CONSTRUCTION COMMISSION

Wednesday, August 21, 2019

City Hall – Room 404

2:00 P.M.

SPECIAL MEETING

AGENDA

1. Call to Order

2. Roll Call

3. Approval of June 7, 2019 Meeting Minutes

4. Forward a recommendation to City Council on request of City of Peoria staff to amend Chapter 5 relating to Air Rights

5. Opportunity for Citizens to Address the Commission

6. Adjournment
AN ORDINANCE AMENDING CHAPTER 5 OF THE CODE OF THE CITY OF PEORIA PERTAINING TO AIR RIGHTS

WHEREAS, the City of Peoria is a home rule unit of government pursuant to Article VII, Section 6 of the Constitution of the State of Illinois 1970, and may exercise any power and perform any function pertaining to its government and affairs; and,

WHEREAS, the City of Peoria wishes to assist in the development of private property while maintaining safety for all persons in Peoria;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, as follows:

SECTION 5-122. Chapter 5 of the Code of the City of Peoria is hereby amended by deleting the following stricken words and by adding the following underlined words:

Sec. 5-122. - Amendments to International Building Code.

The International Building Code, as adopted in section 5-121 of this chapter, is amended as provided in this section.

... Section 109.3 Stair treads and risers, Exception No. 5. In occupancies in Group R-3 as applicable in Section 101.2 within dwelling units in occupancies in Group R-2, as applicable in Section 101.2 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, the maximum riser heights shall be 8¼ inches (210 mm) and the minimum tread depth shall be nine inches (229 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).

Chapter 7 is amended as follows:

Table 705.8 Maximum Area of Exterior Wall Openings reference notes is amended as follows:

k. For buildings on adjacent properties where the property containing the taller building owns the Air Rights above the other, lower building and the taller building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1, the Allowable Area of window openings shall be 25% and windows shall be fixed, non-operable units. Refer to 706.6.1 Stepped Buildings for additional requirements.

Section 706.6.1 Stepped Building is amended as follows:

“Exception: For buildings on adjacent properties where the property containing the taller building owns the Air Rights above the other, lower building and the taller building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1, openings shall be protected as follows:
1. Type IIB construction: a. Window openings located within 15 feet above the lower roof shall have a ¾-hour fire rating and be protected by a water curtain.

   b. Windows located in their entirety 15 feet above the lower roof shall have a ¾-hour fire rating or be protected by a water curtain.

2. Type IIIB construction: a. Window openings located within 15 feet above the lower roof shall have a 1½-hour fire rating and be protected by a water curtain.

   b. Windows located in their entirety 15 feet above the lower roof shall have a 1½-hour fire rating or be protected by a water curtain.

Chapter 11. Accessibility is hereby deleted in its entirety and the following inserted in lieu thereof:

...The City Clerk shall keep one copy of such code on file in her office and make the same available for inspection or copying pursuant to office policy.

Section 2. This Ordinance shall be in full force and effect immediately after its passage.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, this ______ day of ______________________, 2019.

APPROVED:

_______________________
Mayor

ATTEST:

_______________________
City Clerk

EXAMINED AND APPROVED:

_______________________
Corporation Counsel