposer's services for the Project.
- 20.3 For Professional Service Agreements: Project site visits by Proposer during construction or equipment installation or the furnishing of Project representatives shall not make Proposer responsible for: (i) constructions means, methods, techniques, sequences or procedures; (ii) for construction safety precautions or programs; or (iii) for any construction contactor(s') failure to perform its work in accordance with contract documents.

21. GOVERNING LAW

- 21.1 This Contract will be governed by and construed in accordance with the laws of the State of Illinois without regard for the conflict of laws provisions. Venue is proper only in the County of DuPage and the Northern District of Illinois.

22. SUCCESSORS AND ASSIGNS

- 22.1 The terms of this Contract will be binding upon and inure to the benefit of the parties and

their respective successors and assigns; provided, however, that neither party will assign this Contract in whole or in part without the prior written approval of the other. The Proposer will provide a list of key staff, titles, responsibilities, and contact information to include all expected subcontractors.

23. WAIVER OF CONTRACT BREACH

23.1 The waiver by one party of any breach of this Contract or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof will be limited to the particular instance and will not operate or be deemed to waive any future breaches of this Contract and will not be construed to be a waiver of any provision except for the particular instance.

24. AMENDMENT

24.1 This Contract will not be subject to amendment unless made in writing and signed by all parties.

25. NOT TO EXCEED CONTRACT

25.1 The contract price is a “not-to-exceed” cost. At any time additional work is necessary or requested, and the not-to-exceed price is increased thereby, any change, addition or price increase must be agreed to in writing by all parties who have executed the Contract.

26. SEVERABILITY OF INVALID PROVISIONS

26.1 If any provisions of this Contract are held to contravene or be invalid under the laws of any state, country or jurisdiction, contravention will not invalidate the entire Contract, but it will be construed as if not containing the invalid provision and the rights or obligations of the parties will be construed and enforced accordingly.

27. NOTICE

27.1 Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party at the party's place of business. Notices shall be addressed to the Village as follows:

**Village Manager
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515**

And to the Proposer as designated in the Contract Form.

28. COOPERATION WITH FOIA COMPLIANCE

28.1 Contractor acknowledges that the Freedom of Information Act may apply to public records in possession of the Contractor or a subcontractor. Contractor and all of its subcontractors shall cooperate with the Village in its efforts to comply with the Freedom of Information Act. (5 ILCS 140/1 et.seq.)

III. DETAIL SPECIFICATIONS

insert here- please include all special requirements that pertain to this contract. ALSO PLEASE INCLUDE CONTRACT TERM, if applicable)

1. BACKGROUND

The Village of Downers Grove processes over 2,300 building permit applications annually, including approximately 70 new single family residential permit applications. All residential building permit applications must comply with the 2015 ICC family of residential codes. The Village has full responsibility to interpret and enforce the provisions of these codes. The Village is seeking professional consultant services to meet the following objectives:

- A. To review all new single family residential permit applications
- B. To ensure accurate enforcement of Village, State, and Federal building related standards.
- C. To meet the technical expertise requirements of the ICC residential family of codes
- D. To achieve consistency of code interpretation.

The Village desires that the selected Consultant must be well-qualified in all of the following areas:

- A. General municipal architectural, structural, mechanical, and energy efficiency regulatory review, electrical, plumbing, and zoning.
- B. 2015 ICC family of residential codes

If the Consultant does not meet technical expertise requirements for all areas, an agreement with one or more sub-consultants will be considered. However, the Village may choose to select a Consultant based solely on expertise in just one area. The Village also reserves the right to select more than one consultant, in order to help with periods of peak workload or potential conflicts of interest.

2. DETAILED SCOPE OF ARCHITECTURAL REVIEW SERVICES

- A. Review new single family residential applications associated with proposed improvements in the Village.
- B. Write a review letter to the Village for each permit submittal cycle. If a submittal is not sufficiently complete to warrant a full review, the Consultant shall send a letter stating such to the Village.
- C. Confer with the Village Building Division Manager in all cases where code language may be subject to interpretation.
- D. Seek opinions from the Village Building Division Manager when needed to guide code interpretations.
- E. Projects may include the following: new single family homes and new single family homes constructed on existing building foundations.
- F. Review zoning, architectural, electrical, energy conservation, mechanical, plumbing and structural drawings in addition to specifications.

3. DELIVERABLES

- A. Review letters and other correspondence as required by the Scope.
- B. Monthly billing invoices accompanied by detailed descriptions of the project (e.g. “1st review for 123 Main Street”). Separate project numbers shall be assigned for each review project, and **the total project billing shall be calculated and provided to the Village via e-mail within 24 hours of the Consultant’s recommendation for permit approval or upon request by the Village.**

4. PROVISIONS BY VILLAGE

The Village can provide the selected Consultant one copy of each of the following as needed:

- A. Village of Downers Grove Building Code amendments
- B. Standard format for Village review letters as needed.

5. SCHEDULE

This Contract shall be in effect from the date of execution by the Village until the conclusion of the Village’s 2018 fiscal year on December 31, 2018. Any annual rate adjustments shall be as stated in the proposal and as agreed upon by the Village in the RFP selection process.

Following are the required schedule performance requirements for reviews:

Project Type	Allowable Return Time
Standard 1 st Review	8 business days
Subsequent submittals	4 business days

6. CONSULTANT PROPOSAL CONTENT

Proposals should be as succinct as possible. Unnecessary promotional material will only detract from the overall presentation. Include the following elements:

- A. Name and address of the firm’s local office and primary contact person.
- B. Résumés of key and support staff.
- C. Any sub-consultant services and their qualifications planned for this project.
- D. Pertinent project experience summary sheets of the firm(s) with names of project contacts, cost, location, and brief project descriptions. Appropriate projects within the last 3 years are sufficient.
- E. List of all current and recent clients, and their contact information, for projects within the Village (within the past 3 years). Also include this information for any subsidiaries or other companies in which the Consultant has a significant financial interest.

- F. A brief description of any disputes and litigation resulting from architectural review services performed within the last three (3) years.
- G. Any limitation on the total number of staff hours that can be allocated to work under this contract on a monthly basis.
- H. Two previous new single family review letters that were completed for another municipality.

7. COMPENSATION / AGREEMENT

Provide flat rate for each review which is to include plan review, report development, and code consulting. Include pricing for travel charge separately, if applicable.

8. CONSULTANT EVALUATION

Proposals will be evaluated based on the following criteria:

- A. Capability and experience on comparable projects.
The Consultant must demonstrate meeting of applicable technical expertise requirements as outlined in the 2015 ICC family of residential codes.
- B. Previous similar municipal architectural review services.
The Consultant must demonstrate on-going or previous experience completing these review services for other municipalities.
- C. Dedication of firm to avoid conflicts of interest within the Village.
The Village desires to minimize the number of private permit applicants (not other government agencies) who act as clients to the Consultant. Please indicate whether you are willing to forgo any work for building permit applicants to the Village.
- D. Proposed staff and rates.
Demonstrate the appropriate mix of design professionals and technical staff and experience on similar projects. The Village desires to maintain rates that are consistent with industry standards while providing high quality services to our customers.
- E. Interviews
The Village reserves the right to conduct interviews with all or some of the proposers at any point during the evaluation process. In the event interviews are conducted, information provided shall be taken into consideration when evaluating proposals.

9. OTHER PERTINENT DETAILS

The Department of Community Development will administer this contract. The primary points of contact will be the Building Division Manager and the Director of Community Development.

IV. PROPOSER'S RESPONSE TO RFP (Professional Services)

(Proposer must insert response to RFP here. DO NOT insert a form contract, the RFP document including detail specs and Proposer's response will become the contract with the Village.)

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Introduction:

It is our pleasure to submit the proposal to provide the Village of Dowers Grove with Residential Plan Review services. The professional and consistent full code compliance services that T.P.I. has provided for over 20 years, to what is now over 35-40 local municipalities each year is perhaps the best introduction we could give. Our goal for this contract is simple. T.P.I. will work in a fair and professional manner to assure safe code compliant buildings in a fiscally responsible and efficient way.

T.P.I. has a staff that includes **5 Master Code Professionals**, Certified Illinois Plumbing Inspectors, Licensed plumbers, CBO's, Fire Marshal's, fire plan examiners/inspectors, certified residential and commercial building inspectors/plan examiners. All T.P.I. representatives are employed by T.P.I. Building Code Consultants, Inc. T.P.I. does not sub-contract work.

T.P.I. can fulfill the needs of your department with consistent professionals who are well certified in their specific discipline with the goal of excellent customer service to project the values and standards that the Village of Downers Grove has worked long and hard to uphold.

Contact for this RFP:

JoAnne Tisinai, CEO

321-325 Spruce Street

South Elgin, Illinois 60177

Phone: (630) 443-1567

Fax: (630) 443-2495

Email: tpil@tpibcc.com

Our services include the following:

- Plan Reviews for all building, fire protection, accessibility, electrical, mechanical, energy, plumbing, and health.
- Inspection services for all building, accessibility, electrical, mechanical, fire protection, and plumbing.
- Code consultation and updating of current codes.
- Zoning compliance programs and RPZ tracking.
- Property maintenance inspection program.
- Real estate transaction inspection program.
- On-call emergency inspections.
- All commercial plan reviews **performed** by Master Code Professionals!

T.P.I.'s Executives

- **JoAnne Tisinai**- CEO, Owner
- **Steve J. Tisinai**- President, Owner, Certified Illinois Plumbing Inspector, Illinois Licensed Plumber, City of Chicago Licensed Plumber
- **Steve V. Tisinai**- Executive Vice President, Treasurer Mechanical Engineer, Master Code Professional, Illinois Licensed Plumber, Certified Illinois Plumbing Inspector, Certified Microsoft Systems Analyst
- **Joe Tisinai**-Executive Vice President, Master Code Professional, Certified Illinois Plumbing Inspector, and Illinois Licensed Plumber, City of Chicago Licensed Plumber
- **Carrie Ortiz**- Executive Vice President, Secretary
- **Charles Riforgiate**- Vice President, Master Code Professional, Fire Marshal

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

T.P.I.'s Values

- **Customer Service:** Consistently striving for *total* customer satisfaction!
- **Excellence:** Superior performance and outstanding quality of services.
- **Ethical Behavior:** Maintaining honesty and fairness in all that we do.
- **Economic Reasonableness:** Provide services in an economically efficient manner.

Affiliations/Accreditations

SBOC Membership	I.D.P.H.
ICC Membership	PAMCANI

- T.P.I. is a licensed plumbing contractor in the State of Illinois which fulfills the requirement for providing plumbing inspections as a 3rd party.
- T.P.I. is a corporation in good financial and legal standing with the State of Illinois. This may be verified at the State of Illinois Website.
- T.P.I. is legally able to conduct business in the State of Illinois. T.P.I. will comply with all OSHA and other federal, state, and city safety standards.
- T.P.I. Building Code Consultants, Inc. specializes in providing full service code consultation services to *municipalities only*.
- T.P.I. has not had any previous, nor current, disputes or litigation resulting from plan review services.
- T.P.I. inspectors and plan examiners are held to the highest standards for certifications and continuing education. We provide ICC classes for all our inspectors to help maintain their certifications and remain current on code interpretation and application. T.P.I. offers these classes to current customers for their staff plan examiners and building inspectors at a discounted rate. In addition, our Master Code Professionals provide training meetings for our inspectors and plan examiners to promote continuity of services.

Approach

We pride ourselves in providing personalized services that are molded to the specific needs of each municipality. We will provide consistent and qualified staff to complete all residential plan reviews.

Plan Reviews

- A T.P.I. representative will personally pick up any plans to be reviewed from local municipalities within 1 business day of notification allowing us to keep in personal contact with department personnel or supply you with FedEx labels for easy shipping. (*Shipping fees not included in pricing*)
- Notification may be done by phone or email for plan submittal. If notified prior to 11:00 am, we will make every attempt to pick up plans the same day, if not the following business day.
- All residential plan reviews will be completed in 8 full business days; 1st day of review begins one business day after plans are received in T.P.I. office.
- All re-reviews will be completed in 4 days; 1st day of review begins one business day after plans are received in T.P.I. office.
- Submittals require 2 copies of plans if plumbing included to not affect turn-around time.
- When completed, plan review responses will be submitted to the village electronically.
- One or more T.P.I. proposed staff members will be available for questions by phone during normal business hours at no additional cost. Projects requiring greater than 10 minutes of consultation may result in additional charge.
- T.P.I. staff will consult with Village Building Division Manager as needed regarding projects and/or code language/interpretation.
- All residential reviews will be performed by a Master Code Professional or individual with the appropriate ICC certifications and an Illinois Licensed Plumber.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Resumes of proposed key staff

Plumbing Plan Examiner

Steve J. Tisinai, President, Certified Illinois Plumbing Inspector

Steve was co-founder of T.P.I. in 1997 and is now President of the company. Along with his responsibilities as President, he is an Illinois Licensed Plumber, City of Chicago Licensed Plumber, and Illinois Certified Plumbing Inspector.

Military:

United States Marine Corps	Honorable Discharge 1972
Ammunition technician/explosive driver	

Experience:

Village of Bensenville	1997-2010
Plumbing Inspector	

World Plumbing Company	1972-1997
Chicago, Illinois	
Plumbing Foreman	
Superintendent	
Vice President	

Hanover Park Fire Department	1974-1999 retired
Full Time Shift Commander/Lieutenant	

Certifications:

Northern Illinois gas- Natural Gas Fire Training School

Dive Scene Ice Rescue Specialist

E.M.T.

Society of Fire Service Instructor I, II

Third Party Certification Safety Officer

Fire Fighter I, II, III

Performed fire inspections for business occupancy permits and was responsible for the purchasing, permits, and installation of Emergency Street lights on Barrington Road.

He supervised 8 instructors who were in the process of bringing all firefighters up to the Firefighter III level.

Additionally, his responsibility included training officer and purchasing of all protective clothing for the department, purchasing of equipment to compliment three new engines.

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Residential Plan Examiner

Charles Riforgiate, Master Code Professional, Fire Marshal

Experience: Includes Municipality and 3rd Party Services

2003- Present

Inspection and Plan Examiner, Fire Scene Investigation, Department Supervision, Budget Development and Control, Staff Development and Training, and Extensive Construction Background

ICC Certifications

- | | |
|--|---|
| ➤ Certified Fire Marshal | ➤ Residential Mechanical Inspector |
| ➤ Certified Fire Plans Examiner | ➤ Residential Electrical Inspector |
| ➤ Certified Fire Inspector I & II | ➤ Residential Plumbing Inspector |
| ➤ Certified Master Code Professional | ➤ Residential Combination Inspector |
| ➤ Certified Building Official | ➤ Commercial Building Inspector |
| ➤ Certified Commercial Energy Inspector | ➤ Commercial Mechanical Inspector |
| ➤ Certified Commercial Energy Plans Examiner | ➤ Commercial Electrical Inspector |
| ➤ Certified Residential Energy Inspector | ➤ Commercial Plumbing Inspector |
| ➤ Certified Residential Energy Plans Examiner | ➤ Building Plans Examiner |
| ➤ Certified Accessibility Inspector/Plans Examiner | ➤ Mechanical Plans Examiner |
| ➤ Certified 1 & 2 Family Dwelling Inspector | ➤ Combination Inspector |
| ➤ Residential Building Inspector | ➤ Commercial Combination Inspector |
| | ➤ ICC/AACE Property Maintenance & Housing Inspector |
| | ➤ Mechanical Inspector |
| | ➤ Fire Inspector I |
| | ➤ Fire Inspector II |
| | ➤ Fire Plans Examiner |

Education and Additional Certifications/License

- A.A.S. Fire Science
- Licensed EMT-B, Illinois Department of Public Health
- National Fire Protection Association, Certified Fire Plans Examiner
- National Fire Academy, Fire Protection Structures and Systems
- National Fire Academy, Demonstrate your Fire Prevention Program's Worth
- Certified Fire Investigator, Office of the Illinois State Fire Marshal
- Certified Public-School Inspector and Plans Examiner, Illinois State Board of Education
- ICS-100, 200, 300, & 400 Certified, National Fire Academy
- Fire Service Vehicle Operator, Office of the Illinois State Fire Marshal
- State of Illinois Licensed Home Inspector

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Residential Building/Plumbing Plan Examiner

Joseph J. Tisinai, Master Code Professional, Certified Illinois Plumbing Inspector

Joe began working in the construction industry as a laborer in his teenage years. He then completed his plumbing apprenticeship through local 130, a City of Chicago Plumbing License and an Illinois Plumber's License and worked as a foreman for large commercial projects. Joe joined T.P.I. in 2000 and earned his MCP certification. Joe is now the account manager for a large municipality, performs large commercial and residential plan reviews for plumbing, as well as residential plan reviews for all disciplines. In addition, Joe provides education and training for T.P.I. inspectors.

Plumbing Inspector/Plans Examiner since 2000

Hanover Park Fire Protection District as a firefighter 1993 to 1999

Licensed Emergency Medical Technician 1996

ICC Certifications

- ICC Master Code Professional
- State of Illinois Plumbing License
- City of Chicago Plumbing License
- Certified Illinois Plumbing Inspector
- ICC Residential Plumbing Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Residential Electrical Inspector
- ICC Commercial Building Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Plumbing Inspector
- ICC Commercial Electrical Inspector
- ICC Building Plans Examiner
- ICC Mechanical Plans Examiner
- ICC Plumbing Plans Examiner
- ICC Electrical Plans Examiner
- ICC Accessibility Inspector / Plans Examiner
- ICC Residential Energy Inspector / Plans Examiner
- Fire Fighter II
- Hazardous Material Awareness

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Residential Building/Plumbing Plan Examiner

Steve V. Tisinai, Master Code Professional, Certified Illinois Plumbing Inspector

Education:

1992-1996 University of Illinois – Urbana / Champaign
 Bachelor of Science in Mechanical Engineering
 Microsoft Certified Systems Engineer

Steve began his career working as a laborer in his teenage years and through college. After graduation, he worked as a Mechanical Engineer for a large local business. He completed his plumbing apprenticeship and earned his MCP certification to join T.P.I. in 2005. Steve now uses his skills to perform Building Commissioner duties, plan reviews and inspections for various customers. He has excellent customer service and problem-solving skills. Steve provides education and training to T.P.I. inspectors. In addition, he is a Master Diver and Scuba Diving Instructor where he provides education and utilizes his leadership skills in another capacity.

ICC Certifications

- Illinois Licensed Plumber
- Certified Illinois Plumbing Inspector
- ICC Master Code Professional
- ICC Certified Building Official
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Residential Electrical Inspector
- ICC Residential Plumbing Inspector
- ICC Commercial Building Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Electrical Inspector
- ICC Commercial Plumbing Inspector
- ICC Building Plans Examiner
- ICC Mechanical Plans Examiner
- ICC Electrical Plans Examiner
- ICC Plumbing Plans Examiner
- ICC Accessibility Inspector / Plans Examiner
- ICC Residential Energy Inspector / Plans Examiner

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Current/Recent Experience *(but not limited to)*

- Village of Arlington Heights: Provide coverage for plumbing inspections
- Village of Bellwood: In-house small permit plan reviews, residential/commercial plan reviews, building and plumbing inspections, and pre-sale and rental inspections.
- Village of Big Rock: Provide property maintenance inspections 1-2 times a week (spring-fall).
- Village of Bloomingdale: Plumbing Inspections and plan reviews, as needed building inspections and plan reviews.
- Village of Bolingbrook: Coverage of building/plumbing inspections.
- Village of Chicago Ridge: Plan Reviews for building and fire alarm/sprinklers.
- City of Countryside: Provide all building department needs including, but not limited to Building Commissioner, property maintenance/code enforcement, plan reviews for building, plumbing and fire alarm/sprinklers, court adjudication and real estate transaction program.
- Village of Schaumburg: Commercial/Residential plan reviews as needed, building inspections, electrical inspections, and plumbing inspections.
- County of DuPage: Commercial plan reviews including fire alarm and fire sprinkler, as needed residential plan reviews and plumbing inspections.
- Village of Elburn: Commercial plan reviews as needed.
- Elk Grove Village: As needed plumbing, building and code enforcement inspections.
- Village of Glen Ellyn: Provides all plumbing inspections, plumbing plan reviews fire alarm/sprinkler plan reviews and building inspections and plan reviews as needed.
- Village of Golf: Provide commercial/residential plan reviews, building inspections, plumbing inspections, scheduling, permit processing, in-house office assist.
- City of Highland Park: Plan review services as needed.
- Village of Hinsdale: Provide all plumbing inspections, commercial/residential plan reviews, building inspections as needed, in-house plan examiner as needed.
- Village of Huntley: As-needed plan review and building/plumbing inspections. Special projects including Centegra Hospital. In the past provided all services daily.
- County of Kane: Code Enforcement project for apartment buildings.
- Village of Lemont: Provide commercial, multi-family and attached single family plan reviews and inspections.
- Village of Lincolnwood: Provide all building and plumbing plan reviews, inspections, and in-house services.
- Village of Maywood: Provide in-house (small) electric plan reviews, electrical inspections, commercial plan reviews.
- County of McHenry: Provide plan reviews as needed. In the past, provided plumbing plan review and inspections.
- Village of Mundelein/Hawthorne Woods: Coverage for plumbing inspector as needed for Mundelein and Hawthorne Woods.
- Village of Mundelein: All services as needed since 1999.
- Village of Niles: Provide inspection coverage as needed.
- Village of Oak Brook: Plan review and inspection services as needed.
- Village of South Elgin: Provide commercial plan reviews, all plumbing plan reviews and inspections, in the past we have performed RPZ tracking.
- Village of Wayne: All plumbing inspection and plan reviews; building inspections as needed.
- County of Will: Plan review services.
- Village of Willowbrook: Provide commercial/residential plan reviews and inspections, in-house small permit and permit tech services.

T.P.I. Building Code Consultants, Inc.**Professional Residential & Commercial Plan Review and Inspection Services**

References and Contact Information for Recent or Current Projects Similar in Scope**City of Countryside**

Ms. Sharon Peterson
5550 East Ave.
Countryside, IL 60525
(630) 671-5661
speterson@countryside-il.org
(2005-Present)

Village of Willowbrook

Mr. Tim Halik
7760 Quincy St.
Willowbrook, IL, 60527
(630) 920-2261
THalik@willowbrook.il.us
(2009-Present)

Village of Bloomingdale

Mr. Mike Gricus
201 S. Bloomingdale Rd.
Bloomingdale, IL 60108
(630) 671-5661
gricus@vil.bloomindale.il.us
(1997-Present)

Village of Woodridge

Mr. Eric Alwin
5 Plaza Dr.
Woodridge, IL 60517
(630) 719-6016
ealwin@vilwoodridge.il.us
(2008-Present)

Village of South Elgin

Mr. Paul Kruse
10 N. Water Street
South Elgin, IL 60177
(847) 741-1725
Pkruise@southelgin.com
(1997-Present)

Village of Glen Ellyn

Mr. Steve Witt
535 Duane St.
Glen Ellyn, IL 60137
(630) 547-5250
switt@glenellyn.org
(2017-Present)

Village of Hinsdale

Mr. Rob McGinnis
19 E. Chicago Ave.
Hinsdale, IL, 60521
(630) 789-7037
rmcginnis@villageofhinsdale.org
(2003-Present)

Village of Bellwood

Mayor Andre F. Harvey
3200 Washington Blvd.
Bellwood, IL 60104
(708) 354-7270
aharvey@vil.bellwood.il.us
(2012-Present)

County of DuPage

Mr. Jim Stran
421 N. County Farm Rd.
Wheaton, IL 60187
(630) 407-6700
jim.stran@dupageco.org
(2003-Present)

Village of Schaumburg

Ms. Julie Fitzgerald
101 Schaumburg Court
Schaumburg, IL 60193
(847) 923-3700 ext. 3867
jfitzgerald@ci.schaumburg.il.us
(2016-Present)

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

Plan Review Fees

Plan Review Type	New Single-Family Residence
One and Two-Family Dwellings <i>(plumbing/fire not included)</i>	\$422.50 per Dwelling Unit
Re-Reviews of One and Two-Family Dwellings 50% of original review fee <i>(plumbing/fire not included)</i>	\$211.25 per Dwelling Unit
Single Family Plumbing Review and Re-reviews	\$60.00 plus \$2.00 Each Additional Fixture or Waste Opening

Miscellaneous Residential Plan Reviews

*The fees below do not include zoning or plumbing

Permit Type	Fee
Shed	\$150.00
Deck	\$150.00
Electric Service Upgrade	Residential \$100.00; Commercial \$150.00
Fireplace (masonry)	\$100.00
Fireplace (pre-fab.)	\$ 80.00
Mechanical (Furnace/AC)	\$ 80.00
Residential Driveway	\$ 80.00
Pool	\$150.00
Roofing	\$ 80.00
Whirlpool/Hot tub	\$100.00
Garage	\$325.00
Pergola	\$125.00
Fence	\$100.00
Patio	\$100.00
Basement Finish (plumbing not included)	\$200.00
Kitchen Remodel (plumbing not included)	\$200.00
Bathroom Remodel (plumbing not included)	\$200.00
First Floor Addition (plumbing not included)	\$325.00
First and Second Floor Addition (plumbing not included)	\$422.50

2nd Building Plan Reviews are 50% of original review fee

2nd Plumbing Plan Reviews are original review fee

T.P.I. Building Code Consultants, Inc.

Professional Residential & Commercial Plan Review and Inspection Services

T.P.I. Building Code Consultants, Inc. will comply with all terms and conditions per the RFP.

We appreciate your time and consideration to use T.P.I. and welcome the opportunity to work with your department. Please contact us with any questions you may have.

Sincerely,

JoAnne Tisinai, CEO
321-325 Spruce Street
South Elgin, Illinois 60175
Phone: (630) 443-1567
Fax: (630) 443-2495
Email: tpi1@tpibcc.com
Website: tpibcc.com

V. PROPOSAL/CONTRACT FORM

*****THIS PROPOSAL, WHEN ACCEPTED AND SIGNED BY AN AUTHORIZED SIGNATORY OF THE VILLAGE OF DOWNERS GROVE, SHALL BECOME A CONTRACT BINDING UPON BOTH PARTIES.**

Entire Block Must Be Completed When A Submitted Bid Is To Be Considered For Award

PROPOSER:

T.P.I. Building Code Consultants, Inc.
Company Name

Date: February 13, 2018

321-325 Spruce St.
Street Address of Company

tpi1@tpibcc.com
Email Address

South Elgin, Illinois 60177
City, State, Zip

JoAnne Tisinai
Contact Name (Print)

630-443-1567
Business Phone

630-664-3559
13-Hour Telephone

630-443-2495
Fax

JoAnne Tisinai
Signature of Officer, Partner or
Sole Proprietor

JoAnne Tisinai, CEO
Print Name & Title

ATTEST: If a Corporation


Signature of Corporation Secretary

VILLAGE OF DOWNERS GROVE:

Authorized Signature

ATTEST:

Title

Signature of Village Clerk

Date

Date

In compliance with the specifications, the above-signed offers and agrees, if this Proposal is accepted within **90** calendar days from the date of opening, to furnish any or all of the services upon which prices are quoted, at the price set opposite each item, delivered at the designated point within the time specified above.



VENDOR W-9 REQUEST FORM

The law requires that we maintain accurate taxpayer identification numbers for all individuals and partnerships to whom we make payments, because we are required to report to the I.R.S all payments of \$600 or more annually. We also follow the I.R.S. recommendation that this information be maintained for all payees including corporations.

Please complete the following substitute W-9 letter to assist us in meeting our I.R.S. reporting requirements. The information below will be used to determine whether we are required to send you a Form 1099. Please respond as soon as possible, as failure to do so will delay our payments.

BUSINESS (PLEASE PRINT OR TYPE):

NAME: T.P.I. Building Code Consultants, Inc.

ADDRESS: 321-325 Spruce Street

CITY: South Elgin

STATE: Illinois

ZIP: 60177

PHONE: 630-443-1567 FAX: 630-443-2495

TAX ID #(TIN): 36-4368813

(If you are supplying a social security number, please give your full name.)

REMIT TO ADDRESS (IF DIFFERENT FROM ABOVE):

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____ ZIP: _____

TYPE OF ENTITY (CIRCLE ONE):

- Individual
- Sole Proprietor
- Partnership
- Medical
- Charitable/Nonprofit
- Limited Liability Company -Individual/Sole Proprietor
- Limited Liability Company-Partnership
- Limited Liability Company-Corporation
- Corporation
- Government Agency

SIGNATURE: J. Anne Twinn

DATE: 7-6-2018

PROPOSER'S CERTIFICATION

New Single Family Residential Permit Review Services

With regard to Building Permit Review Services, proposer T.P.I. Building Code Consultants, Inc. hereby certifies
(Name of Project) (Name of Proposer)
the following:

1. Proposer is not barred from bidding this contract as a result of violations of Section 720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33E-4 (Bid-Rotating);
2. Proposer certifies that it has a written sexual harassment policy in place and is in full compliance with 775 ILCS §12-105(A)(4);
3. Proposer certifies that it is in full compliance with the Federal Highway Administrative Rules on Controlled Substances and Alcohol Use and Testing, 49 C. F.R. Parts 40 and 382 and that all employee drivers are currently participating in a drug and alcohol testing program pursuant to the Rules.
4. Proposer further certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue, or that Proposer is contesting its liability for the tax delinquency or the amount of a tax delinquency in accordance with the procedures established by the appropriate Revenue Act. Proposer further certifies that if it owes any tax payment(s) to the Department of Revenue, Proposer has entered into an agreement with the Department of Revenue for the payment of all such taxes that are due, and Proposer is in compliance with the agreement.

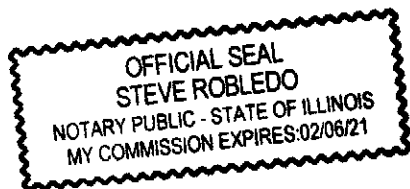
BY: *James Tisina*
Proposer's Authorized Agent

3 6 - 4 3 6 8 8 1 3

FEDERAL TAXPAYER IDENTIFICATION NUMBER

or _____
Social Security Number

Subscribed and sworn to before me
this 6th day of July, 2018.
[Signature]
Notary Public





(Fill Out Applicable Paragraph Below)

(a) Corporation

The Proposer is a corporation organized and existing under the laws of the State of Illinois, which operates under the Legal name of T.P.I. Building Code Consultants, Inc., and the full names of its Officers are as follows:

President: Steve J. Tisinai; JoAnne Tisinai, CEO

Secretary: Carrie Ortiz, Executive Vice President, Secretary

Treasurer: Steve V. Tisinai, Executive Vice President, Treasurer and it does have a corporate seal. (In the event that this bid is executed by other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation which permits the person to execute the offer for the corporation.)

(b) Partnership

Signatures and Addresses of All Members of Partnership:

The partnership does business under the legal name of: _____ which name is registered with the office of _____ in the State of _____.

(c) Sole Proprietor

The Supplier is a Sole Proprietor whose full name is: _____ and if operating under a trade name, said trade name is: _____ which name is registered with the office of _____ in the State of _____.

5. Are you willing to comply with the Village's preceding insurance requirements within 13 days of the award of the contract? Yes

Insurer's Name Erie Insurance Group/Essex Insurance Company

Agent Bechtold Insurance Agency - Greg Bechtold

Street Address 502 N. Plum Grove Road



City, State, Zip Code Palatine Illinois 60067

Telephone Number 847-221-2500

I/We affirm that the above certifications are true and accurate and that I/we have read and understand them.

Print Name of Company: T.P.I. Building Code Consultant, Inc.

Print Name and Title of Authorizing Signature: JoAnne Tisinai, CEO

Signature: *JoAnne Tisinai*

Date: 7-6-2018

Suspension or Debarment Certificate

Non-Federal entities are prohibited from contracting with or making sub-awards under covered transactions to parties that are suspended or debarred or whose principals are suspended or debarred. Covered transactions include procurement for goods or services equal to or in excess of \$100,000.00. Contractors receiving individual awards for \$100,000.00 or more and all sub-recipients must certify that the organization and its principals are not suspended or debarred.

By submitting this offer and signing this certificate, the Proposer certifies to the best of its knowledge and belief, that the company and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal, state or local governmental entity, department or agency.
2. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction, or convicted of or had a civil judgment against them for a violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (2) of this certification; and
4. Have not within a three-year period preceding this application/proposal/contract had one or more public transactions (Federal, State or local) terminated for cause or default.

If the Proposer is unable to certify to any of the statements in this certification, Proposer shall attach an explanation to this certification.

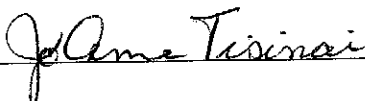
Company Name: T.P.I. Building Code Consultants, Inc.

Address: 321-325 Spruce Street

City: South Elgin, Illinois Zip Code: 60177

Telephone: (630) 443-1567 Fax Number: (630) 443-2495

E-mail Address: tpi1@tpibcc.com

Authorized Company Signature: 

(Print)Name: JoAnne Tisinai Title of Official: CEO

Date: 7-6-2018

Campaign Disclosure Certificate

Any contractor, proposer, bidder or vendor who responds by submitting a bid or proposal to the Village of Downers Grove shall be required to submit with its bid submission, an executed Campaign Disclosure Certificate.

The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

Said Campaign Disclosure Certificate requires any individual or entity bidding to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the bid or proposal release.

By signing the bid documents, contractor/proposer/bidder/vendor agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

Under penalty of perjury, I declare:

Proposer/vendor has not contributed to any elected Village position within the last five (5) years.

JoAnne Tisinai
signature

JoAnne Tisinai, CEO
Print Name

Proposer/vendor has contributed a campaign contribution to a current member of the Village Council within the last five (5) years.

Print the following information:

Name of Contributor: _____
(company or individual)

To whom contribution was made: _____

Year contribution made: _____ Amount: \$ _____

Signature

Print Name

T.P.I.

BUILDING CODE CONSULTANTS, INC.

Phone [630] 443-1567

Fax [630] 443-2495

September 19, 2017

Village of Glen Ellyn 535
Duane St.
Glen Ellyn, IL 60137

Re: Single Family Residence
Glen Ellyn, IL
Permit #20171519

The following is a cost breakdown for the above project plan review:

Residential Plan Review: 8/10/17	\$ 422.50
Plumbing Plan Review:	\$ 60.00
Fixtures, Drains, Equipment:	<u>\$ 64.00</u>
Total:	\$ 546.50

Residential Fire Sprinkler Plan Review: 8/10/17 (Based on 44 fire sprinklers)	\$ 342.00
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Residential Fire Sprinkler Plan Review: 8/25/17 (Based on 44 fire sprinklers)	\$ 171.00
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Residential Plan Review: 8/29/17	\$ 211.25
Plumbing Plan Review:	\$ 60.00
Fixtures, Drains, Equipment:	<u>\$ 64.00</u>
Total:	\$ 335.25

Residential Fire Sprinkler Plan Review: 9/19/17 (Based on 44 fire sprinklers)	\$ 171.00
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Fire Alarm Plan Review: Not Required

Fire Sprinkler Plan Review: Approved as Noted on 9/19/17

T.P.I.

Building Code Consultants, Inc.

321-325 Spruce St
South Elgin, IL 60177
Phone [630] 443-1567
Fax [630] 443-2495

DATE: August 10, 2017

PROJECT ADDRESS:
Glen Ellyn, IL

PERMIT NO.: 20171519

PLAN DATE: 7/1/17

DESCRIPTION: New single family residence with finished basement

SHEETS REVIEWED: A1, A2, A3, A4, A5, A6, A7, A8, A9, A10 dated 7/1/17; Manual J and D dated 7/3/17

PLANS PREPARED BY: Michael J Grimson; 081-005008

PLAN EXAMINER: Steve V Tisinai, IL Licensed Plumber, MCP

Please note: It is strongly suggested that any revisions submitted shall have an attached “Point-by-Point Response Letter”, responding to and/or regarding plan review comments, indicating the number of the comment or issue and the page in which the revision is located, ie. “Building Comment, Item #4, Page A6”. Also, all revisions on the plans should be accompanied by a “symbol” that is incorporated in the legend on the Title Sheet indicating the revision date, as well as a “cloud” around each revision. This will help speed the revision process. Thank you for your assistance in this matter.

COMMENTS:

BUILDING (2009 IRC for One and Two Family Dwellings as Amended)- NOT APPROVED

1. Note: The house requires a fire sprinkler system to be installed and drawings have been submitted for review and approval.
2. Provide a soils report signed by a soils engineer that verifies the soil bearing capacity prior to concrete placement. A copy of the soils report shall be on the jobsite at the time of footing inspection. (Section R401.4)

3. A spot survey is required to be submitted and approved by the Village prior to any framing taking place on the property.
4. Revise the plans to show the minimum horizontal reinforcement for concrete basement walls in accordance with Table R404.1.2(1). Provide a minimum of 1 No 4 bar within 12" of the top of the wall story and one No 4 bar near third points in the wall story. (Section R106.1.1)
5. Revise the height, width and/or reinforcement of the foundation walls to meet the minimum requirements for vertical reinforcement for 10" concrete basement walls in accordance with Table R404.1.2(9). A 9ft wall with 8ft of unbalanced fill in areas which are known to contain soils in the SC classification shall be provided with a minimum of No 6 bars at 39" on center.
6. Indicate on the plans that all basement window wells greater than 30" deep shall be provided with a grate or other material capable of supporting a human impact loads. (Section R312.6 as amended)
7. Indicate on the plans the method of combatting shear forces in the exterior walls / braced wall lines at all openings located within 4ft of the corner. Clearly identify the method utilized and provide construction details. (Section R602.10)
8. Windows located more than 72" above finished grade or the surface below shall not have any opening less than 24" above finished floor in the room. (Section R612.2)
9. Provide roof ventilation calculations verifying the roof space is properly ventilated. (Section: R806.2)
10. Indicate on the plans that the stairs will have a maximum step riser height of 7-3/4" and that the maximum difference between the tallest and the smallest riser shall not be greater than 3/8". (Section R311.5.3.1)
11. Indicate on the plans that all stairs with four or more risers shall have a **continuous, graspable** handrail installed on at least one side of the stairway. The handrail shall have both ends returned to the wall. (Section R311.5.6) See basement stairs. Handrail shall be continuous from above the first riser to above the top riser.
12. Provide combustion air for all fuel gas appliances in the laundry room including the clothes dryer. in compliance with section G2407. The installation of a full-louvered door or two air transfer grills (minimum 100 sq. in. each and located within 12" of the floor and ceiling) is code compliant.
13. Provide combustion air for all fuel gas appliances in the mechanical room including the furnace and water heater in compliance with section G2407. The installation of a full-louvered door or two air transfer grills (minimum 100 sq. in. each and located within 12" of the floor and ceiling) is code compliant.
14. The maximum span of a Hem-Fir #2 roof rafter is 18'-2". The proposed installation appears to exceed those values (18'-6"). Provide details showing compliance or revise the plans to increase the size of the roof rafters. (Table R802.5.1(3))

ENERGY CONSERVATION (2015 International Energy Conservation Code)- **NOT APPROVED**

PERSCRPTIVE METHOD

1. Manuals J and S Approved
2. The building thermal envelope shall be durably sealed to limit air infiltration in accordance with Section 402.4.1. A 3rd party test is required at the contractor's expense. A copy of the test report shall be given to the Village prior to the final inspection.
3. Indicate on the plans the quantity of and method of providing outdoor air to the house in accordance with Table R403.5.6(1). (Section R403.5 as Amended by the State of Illinois)
4. When following the prescriptive method all hot water piping shall be insulated to a minimum of R-3 per Section R403.5.3

ELECTRICAL (2011 National Electric Code as Amended)- **NOT APPROVED**

1. Provide at least one general purpose, GFCI protected receptacle in each unfinished portion of the basement. (Articles: 210.8(a)(5) and 210.52(g))

PLUMBING (2014 Illinois Plumbing Code as Amended)- **APPROVED as NOTED**

Domestic Water Service Size: 1-1/2"

Water Fixture Units: 41

Water Meter Size: 1"

Fixtures: 22

Floor Drains: 3

Equipment: 7

1. The fire sprinkler system requires a 1-1/2" water service per the submitted drawings.
2. The State of Illinois does not permit separate water services for the domestic and fire sprinkler. The fire system backflow device shall be located within 24" of the domestic service branch.
3. A stack test is required on all waste and vent piping at the time of the rough and underground inspections.
4. The foundation must be backfilled prior to the underground plumbing inspection.
5. 75 psi air test or water pressure required on water piping at time of rough inspection.
6. 25 psi air test required on all gas piping at the time of the rough inspection
7. All new plumbing must meet Illinois Plumbing Code and Village of Sugar Grove ordinances.
8. Water service from main to building to be installed by a licensed plumber.

Additional comments may result, dependent upon your responses to the above items.

This review is based upon and limited to the information presented on the drawings and/or material submitted. Matters not presented within the construction documents submitted nor items not requested for review, which are required for the granting of permits by the jurisdiction, are assumed to be reviewed and inspected by others and not to be considered as part of this review unless otherwise herein specifically requested. No responsibility or duty is accepted, implied, or extended to, for and/or resulting from construction in any phase, form or manner. All areas of review not referenced in the headings above, including the existing base building, zoning and engineering, are reviewed by others.

The plan review does not imply that the submittal is either approved or disapproved by the municipality for which it is being reviewed. Submittal approval, disapproval and the granting of permits to start work must be obtained from the municipality.

Please note: The omission of any comments or requirements from this review does not relieve the applicant, designer, owner or contractors from their obligations to comply with all ordinances, rules and adopted codes of the Village of Glen Ellyn.

T.P.I.

Building Code Consultants, Inc.

321-325 Spruce St
South Elgin, IL 60177
Phone [630] 443-1567
Fax [630] 443-2495

DATE: **August 29, 2017**; August 10, 2017

PROJECT ADDRESS: Glen Ellyn, IL

PERMIT NO.: 20171519

PLAN DATE: **8/15/17**; 7/1/17

DESCRIPTION: New single family residence with finished basement

SHEETS REVIEWED: **A1, A2, A3, A4, A5, A6, A7, A8, A9, A10 dated 8/15/17**
A1, A2, A3, A4, A5, A6, A7, A8, A9, A10 dated 7/1/17; Manual J and D dated 7/3/17

PLANS PREPARED BY: Michael J Grimson; 081-005008

PLAN EXAMINER: Steve V Tisinai, IL Licensed Plumber, MCP

Please note: It is strongly suggested that any revisions submitted shall have an attached “Point-by-Point Response Letter”, responding to and/or regarding plan review comments, indicating the number of the comment or issue and the page in which the revision is located, ie. “Building Comment, Item #4, Page A6”. Also, all revisions on the plans should be accompanied by a “symbol” that is incorporated in the legend on the Title Sheet indicating the revision date, as well as a “cloud” around each revision. This will help speed the revision process. Thank you for your assistance in this matter.

COMMENTS:

BUILDING (2009 IRC for One and Two Family Dwellings as Amended)- **APPROVED**

1. Note: The house requires a fire sprinkler system to be installed and drawings have been submitted for review and approval.
2. Provide a soils report signed by a soils engineer that verifies the soil bearing capacity prior to concrete placement. A copy of the soils report shall be on the jobsite at the time of footing inspection. (Section R401.4)
3. A spot survey is required to be submitted and approved by the Village prior to any framing taking place on the property.
4. **All previous building code issues have been resolved.**

ENERGY CONSERVATION (2015 International Energy Conservation Code)- APPROVED as NOTED
PERSCRIPTIVE METHOD

1. Manuals J and S Approved
2. **The plans indicate that a whole house ventilation system is required but does not give specifics. The system must supply fresh air from the outdoors at a continuous rate of 90 cfm (note reduced run times are available per Table R403.6.6(2) in exchange for increasing the amount of airflow).** Indicate on the plans the quantity of and method of providing outdoor air to the house in accordance with Table R403.5.6(1). (Section R403.5 as Amended by the State of Illinois)
3. **All other previous energy code issues have been resolved.**

ELECTRICAL (2011 National Electric Code as Amended)- APPROVED

1. **All previous electric code issues have been resolved.**

PLUMBING (2014 Illinois Plumbing Code as Amended)- APPROVED

Domestic Water Service Size: 1-1/2"

Water Meter Size: 1"

Floor Drains: 3

Water Fixture Units: 41

Fixtures: 22

Equipment: 7

1. **All previous plumbing code issues have been resolved.**

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Please note: The omission of any comments or requirements from this review does not relieve the applicant, designer, owner or contractors from their obligations to comply with all ordinances, rules and adopted codes of the Village of Glen Ellyn.

T.P.I.
BUILDING CODE CONSULTANTS, INC.

Phone [630] 443-1567

Fax [630] 443-2495

January 2, 2018

City of Highland Park
1150 Half Day Road
Highland Park, IL 60035

Re: New Single Family Residence
Highland Park, IL

The following is a cost breakdown for the above project plumbing plan review:

Residential Plan Review: 1/2/18	\$ 422.50
Plumbing Plan Review Base Fee:	\$ 60.00
Fixtures, drains and equipment:	\$ 54.00
FedEx Shipping Fee: (Tracking #808901089638)	<u>\$ 27.27</u>
Total:	\$ 563.77

This will be invoiced at the end of the month.

T.P.I.
Building Code Consultants, Inc.
321-325 Spruce St
South Elgin, IL 60177
Phone [630] 443-1567
Fax [630] 443-2495

DATE: 1/2/18

PROJECT ADDRESS:
Highland Park, IL

PERMIT NO.: Not provided

PLAN DATE: 11/3/17

DESCRIPTION: Single family residence

SHEETS REVIEWED: SP, A1.1, AA2.1, A3.1, A4.1, D1, D2, D3

PLANS PREPARED BY: Premier Architecture, Inc.

PLAN EXAMINER: Joe Tisinai, MCP, IL Licensed Plumber

REVIEW STATUS: **Not Approved-** Submit revised plans and/or documents addressing the comments below.

Please note: It is strongly suggested that any revisions submitted shall have an attached “Point-by-Point Response Letter”, responding to and/or regarding plan review comments, indicating the number of the comment or issue and the page in which the revision is located, ie. “Building Comment, Item #4, Page A6”. Also, all revisions on the plans should be accompanied by a “symbol” that is incorporated in the legend on the Title Sheet indicating the revision date, as well as a “cloud” around each revision. This will help speed the revision process. Thank you for your assistance in this matter.

COMMENTS:

BUILDING (2009 IRC for One and Two-Family Dwellings as Amended)

1. Provide a soils report signed by a soil engineer that verifies the soil bearing capacity prior to concrete placement. A copy of the soils report shall be on the jobsite at the time of footing inspection. Note only- no response necessary (Section R401.4)
2. A spot survey is required to be submitted and approved by the City prior to any framing taking place on the property. Note only – no response necessary
3. Approved plans shall be on site for all inspections. Note only – no response necessary. (Section: R106.1.1)
4. A Plat of Survey is required to be submitted with the revised plans showing the location of the proposed residence and all required setbacks as well as any impervious surface areas such as a patio or driveway. (Section 106.1.1)

5. Revise A1.1 to clarify the starting and stopping point for the different spacing requirements for the floor joists. (Section R106.1.1)
6. Revise the plans to indicate a minimum twenty two-inch (22") by thirty-inch (30") attic access opening which is in a readily accessible location for **all** attic areas. (Section: R807.1)
7. Clarify on the plans the method of combatting shear forces in the exterior walls / braced wall lines at all openings located within 4ft of the corner. The note on A4.1 indicates anchors will be installed, identify the location and provide details for such anchors. Revise the note to identify the 2009 IRC, as adopted by the Village. (Section R602.10)
8. Windows located more than 72" above finished grade or the surface below shall not have any opening less than 24" above finished floor in the room. (Section R612.2)
9. Indicate on the plans that the maximum difference between the tallest and the smallest stair riser shall not be greater than 3/8". (Section R311.7.4)
10. Revise plans to indicate the size (CFM) and location of all supply and return air vents. (Section: R106.1.1)
11. All equipment and appliances, including the air conditioner, water heater and furnace, shall be installed in accordance with their listings and the manufacturer's installation instructions. A copy of the manufacturer's installation instructions must be provided on site at the time of inspection.

ENERGY CONSERVATION (2015 International Energy Conservation Code)

1. Provide compliance with Chapter 4 of the International Energy Conservation Code or submit a completed, compliant RES-check document. The notes on SP and the details on the plans have conflicting information. Provide calculations indicating compliance with Section R402.2.2 for any vaulted areas. (Section R401.2)
2. The building thermal envelope shall be durably sealed to limit air infiltration in accordance with Section 402.4.1. A 3rd party test is required at the contractor's expense. A copy of the test report shall be given to the Village prior to the final inspection.
3. The HVAC system shall be controlled by a programmable thermostat. (Section R403.1)
4. Revise the plans to indicate an approved method of providing outdoor air to the house in accordance with Section R403.6, as Amended by the State of Illinois. Note 10.28 on SP indicates that 2 bath fans will exhaust air, the requirement is for providing outdoor air into the house.
5. When following the prescriptive method all hot water piping shall be insulated to a minimum of R-3 per Section R403.5.3.

ELECTRICAL (2005 National Electric Code as Amended)

1. Provide a panel schedule identifying, in part, the panel voltage, the size of all overcurrent protection devices and the use/title of all branch circuits. (IRC Section R106.1.1)
2. Provide a one-line diagram indicating the size, type and quantity of all service entrance conductors and complete grounding details. (IRC Section R106.1.1)
3. All receptacles in unfinished areas of the basement, such as by the furnace shall be GFCI protected. (Articles: 210.8) and 210.52(g))

PLUMBING (2014 Illinois Plumbing Code as Amended)

Domestic Water Service Size: 1 1/2"

Water Meter Size: 1"

Floor Drains: 1

Water Fixture Units: 34.25

Fixtures: 14 + 3 U.G. rough in

Equipment: 9

1. A stack test is required on all waste and vent piping at the time of the rough and underground inspections.
2. 75 psi air test or water pressure required on water piping at time of rough inspection.

3. A1.1 indicates a 1" water service and the isometrics indicate a 1 1/2" service. Clarify and remove conflicting information.
4. Water service from main to building to be installed by a licensed plumber.
5. Revise isometrics to include the optional laundry tub.
6. Revise isometrics to show the waste piping for the laundry and master bathroom sized in accordance with Section 890.1340.
7. Note 11.34 on SP indicates a RPZ will be installed for the fire sprinkler system. Indicate the location of the RPZ and provide a floor drain.

Additional comments may result, dependent upon your responses to the above items.

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