December 16, 2015 CONSTRUCTION COMMISSION MEETING Page 1 of 5

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Regularly Scheduled Meeting of the Construction Commission was held on Wednesday, December 16, 2015, at 2:00 p.m., City Hall, 419 Fulton Street, Room 404.

ROLL CALL

The following Commissioners were present: Ciccarelli, DeJarld, Goad, Huber, Scott, Shoemaker, Snyder - 7. Absent: Dillon, Hall – 2

City Staff Present: Raven Fuller, Josh Harris, Phillip Maclin, Brian McGrath, Stan Taylor, Madeline Wolf, Scot Wolf, Phil Yehl

MINUTES

Commissioner Snyder requested to amend the July 17, 2015 minutes for Wil Heimick’s comment to read, “He said stairwells and elevators are easy to adapt if you’re building a high rise from scratch, but it’s almost impossible in an existing building.”

Commissioner Snyder moved to approve the minutes as amended for the meeting held on July 17, 2015, seconded by Commissioner Scott.

The motion was approved unanimously viva voce vote 7 to 0

REGULAR BUSINESS

Chairperson Shoemaker said the purpose of the meeting was to continue discussion of the adoption of the 2012 code series. He informed the commission that an architectural firm produced a study that was given to the commission for review. Shoemaker said the study demonstrated the impact of what it meant to adopt the code compared to utilizing the current building code.

Michael Freilinger, 5510 Mooring Way, Peoria, Illinois, representing the Downtown Development Corporation (DDC) of Peoria, addressed the commission. He introduced the two architects who produced the study as Paul Kouri and Rob Lamberson. He said they were available to answer questions. He stated he supported recommendations from the Peoria Area Association of Realtors (PAAR) and the Peoria Area Home Builders Association (HBA). Freilinger said the study included four (4) recommendations. Freilinger stated the most interested recommendations include; the residential sprinkling system, the run and rise of stairways, and the continuous handrail. Freilinger confirmed Chairperson Shoemaker’s concern, and noted the Warehouse District Code Comparison Summary was not sent to the commission prior to the meeting.

Commissioner Huber supported the Downtown Development Corporation’s recommendations. He requested to review the summation of the recommendations with the commission. Huber referred to the memo, “Downtown Development Corporations of Peoria’s Recommendations Regarding the Adoption of the 2013 (correction. 2012) International Building Code,” 1.a. Under the International Existing Building Code. Huber expressed concern that the renovation of historic buildings presented challenges for developers.

Commissioner Huber continued to 1.b. Huber said 1.b. addressed small business owners who shop and live downtown in the Warehouse District. Huber said the recommendation allowed for individuals to have businesses on the first level and residential on the second level.
Chairperson Shoemaker requested time to review the recommendations and the "Warehouse District Code Comparison Summary" from the DDC. He referred to 1.b. and expressed concern for the validity of the permit when the project changed hands. He questioned the reasoning for including, "Owner-Occupied."

In response to Chairperson Shoemaker's inquiry, Commissioner Huber said five (5) buildings under 12,000 sq. ft. are located in the warehouse district.

Michael Freilinger addressed the questions from the commission. Freilinger said, "Owner-Occupied" referred to the residential component. Freilinger asked the Construction Commission to remove the requirement to sprinkle residences if the individuals who own the building were the residents. He said the owner of the building who resided in the building provided justification to remove the requirement for the installation of a sprinkler system. Freilinger expressed concerns for the cost of installing a sprinkler system; he referred to 1000 SW Adams as an example.

Freilinger expressed concern that the International Existing Building Code required commercial to be on the first level and referred to the development project at 800/801 SW Adams. Freilinger explained the 12,000 sq. ft. component was consistent with building sizes in the Warehouse District and with criteria in the building code. He said recommendation 1.a. included multi-family because most projects are mixed uses and multi-family in the Warehouse District.

Freilinger reiterated his request: apply the International Existing Building Code if sprinkler systems were a requirement. He explained his request was presented in an effort to reduce costs to developers.

Freilinger referred to and discussed Item #3 of the summarized handout.

Freilinger referred to the recent adjustment to Historic District tax credits. He said the DDC wanted to reduce development costs to offset the Historic District taxable income to developers. Freilinger explained the study was conducted to analyze the cost to developers in reference to the regulations of the 2012 International Building Code.

Rob Lamberson, Senior Architectural Project Manager at Farnsworth Group, Inc. spoke in response to Chairperson Shoemaker's request for clarification to Item #3 in the summarized handout. Lamberson said the 2012 International Building Code required mechanical ventilation, which increased costs for developers, in particular, Lamberson referred to the Murray project. Lamberson said the cost of the mechanical units in the historic district project was $10,000-$15,000 per dwelling unit.

Commissioner Goad expressed concern of the latitude of code causing hardships for the City building inspectors. Goad was concerned that in an adverse situation, pressure would be exerted on the inspectors. Goad referred to Item #2, "Recommend amending the ("the" used in error) both the International Existing Building Code and the International Building Code to specifically authorize the building code official to approve exceptions or alternatives to specific sections of the code process."

Michael Freilinger said Item #2 was meant to expedite the development process; providing the building official authority to support waivers without the appeal process.

Discussion ensued.

Commissioner Huber said he encouraged relieving pressure off of inspectors by implementing a more flexible system to allow leniency to the codes.

Chairperson Shoemaker expressed concern to implement language into the code that was subject to present conditions. He acknowledged the efficiency of the current City inspections group. Shoemaker turned the discussion to the State of Illinois Life Safety Code requirements. Shoemaker requested confirmation that the analysis presented to the commission included the State of Illinois requirements for Life Safety Code.
Paul Kouri, said the study focused on recommendations for the 2012 International Building Code and the International Existing Building Code. Kouri said he was aware of additional steps necessary to include the Life Safety Code requirements.

Phil Maclin, Captain of the Peoria Fire Department, said the Life Safety Code will take precedence over all other codes.

Discussion ensued.

Commissioner Huber expressed concern of the financial difficulty for downtown development without the recommendations for the 2012 International Existing Building Code. In response to Chairperson Shoemaker's inquiry, Huber said he was requesting a motion to support the four (4) recommendations presented from the DDC and to move forward with the adoption of the 2012 International Building Code.

Scot Wolf said the City wanted to organize a two (2) day seminar for training purposes. The intent of the seminar would be for the community to learn about the International Existing Building Code. Wolf was in support of the code, community, developers, and architects working together. Wolf said Staff's intent was not to restrict development. He said his team was willing to listen to the issues developers encounter and he encouraged working together.

Commissioner Huber agreed with Mr. Wolf.

Commissioner Goad questioned how other cities handled similar obstacles of meeting code without destroying history in historical districts.

Paul Kouri referred to recent development efforts of Boulder, Colorado and Milwaukee, Wisconsin. Kouri said Illinois had many code regulations that created challenges in developing the Peoria, Illinois area.

Michael Freiling suggested a city initiative to work with code officials from other cities to learn from other municipalities. Freiling agreed with Scot Wolf that city training seminars were a good idea.

Commissioner Huber questioned the hesitation for support from the commission. Huber said the DDC's recommendations was a conceptual outline and provided a great framework.

Chairperson Shoemaker expressed concern for the lack of time the commission had to review the DDC's recommendations and analysis.

Discussion ensued about item #3, operable windows and mechanical ventilation.

John Callear, with Home Builders, questioned the discussion regarding historical landmarks and voiced his interest in a discussion of adopting the code in relation to the impact for new construction projects. The older code cycles are friendlier to historical areas and expressed support for area specific adoption of the code as a possible approach.

Chairperson Shoemaker said the old codes would not necessarily help development in the Warehouse District.

Chairperson Shoemaker and Scot Wolf did not support the adoption of different codes for specific areas in Peoria.

Jeff Colbus, Peoria Area Association of Realtors, referred to zoning codes.

Chairperson Shoemaker explained the difference between zoning codes and building codes. Shoemaker referred to life safety matters and the Life Safety Code. Shoemaker explained the overlap of building codes with life safety codes.
Commissioner Huber suggested to endorse the recommendations to present to City Council.

Commissioner Snyder said he did not disagree with what was presented. He expressed concern the topic was more political than technical.

Commissioner Huber disagreed with Snyder and said analyzing 1.a. and 1.b. of the handout was a technical application.

Commissioner DeJarld questioned the intent of the recommendation. DeJarld said without proper language relevant to the code, the commission was not able to make a recommendation to City Council.

Commissioner Huber confirmed the intent was to receive support from the commission. Huber said the DDC’s recommendations would be presented to City Council regardless.

Chairperson Shoemaker asked for clarification for Item #3.

Commissioner Cicciarelli agreed with the concept to support the development of the Warehouse District. Cicciarelli said the recommendations needed to be implemented into the codes before the commission can efficiently discuss and properly vote.

Michael Freilinger suggested the commission to direct staff to review the code and to incorporate the recommendations presented from the DDC into the code with the intent for technical review. Freilinger asked for the commission’s support.

Chairperson Shoemaker expressed concern of the current involvement in the code adoption cycle. Shoemaker said the issue being discussed was unrelated to the code adoption. Shoemaker suggested the recommendations cross reference the state codes.

Commissioner Goad suggested to proceed with the code adoption cycle.

Rob Lamberson expressed concern of adopting the code without recommendations from Construction Council.

Commissioner Goad questioned the time frame necessary for adopting the codes.

Scot Wolf explained the intent to adopt the codes was to stay current for insurance purposes and life safety reasons. Wolf said the surrounding communities intended to adopt codes on a 6-year cycle for coordination purposes. In response to the most recent code (2015), Wolf explained the complexity of jumping code cycles. For training purposes and to eliminate challenges, adopting codes on a 6-year cycle (two code cycles) versus 9 or 12-year cycle (three or four code cycles) was preferred.

Commissioner Huber requested to make a motion. He was in favor of providing a recommendation to present to City Council including the endorsement of the concepts presented from the DDC.

Commissioners Shoemaker and Scott preferred to incorporate recommendations into the code prior to presenting it to City Council.

Jeff Colbus, was in support of working with City Staff to include the recommendations with the appropriate language then present that to the Construction Commission and then to City Council.

Discussion ensued in support of mechanisms in promoting development in the Warehouse District. Concern was raised for the current projects that would incur additional costs due to the adoption of the 2012 International Building Code.

Discussion ensued of timeline to process recommendations into code language to present to the commission.
December 16, 2015  CONSTRUCTION COMMISSION MEETING  Page 5 of 5

It was confirmed City Staff would work with the DDC to incorporate the intent of the presented recommendations into the 2012 International Building Code to present to the Construction Commission at the next regular scheduled meeting.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE COMMISSION

Jeff Colbus, Peoria Association of Realtors, made a request for new construction under the 2012 International Building Code to not include the mandatory installation of a fire sprinkler system.

ADJOURNMENT

Commissioner Goad moved to adjourn the Construction Commission Meeting, seconded, by Commissioner Cicciarelli.

The motion was approved viva voce vote 7 to 0.

The Construction Commission meeting adjourned at approximately 3:53 p.m.

[Signature]
Madeline Wolf, Development Technician