



VILLAGE OF WAUCONDA  
COMMITTEE OF THE WHOLE MEETING MINUTES  
TUESDAY, NOVEMBER 2, 2021

**1. CALL TO ORDER**

The Committee of the Whole meeting was called to order by Mayor Sode at 6:28 PM

**2. ROLL CALL**

Upon Roll Call by Clerk Radcliffe, Mayor Sode and the following Trustees were present:  
Trustees Barbini, Howe, Schlick, Shaw, Kuhn, and Ferrier.

**Also Present:**

Allison Matson (Village Administrator), Dave Wermes (Chief of Police), Thomas Lyons (Treasurer/Director of Finance), Rudy Magna (Village Attorney), Jacob Mann (Public Works Superintendent), Gregory Anderson (Director of Community Development) and Mike DaValle (Deputy Fire Marshall).

**3. PUBLIC COMMENT:**

No public comments.

**4. APPROVAL OF OCTOBER 19, 2021 COMMITTEE OF THE WHOLE MINUTES**

Motion to Approve the October 19, 2021 Committee of the Whole Minutes made by Trustee Barbini, seconded by Trustee Ferrier.

Ayes 6, Nays 0

**MOTION DECLARED CARRIED**

**5. ITEMS FOR DISCUSSION**

**A. Discussion of Building Code Amendments**

Director of Community Development, Greg Anderson, presented in whole, as follows:

Good Evening Mayor and Board of Trustees

I would like to take a step back from tonight's presentation and restate the "WHY" we are updating the Building Codes for the Village of Wauconda.

Building codes address many of a society's most important concerns, including public health and safety, and environmental protection.

Model codes, are a set of minimum requirements for building design, construction and operation to protect public health, safety and the natural resources that sustain us, help us "build it right" at the beginning when it matters most.

Newer Building codes now offer enhanced protection against the threats of natural disasters and make our communities more resilient, sustainable and livable for generations to come, which

lowers the price of mitigation for building owners.

Updated model codes benefit the communities that use them. Ultimately, jurisdictions enforcing current codes demonstrate they are forward thinking and open to change that improves lives. This is Wauconda.

Updated codes that produce a more valuable building should benefit builders in addition to owners. On the residential side, the relatively small percentage increase in construction costs for homes built under updated codes is more than offset by improved quality and safety. Likewise, a home costing less to own and operate should produce a higher return at sale and resale.

To a large extent, state and local building codes and standards and their level of enforcement reflect expectations for safety, health and well-being.....protection from natural and man-made hazards, safe and cost-effective construction, conservation of natural resources and low energy bills, and the model codes they are based on are the result of many different views coming together and achieving consensus about what is essential and what is not.

When model codes are enforced by a particular jurisdiction, they serve as a common-language script for architects, engineers, builders/contractors and inspectors. They provide consistent specifications and requirements for product manufacturers and suppliers. Hence the presentation of the 2018 codes and not 2021, to unfamiliar and new to the industry, no track record.

Building codes underpin the work of architects, engineers, builders and developers. Architects and engineers must ensure their building designs meet or exceed the minimum, legally-mandated code requirement for a particular jurisdiction.

The strength of a jurisdiction's building code affects the competitiveness of builders and building suppliers alike. Code changes enable innovation in the building sector and permit more innovative products and processes for them to gain market share.

Model codes are transformed into local law when they are enacted by local governments, thereby becoming local building codes. These local building codes then become the rulebooks for the jurisdiction's construction industry and the primary mechanism for municipalities to assure its new buildings are up-to-date.

Once adopted, jurisdictions typically provide a window of time to phase in and implement newly adopted codes. This allows for education and training for the building industry workforce and for building inspectors.

Currently there are no certification programs available for our present Building Codes (2003), the Industry (code instructors) have training programs available for 2018 and are already training and certifying for 2021.

Code updates spur innovation that creates better products and stimulates economic development. Up-to-date building codes can lead to valuable operational cost-savings for building owners.

This means that builders, performing at the 2006 code level, are forcing their buyers to pay 50 percent more to heat, light, and cool their homes than would be the case if they had used the 2012 code. The \$2,000 or \$3,000 extra in initial costs the builder experiences pales in significance when compared to the tens of thousands in reduced energy costs the building owners or residents will experience over the building's useful life.

The amendments we have presented over the past three committee meetings are comprehensive, detailed and very specific to certain material aspects of each of the thirteen chapters you have been presented.

Tonight's presentation is no different than the last three committee meetings as we have presented the suggested changes from the 2003 Edition to the 2018 Edition, which include some of the following: references, additions, insertions, changes and deletions outlined by each

proposed section of the building codes for the Village of Wauconda.

For clarification, what is before you is the structure or framework of the adopting ordinance that will be presented to you at a regular meeting. This framework once assembled by legal counsel and the Department of Community Development are what will be known as “local amendments” of and to the International Codes.

I do have some minor corrections to bring up the references to and for the National Electrical Code (NEC) – International Electrical Code should have all been 2017 NEC / NFPA 70.

- **Amendments to International Fire Code (IFC)(2018)–Chapter 93**

Deputy Fire Marshall Mike DaValle presented the amendments to the fire code and advised that the majority of what is in the agenda packet is what we have already from 2003. Major changes are basically technological changes or changes that we at the fire district and fire services as a whole, found to be better. A good example of that is anytime someone remodels and they have a conventional fire alarm panel, which means there is no digital read-out on it, we ask them to upgrade to one that has a digital read-out and it can tell us exactly what detector is activated. We are then able to take that particular detector out of service instead of taking the whole building out of service, so it’s safety more or less. Another example is we ask for each riser on a sprinkler system so if a building has four separate risers which would feed a far portion, or a different story of the building, to be able to have an individual shut-off and not the ability to shut-off the whole building, just that portion of the building. One of the other biggest changes in here that we don’t have currently have, is what is called a standing pipe system. What we have 200 foot pre-connected hoses to our vehicles, anything over 150 feet has pretty much become industry standard, if we go in 150 feet you’re supposed to have a standing pipe at that point that you can hook into. You can see them in stairwells and high-rises, and places like Liberty Arms that they have agreed to already along the way, but now we are putting it into code to make it standard. All of this is basically the gist of the changes to the fire code. Questioned was if the fireworks display was part of this code, and the Deputy Fire Marshall confirmed it is, and how it is written is correct. WFD comes to the Village with everything, and the Village will then issue a permit for the fireworks’ display, that is the correct process.

- **Amendments to the National Electrical Code (NEC/NFPA70)(2015)–Chapter 150**

Director Anderson spoke regarding the changes to the electrical code, advising all the changes, details and references are in the agenda packet presented to the Board. Some of the additions and changes that we’re making, ‘concealed tube and knob wiring’ we are deleting that article in the code book. We are adopting appendixes A, B, C, D, Informative Examples, and I which is we don’t want you to over torque the screws on an outlet when you are putting the wires down, basically that is what that is all about. Product safety standards are UL listed products, that is what we want to see in residential, commercial, and industrial. Item J, which will get renumbered, the following provision supersedes the adopted codes; these are the Commonwealth Edison standards for the masthead that comes out of the house where you connect to the utility poles in the backyards. The one thing that is not prohibited in here, that we think if installed correctly, (on the next page with the graphics), is what the name brand known as Romex, or non-metallic wiring throughout the house. It can be done carefully as long as the manufacturers specifications are followed correctly. Questioned with current code and the proposed code, does a licensed electrician have to perform all of the work. Per Director Anderson, under the new Registration Contract and Program, and per the new code, yes. A home owner may perform their own minor work, but major work under the electrical code has to be performed by a

licensed, registered electrician. This would be vetted during the time of the building permit. Director Anderson advises if you are changing a switch or an outlet, that would be considered minor, but if you are moving one, we would want a licensed and registered electrician. Basically, if it's the type of work that requires a permit, you are required to get an electrician. Questioned for safety reasons was the use of Romex in a remodel if the structure already has pipe and wire. After much discussion, it was determined that as long as there is a qualified and licensed electricians doing the job, that is all we should need and Romex could be allowed in remodels that have pipe and wire.

- **Amendments to International Residential Code (IRC)(2018)–Chapter 150**

Director Anderson advised that in the packet is the amendments to the international residential codes and this one gets into details. Sub-sections talk about concrete curb pipe, gas curbs, things of that nature that we want to see. This is the code book that speaks to residential sprinkler systems within new construction. It is a fully sprinklered residential home upon construction. These were presented back in the 90's for life safety, it's still for life safety, but the technology and innovation has gotten far superior. It used to be an add-on, or an option sometimes the way the builders were marketing it, so when you bought a home for \$300k, and suddenly you were mandated to put a sprinkler system in, the add-on of an additional \$15k would knock you out of the ballpark for the affordability of the house. The mortgage was approved for \$300k, and now you have to come up with the \$15k cash out of your own pocket. What we are hoping they do with the technologies is include it in the price, so your \$300k home purchase includes the fire suppression system in the price Director Anderson added that we made a little bit of an enhancement to the exterior monotony codes which is in the agenda packet as well. You have a percentage of homes that you cannot have exterior features right across the street from each other, we enhanced that. Other than that, we adopted appendices in the back, A, B, C, F, G, K, and O. The ones we are deleting, as you can see in the packet, the list goes on; L – permit fees, we are looking to bring to the Board a new chapter inclusive of all the fees throughout the code book. Questioned was the sprinkler system and if they would be required for remodels, and per Deputy Fire Marshall Mike DaValle, the short answer is no, the only time it would be required in a remodel is there was a fire and there was over 50% damage, then it would be required. For the average remodel, a sprinkler system would not be required, it is basically for new homes going forward. Any homes that have already been planned and approved would also not fall under the sprinkler system requirement, this is intended for brand new homes, developments and subdivisions being planned after January 1, 2022. Per the Deputy Fire Marshall, basically any room that is 10X10 or bigger will be required to have them, which usually excludes closets, some bathrooms, but it is required in bedrooms, in hallways to cover stairs, and laundry rooms, kitchens and high activity rooms. It is not like a commercial system, the sprinkler system is not meant to put out fires, but suppress them enough to keep them from getting any bigger and as an escape route. Director Lyons responded to a question regarding Radon controls that we are adopting, and he advised that this is also for new construction going forward; all of this is for new construction.

Director Anderson finished up advising that he will take all the pieces and all the parts that the Board has seen and reviewed over the last four meetings, and start assembling them in an ordinance fashion. He will get together with Village Attorney, Rudy Magna, ensuring we have dotted all the i's, and crossed all the t's, and bring it back in four weeks for the Boards approval. In adopting a code by reference, Village Attorney Rudy Magna advised that we do have to have a copy available at the counter, and to post a notice that there is a code available that is being considered for adoption. This way we don't have to reprint those books in an ordinance format, we just deal with the modifications. Director Lyons advised he will order up another set, and that this will go into the upcoming newsletter, Facebook, and on all the social media that the Village has, with notice that come January 1, 2022 this will be implemented. The adoption will happen at the first meeting in December.

**6. ADJOURNMENT**

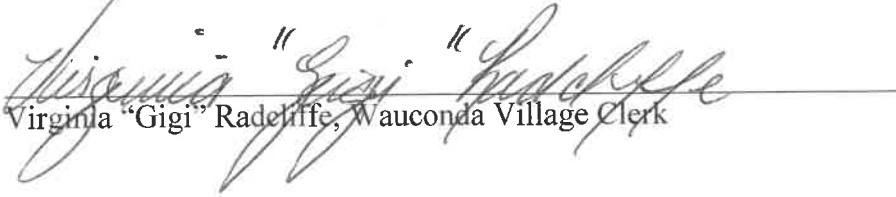
Mayor Sode called for a motion to adjourn the Committee of the Whole Meeting.

Motion to adjourn made by Trustee Ferrier at 6:56 PM, with all in favor.

Ayes 6, Nays 0

**MOTION DECLARED CARRIED**

Minutes respectfully submitted by:

  
Virginia "Gigi" Radcliffe, Wauconda Village Clerk

