

Minutes – Regular Meeting
BUILDING CODES ADVISORY COMMISSION
Held on Thursday, August 17, 2017 at 5:30 p.m.
In Room 215 of the Oak Park Village Hall

ROLL CALL AND CALL TO ORDER

PRESENT: Commissioners: Heitzman, Liles, Floody, Hudson, Sabitino, and Chairman Kelly, Staff Liaison Cutaia

Guests: Ray Heise, 611 Forest Ave Unit A

QUORUM: The meeting was called to order at 5:32 p.m. and a quorum was declared

MINUTES

- Minutes from the previous meeting were reviewed and approved with minor changes and corrections.

NON-AGENDA PUBLIC COMMENTS

- None present

REGULAR AGENDA

- Mr Ray Heise explained to the commission his dilemma with his neighbor's skylights reflecting the sun's rays toward his home and rippling his siding. The rippling effect occurred for about 20'. Commissioner Hudson stated that the commission should discuss this topic when they discuss the IBC chapter 32.
- The commission reviews the proposed drafted 2017 BCAC Work Plan. Commissioner Hudson motioned to accept while Commissioner Sabitino second, motion carried.
- Commissioner Liles presented the Village amendments and his comments on how he compared the current code to the newer edition. The commission discussed the adopted 2008 NEC and the current amendments as it relates to the 2014 National Electric Code (NEC).

7-3-1: ADOPTION:  

A. The 2014 national electric code ("NEC"), as published by the International Code Council, is hereby adopted by the Village by reference and is made a part hereof as if fully set forth in this section with the additions, insertions, deletions and changes set forth in section 7-3-2 of this article. To the extent that the provisions of the NEC are inconsistent with any codes previously adopted by the Village by reference, the provisions of the NEC shall govern unless specifically set forth in this code. In the event of a conflict between any provisions of the NEC and any provision of the Oak Park Village Code, the provisions of the Oak Park Village Code shall govern.

7-3-2: AMENDMENTS:  

The 2014 national electric code, as adopted pursuant to section 7-3-1 of this article is hereby amended by adding the underlined language and deleting the overstricken language as follows:

ARTICLE 110
REQUIREMENTS FOR ELECTRICAL INSTALLATIONS
Section 110.3 (C) Work in Existing Structures.

(1) In dwelling units where interior wall coverings as defined in the international residential code as amended and adopted by the Village are removed from a wall or floor/ceiling assembly, the wiring methods, receptacle spacing, household smoke detectors, and carbon monoxide detectors shall be brought into conformance on both sides of the wall or floor/ceiling assembly that is opened. Where legal existing non-conforming wiring methods are routed to/from concealed walls or floor/ceiling assemblies, the existing wiring shall transition to a method in conformance with this code as soon as practical/as approved by the authority having jurisdiction.

(2) In dwelling units where the base cabinets in kitchens are removed or additional cabinets are installed it facilitates a kitchen remodel, therefore a the minimum number of small appliance branch circuits and receptacles, and receptacle spacing shall be brought into conformance with this code.

(3) At least one 20-ampere branch circuit as required by this code shall be provided in all remodeled residential dwelling unit bathrooms where one or more of the following conditions exist:

(a) Where the floor area of the bathroom is reconfigured in size;

(b) Where the bathroom wall coverings are removed and replaced in the area of electrical devices; and

Exception: These requirements may be waived by the building official where the nature of the existing construction does not practically allow for conformance with this code.

Section 110.26 Spaces About Electrical Equipment. Sufficient access and working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment. The working space and access shall be entirely on the legal property which the equipment serves or public right-of-way.

ARTICLE 230

SERVICES

Section 230.43 Wiring Methods For 1000 Volts, Nominal, Or Less. Service-entrance conductors shall be installed in accordance with the applicable requirements of this code covering the type of wiring method used and shall exclude:

Open wiring on insulators

(7) Service entrance cables

ARTICLE 250

GROUNDING AND BONDING

Section 250.118 Types of Equipment Grounding Conductors is modified to list items (2), (3), and (4) to read as follows:

(2) Rigid metal conduit installed above ground;

(3) Intermediate metal conduit installed above ground; and

(4) Electrical metallic tubing installed above ground

ARTICLE 314

OUTLET, DEVICE, PULL, AND JUNCTION BOXES;

CONDUIT BODIES; FITTINGS; AND HANDHOLE ENCLOSURES

Change location

Section 314.27. E Lighting Outlets in Dwelling Units. Where a lighting outlet is installed in the ceiling of a dwelling unit and is located such that the location makes it feasible to attach a ceiling fan to said outlet box, that outlet box shall be fan rated, regardless of the initial/current intentions of use for the outlet box.

(Ord. 2014-0-60, 10-6-2014, eff. 1-1-2015)

- Commissioner Liles commented that by adopting the 2014 NEC Edition will still put the Village behind the technical advancements of as it relates to Photo Voltaic systems and Electric Vehicles. The commission shall consider adopting those two sections of the 2017 NEC Edition
- Liaison Cutaia was instructed to order the 2017 NEC edition

OTHER BUSINESS

- None

ADJOURNMENT

It was moved and seconded to adjourn the meeting. A voice vote was taken and the motion was approved. The meeting adjourned at 7:30 P.M.

By: Steve Cutaia, Staff Liaison
Building Codes Advisory Commission