



**NAPERVILLE BUILDING REVIEW BOARD
MINUTES OF AUGUST 16, 2017**

APPROVED BY THE BRB ON 01/17/18

Call to Order

2:02 p.m.

A. Roll Call

Brockman, Smith, Jurjovec, Kuhrt, Meyer-Smith, Kronewitter, Castagnoli, Russell, Ghassan

Present: Brockman, Smith, Jurjovec, Kuhrt, Meyer-Smith, Kronewitter, Castagnoli, Russell, Ghassan

Absent: None

Staff Present: Dick, Filippo, DiSanto

B. Public Forum

Councilwoman Patty Gustin spoke about the importance of embracing smart home technologies.

Councilwoman Gustin gave an update on how the City supports technology specifically by showing the City's updated website. Gustin asked the BRB to support new smart home technologies. One technology to move forward is a smart carbon and smoke detector. Gustin showed a video from Next about Nest Protect. This product which is wireless and battery powered can save money on installation, lives and homes. A proposed ordinance would allow non-hard wired but interconnected wirelessly products such as this. Gustin summarized letters of support from the Northern Illinois Home Builders Association, and the Naperville Fire Department (*attached*). Gustin concluded by asking members of the BRB for their support of an ordinance change to the City's Ordinance.

Ghassan -- Is this for new homes or existing homes? – Gustin responded this would cover existing and new.

Smith – Is this specific to just Nest? – Gustin responded that this is not specific to one brand.

Ghassan – What is the cost for this? – Gustin answered anywhere from \$99 to \$120 per detector, but because hard wired installation is not necessary you can save money.

Ghassan – Are these required in every room? – Gustin stated these would be required in the same areas that our current code requires.

Russell – If this is in a senior home, maybe the batteries aren't replaced, maybe they don't have a smart phone, would the Fire Department still be alerted? -- Gustin responded that this is an option. You can still do the "dumb" smoke detectors. But smart technology can alert seniors with light and not just an alarm sound from a dumb detector.

Kronewitter – These are hard wired for new, you’re not talking about battery powered, are you? – Gustin responded that these are battery operated. Older homes in the 60s and 70s are battery powered. This provides more notice when the battery goes bad, and they are moving towards batteries that last longer. This option, allows the battery powered.

Meyer-Smith -- Is there a monthly charge for this? Gustin responded no.

Ghassan – How do you make a homeowner put in a new detector for a renovation? -- Gustin responded that the City requires a permit and certain things then triggers the smoke alarm ordinance. Some people may not pull permits because they know they’ll have to do this.

Smith – You are just saying this as an alternative, if someone wants to still hardwire they can, correct? Gustin responded yes, this is just an alternative.

Filippo – Once we get the proposed ICC Code update books this may or may not be addressed.

Jurjovec – Thank you Councilwoman Gustin. Your comments as well as all other input gathered throughout our Code review process will help shape future decisions.

C. Minutes

Approve the minutes of May 17, 2017.

Motion by: Ghassan
Second by: Jurjovec

Approved
(9 to 0)

D. Public Hearings

None

E. New Business

Trevor Dick, Development Services Team, gave an overview of the proposed process for reviewing and adopting the new ICC Codes. Trevor spoke about how members of the BRB could participate in the process if they are interested. Staff’s idea is that BRB members could volunteer to sit on one of the many subcommittees that will each examine a particular ICC Code. There will likely be 14 code books and therefore 14 different committees. Staff will also reach out to representatives from the private sector. There will also be a comment sheet posted on the City’s website for anyone to provide comments. In late summer 2018 recommendations will be presented to the BRB, followed by a summary report sent to Council. Typically, we begin to enforce the 2018 Code in early 2019.

- Ghassan – Can we make those meetings in the evenings? Mr. Dick said

that the City will be flexible and happy to work with the committees to find what works best.

Mr. Dick asked members of the BRB if they would like to share any issues or concerns they have with current building codes. Members noted the following:

- Brockman – ICC inspections can be difficult. Can the local municipality create exemptions from what the ICC code states? Mr. Filippo responded that yes, the ICC allows for local amendments for most codes. The City adopts what it decides to do. Plumbing you have to follow the State plumbing code.
- Smith – Regarding the gas code in the garage, is a 6-inch gas curb still required? Mr. Filippo said that this requirement does not exist in our code.
- Russell -- Regarding accessibility, in some other states, you can have shared parking striped spaces – if there is a striped area and there is no open accessible parking, people can just park there which means more parking and less pavement. Can we do that type of thing? Mr. Filippo responded that this would be an accessibility item that would have to follow state/federal codes.
- Jurjovec – The more stringent visitability issues in the code. For example, do we need to require 2’10” clear door openings on every first-floor space in a home. Clients want to know why the pantry door is 3’ wide? Can this all be addressed in the ICC code. Mr. Filippo responded that this is a local requirement, we aren’t sure what is in the new ICC Code.
- Ghassan -- Should we require homes to be sprinklered? Mr. Filippo responded that the City decided to not require this during the last update.
- Ghassan -- Can we look at the 2015 energy code – and it requires commissioning? When and who can do it? Mr. Filippo responded it is in the 2015 code for commercial. According to State law we cannot make the energy code less stringent. The City asks for a pre-commission letter.
- Smith –Can we look at Title Five of the Local Code? Mr. Filippo responded that we can look at this and that everything is based off of Title 5.

F. Adjournment

2:39 p.m.