

**NAPERVILLE BUILDING REVIEW
BOARD MINUTES
April 6, 2010 – 2:00 P.M. – City Council Chambers**

Call to Order	<u>Time:</u>	2:02 pm	
Roll Call Commissioners:	<u>Present:</u>	<u>Yes</u>	<u>No</u>
	Nick Lenert	X	
	Michael Cody	X	
	Daniel Jungels	X	
	Rick Mattioda	X	
	Kevin Peterson	X	
	Brad Drendel (arrived at 2:10)	X	
	Marshall Persky		X
	Ali Setork	X	
	William Habel	X	
Staff Present:	Chief Building Official – Marvin Brooks Operations Manager – John Rutkowski Fire Inspector – Scott Scheller Development Process Assistant – Gail Dulkinys		
Agenda Item			
Agenda Item 1: BRB Case #75	Applicant: Bridge Communities, 505 Crescent Blvd., Glen Ellyn, Illinois 60137 Property Location: 1347 Crab Apple Court Request: Variation ruling to the 2006 International Building Code Section 708.3 (Fire Partitions) to allow for twenty (20) minute fire rated doors, where hour (1) fire rated doors are required by code.		
	Applicant Presentation: Attorney John Mulherin of Mulherin, Rehfeldt & Varchetto, P.C. (211 S. Wheaton Ave, Suite 200 Wheaton, Illinois 60187) represented the applicant; Bridge Communities. During his presentation he cited: <ul style="list-style-type: none"> • Bridge Communities is an organization that provides housing assistance to needy families. • This building is converting from rental units to condos. • Bridge Communities will own 80% of each unit. • Spoke with the Building Department at the city and proposed painting the door jambs with fire resistant paint and was rejected. • Asking for relief from the expense of replacing the door jambs. The approximate cost would be \$730.00 per door. Fourteen (14) door jambs will have to be replaced. 		
	Staff Presentation: Marvin Brooks <ul style="list-style-type: none"> • The City adopted a Condo Conversion Ordinance in 2008 (ORD 08-037). This ordinance requires that all condo conversions have fire sprinklers installed. 		

	<ul style="list-style-type: none"> • The applicant petitioned the City for a Condo conversion before the 2008 ordinance was adopted. As such, the conversion is not subject to full compliance with the new ordinance, but instead must meet the minimum requirements of the International Building Code (IBC). • Section 708.3 of the 2006 International Building Code states that a building of this construction shall have a fire resistance rating of not less than one hour. • Section 1020.1 states that exit enclosures shall have a fire resistance rating of not less than 1 hour where connecting less than four stories. This building consists of 3 stories. <p>Staff Presentation: Scott Scheller</p> <ul style="list-style-type: none"> • Over the past fourteen years there have been eight (8) structural fires and six (6) smoke scares at this particular complex which is comprised of 12 buildings similar to the petitioner's building. 	
	Public Testimony: None	
	<p>Building Review Board Questions/Discussion:</p> <ul style="list-style-type: none"> • Since the petition for condo conversion predates the existing condominium conversion ordinance and therefore does not have to install sprinklers, the one (1) hour doors will at least ensure that they meet the minimum requirements of the IBC. • The cost of each door (\$730 per door) is not worth the risk of allowing the petitioner to retain the existing twenty (20) minute fire rated doors for the future occupants of the building. • Beyond the requirement for condominiums, even a new apartment building constructed today would require sprinklers. 	
	<p><u>Motion to Close the Public Hearing:</u></p> <p>Motion by: Cody Seconded by: Lenert</p>	<p>Approved (8 to 0)</p>
	<p><u>Motion:</u> Deny the request for a variance to Section 708 of the International Building Code (Fire Partitions) to allow for twenty (20) minute fire rated doors, where hour (1) fire rated doors are required by code, at the condominium conversion located at 1347 Crab Apple Court.</p> <p>Motion by: Cody Seconded by: Mattioda</p>	<p>Approved (8 to 0)</p>
Adjournment	2:44 pm	