



Suburban Building Officials Conference

BOCA International, Inc. Charter Chapter #7

International Code Council Chapter

www.sbo7.org

JULY 2003 NEWSLETTER

2003 Board of Directors:

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Deck & Balcony Construction

(by Don Plass)

While most of us in the suburbs don't see the same porch situation that the city does, it's just as important for the inspector to complete a full inspection of the deck to the rear of the single-family residence. Let's start with the definitions of Deck/Balcony:

- Balcony (exterior): An exterior floor projecting from and supported by a structure without additional independent supports
- Deck: An exterior floor supported on at least two opposing sides by adjacent structure, posts, piers or other independent supports.

Table 1606 of the Building Officials and Code Administrators International (BOCAI) provides the requirements for *live loads* in the design of decks/balconies. Balconies (exterior) are required to be designed using a 100 pounds per square foot live load. Balconies (exterior) for one and two family dwelling units not exceeding 100 square feet are designed using a 60 pounds per square foot live load. Decks are engineered as the same for the occupancy served. A deck built off of a second story single-family residence would be designed using a 40 pounds per square foot live load - just as the second floor of the residence would be designed using a 40 pounds per square foot live load. There are also separate dead load (the weight of the building material itself) design requirements in the code. Together, the live load and the dead load make up the "total load".

Balconies would generally be inspected at the rough inspection of the building, because it is actually an extension of the building. Decks on the other hand can be constructed at almost any time period, due to it being "attached" to the structure. The deck "post holes" are always inspected prior to pouring the concrete, but the actual rough framing of the deck may not always be seen prior to the final inspection. If it is a second floor deck, it is usually very easy to inspect at final. If it is an "on ground" deck, structural members are more difficult to see. Because of this difficulty, many municipalities are requiring a rough inspection of the deck prior to the floor decking being placed.

When a residence receives an Occupancy Certificate, inspections have been completed on all interior and exterior items. This is where the property owner becomes responsible for maintaining the integrity of the deck/balcony. The International Code Council (ICC) Code Development Vice President Mike Pfeiffer P.E. was recently quoted as saying, " If a porch moves when one person walks or jumps on it, or if you have any doubt about its safety, get a professional inspection. If the porch is crowded and people have difficulty in moving about, it probably exceeds capacity."

Usually after a disaster, such as the Chicago Porch incident, we have the "Complacency and Outrage cycle". Chicago is in the "Outrage" part of the cycle right now. Everyone asks "How could this happen?". Government adopts new, tougher, more restrictive codes, with more enforcement and then as people forget - the enforcement wanes until another disaster occurs.

As building officials we need to be responsible in our inspection duties and to keep the public informed of situations, which could jeopardize their health, safety and welfare.

Order Your SBOC Shirts & Hats

Order your SBOC shirts and hats... polo-type shirts and hats that bear the new SBOC7 logo embroidered upon them. They are "Jerzees" brand jacquard trim pique shirts, which wear very well. Shirts can be ordered in either white with a navy and red collar and sleeve band, or sport gray with a navy and white collar and sleeve band. Hats are "Capco" brand pro cotton twill caps in solid white or gray with the SBOC7 logo embroidered upon it. Shirts can be ordered in regular sizes (S, M, L, XL, XXL, XXXL) at a cost of \$27.00 each, and hats are \$12.00 each. If you are interested in ordering a shirt or hat or have specific questions about them, please contact Don Lay (Hinsdale) directly at 630.789.7037 or e-mail at dlay@villageofhinsdale.org.

Illinois Council of Code Administrators Report

(by Don Plass)

Due to vacations and delegates/alternates being out of town, the June Monthly Meeting was cancelled due to lack of a quorum. The Executive Board of ICCA will be meeting on July 15th, 2003 at the ICC Headquarters in Country Club Hills.

During the meeting a full report on the May Annual Meeting of ICCA. Plans will begin for the 2004 Annual Meeting. If anyone would like to join the Annual Meeting Committee, please contact Don Plass at 847-781-2637. You don't have to be an Executive Board Member to join a committee. This is a great way to become more active in your profession and to meet more people.

ICCA has had great success with the legislation they have submitted. The Governor will sign the Opticom bill, which makes use of the transmitter illegal except for emergency vehicles, shortly. We are trying to get the Governor to come up to the area for an official signing ceremony.

The school inspection bill is currently waiting for the Fall Session to be voted on by the House of Representatives. With the State cutting funding for Regional School Superintends, this bill makes even more sense.

ICCA has a Legislative Committee; this committee proposes new legislation to the membership. There are openings for this committee at this time. If you would like to become part of the Legislative Committee, please call the Chairman of the Committee, Richard Piccolo at 847-490-1443.

The original intent of the Illinois Council of Code Administrators was for the adoption of a unified state code. This is still number one on the ICCA agenda. We are still working "on the road to a state code" ICCA has gained considerable visibility in the last 18 months by our legislators.

The Elevator Safety Review Board has openings for three members. Nicholas Gadzekpo of Oak Park, has volunteered to be one of the members. Thank you Nicholas and we wish you success and good luck.

Elevator Safety Board

The State Fire Marshall has called to see if any code officials would be interested in serving on the Elevator Safety Board. (Go to www.legis.state.il.us , the Elevator Act PA-92-873, can be found under Public Acts-Previous General Assemblies.)

There are three spots open, which our members might qualify for:

- One member from a municipality with a population less than 25,000
- One member from a municipality with a population between 25,000 and 50,000
- One member from a municipality with a population over 50,000

If you are interested in serving on the Elevator Safety Board, please contact Don Plass at 847-781-2637 for more information.

Upcoming Meeting.....

Suburban Building Officials Conference (SBOC) July Meeting: Field Trip July 17, 2003 (Heritage Knolls Subdivision, Bolingbrook)

In lieu of a regular meeting, the next SBOC meeting will be held on Thursday, July 17, 2003 and will consist of a field trip to the Heritage Knolls Subdivision in Bolingbrook. This single-family residential subdivision is being constructed entirely of precast concrete homes. Registration forms for this trip were distributed through a special separate mailing last week. If you did not receive a registration form and wish to attend, please contact SBOC President Dan Buonamici directly at 630/226-8471. The trip will include viewing of a fully completed home as well as several others at various stages of construction. DuKane Precast and Mustang Construction will be hosting the trip and will be providing brats and burgers on the grill, chips and sodas, etc. for no charge. Therefore, there will be no fee charged to attend the July field trip. However, you must be an SBOC member to attend.

SBOC August Meeting: Field Trip to Underwriters Laboratories Testing Facility, Northbrook

In lieu of a regular meeting, the August monthly meeting will be another field trip. This time we have arranged a tour of the Underwriters Laboratories (UL) testing facility in Northbrook. Mark your calendars for **Thursday, August 21st, 2003**. Please find included with this newsletter a registration form for attendance. We will meet at the UL facility (map included on the back of the registration form) at 12:00 Noon in Northbrook. We will then enjoy a catered lunch (Italian beef, fried chicken, mostaccioli, pasta salad and beverages) with tours of the facility beginning at 1:00 p.m. The cost for the catered lunch will be \$9.00 per person. Please fill out the attached registration form and fax it back to SBOC President Dan Buonamici prior to August 14th, 2003 to confirm your reservation.

Employment Opportunities

The **Village of Bensenville** is seeking a responsible person for the position of **plans examiner**. The successful candidate will be responsible for reviewing construction documents for compliance with codes, regulations and ordinances, and to coordinate the permit application process. Requirements: 2 years of college or technical course work in building technology. B.S. in Architecture, Engineering, or a related field preferred. Must obtain BOCAI Certification as Plans Examiner within 1 year. Excellent communication and interpersonal skills required. Salary range: \$36,135 - \$54,108. Residency requirement. Apply to Personnel Department, Village of Bensenville, 12 S. Center Street, Bensenville, IL 60106. EOE/ADA.

The **Village of Woodridge** has an opening for an experienced, highly motivated **planner** who is seeking a fast paced environment and opportunities to work on a wide range of planning and economic development related tasks. The position reports to the Director of Planning and Development. Duties include: review of land development proposals, including presentation to the Plan Commission; coordination of the interdepartmental development review process; comprehensive planning duties; processing of annexation petitions; economic development activities, including preparation of marketing materials and attendance at trade shows; assistance with TIF district projects; preparation of grant applications; conducting business retention activities; and related special projects. The position requires a Bachelor's Degree in land-use planning, urban planning, landscape architecture or a closely related field. A Master's Degree is preferred. Planning and administrative experience is desired, preferably in a rapid growth environment. Candidates should have excellent organizational and communication skills. Personal computer skills are required. Salary range: \$44,720.00 - \$60,798.40 DOQ. Send a resume with salary history and references to Human Resources, Village of Woodridge, 5 Plaza Drive, Woodridge, IL 60517. The position is open until filled. (posting date: July 1, 2003)