



TO: Galesburg Overall Code Review Commission

FROM: Eric Heiden, Code Compliance Supervisor

DATE: February 1, 2024

SUBJECT: Overall Code Review Commission Meeting

A meeting of the Overall Code Review Commission will be held on **Thursday, February 8, at 5:30p.m.** in the Curtis H. Erickson Conference Room of the Galesburg City Hall, 55 West Tompkins Street.

AGENDA

Approve Minutes of the April 13, 2023 meeting.

Update Past Overall Code Review Commission items.

Receive General Citizen Comments

OC-24-0201 Public Hearing Variance request of Section 903.2.1.2(2) of the 2021 International Building Code in regards to sprinkler requirements at Harleys Pub.

COMMISSION MEMBERS PLEASE NOTIFY MY OFFICE IF YOU ARE UNABLE TO ATTEND THE MEETING AT 345-3619, OR FAX AT 345-5704, OR E-MAIL AT ehelden@ci.galesburg.il.us

cc: Mayor
City Manager
Director of Community Development
City Clerk
Electrical Inspector
Plumbing Inspector
Randy Hovind, GFD Fire Chief/Fire Marshall.
News Media (7)
Deronte Davis , Building and Grounds

Council Members (7)
File Copy

MINUTES
OVERALL CODE REVIEW COMMISSION MEETING
ERICKSON CONFERENCE ROOM
Thursday, April 13, 2023 at 5:30 p.m.

MEMBERS PRESENT: Brian Benbow, Cody Basham, , Mike Groom, Jeremy Schultz, Ken Swanson, Rob Benedict, 6
MEMBERS ABSENT: Dale Sugden, Jay Feely, 2
OTHERS PRESENT: Eric Heiden (Code compliance Supervisor)

Chairmen Benbow took Roll Call, Declared quorum present.

Approve Minutes of the December 8, 2022 meeting
Member Swanson moved to approve the minutes, seconded by Member Basham

Minutes were approved by voice vote.
All Aye

OC-23-0401 Consider Adoption of the 2021 International Fire Code

Galesburg Fire Chief Randy Hovind presented the significant changes to the International Fire Code. Chief Hovind stated that most of the changes were strictly verbiage changes.

Chief Hovind stated that there are new sections I the code for mobile food trucks, pallet storage, energy systems, and storage of wine and distilled spirits.

Chief Hovind also discussed a change to group E Occupancies of over 300 people would now require a sprinkler system.

Revisions were also made to provisions for emergency responder communications to reflect their expansion beyond radio systems.

Member Benedict asked Chief Hovind if he had any concerns with the changes. Chief Hovind responded that he did not.

Seeing no further question s Chairperson Benbow asked for a motion.

A motion was made by Member Basham and seconded by Member Swanson to approve the 2021 International Fire Code.

Roll Call #1

Aye: Benbow, Groom, Swanson, Shultz, Basham, Benedict
Nays: None.
Abstentions: None.

Chairperson Benbow declared the motion approve

OC-23-0402 Consider Adoption of the 2021 International Existing Building Code.

In the absence of City Building Inspector Spiedel, Code Compliance Supervisor Heiden presented the 2021 International Existing building Code.

Mr. Heiden discussed the intent of the existing building code in that it allows for flexibility in existing buildings when trying to meet current code standards. It was mentioned that the IBC no longer contained a section for existing buildings.

Mr. Heiden discussed the different levels of repairs, alterations, and change of use requirements.

Member Benedict inquired if this would affect a current project and Mr. Heiden answered it wouldn't.

Mr., Heiden stated that the IFC still contained a section for existing buildings and that codes minimums would still be required to be met. Chief Hovind concurred and added that the NFPA would also come into effect.

Mr. Heiden also stated that any references to the Accessibility code or IPC would be amended to refer to the Illinois Accessibility Code and the Illinois Plumbing Code. As well as any references to the energy code would not be adopted.

Chairperson Benbow asked if the City supported this adoption. Mr. Heiden stated that it did.

Seeing no further questions. Chairperson Benbow asked for a motion.

A motion was made by Member Schultz and seconded by Member Swanson to approve the 2021 International Existing Building Code.

Roll Call #1

Aye: Benbow, Groom, Swanson, Shultz, Basham, Benedict

Nays: None.

Abstentions: None.

Chairperson Benbow declared the motion approve

Being no further business Member Benedict made a motion seconded by Member Basham to adjourn. The meeting adjourned at 5:48 pm.



Eric Heiden
Acting Executive Secretary



TO: Overall Code Review Commission

FROM: Eric Heiden, Code Compliance Supervisor

DATE: February 8, 2024

SUBJECT: OC-24-0201

The property is located at 2243 Grand Ave. They are requesting a variance to the 2021 International Building Code Section 903.2.1.2(2)

A structure fire that occurred in the boiler room resulted in heavy smoke and water damage to the entire structure. All the walls were taken down to the stud triggering the building being brought up to current codes. The building will be separated into three separate fire areas. Two of these areas meet the occupancy and square footage requirements for being unsprinkled. The largest of the three areas meets the square footage requirements but will be over on occupancy. The owner is requesting a variance of the above code section that would require this area to be sprinkled.

A copy of the code section that the petitioner is requesting a variance of is attached for your review.

NOTICE OF APPEAL FOR MODIFICATION OF BUILDING, ELECTRICAL, FIRE
PREVENTION, HEATING, PLUMBING, AND HOUSING CODES



APPLICATION

Address: 2243 Grand Ave Date of Filing: 1-16-2024

Legal Description: WILLIAMS ADDN LOTS 3,5&6NW'LY40' LOT4& DP WHITINGS ADDN LOTS
5&6&NW'LY40' LOT7 BLK 3

Petitioner's Name: David West
Petitioner's Address: 2243 Grand Ave

Petitioner's Signature:  Phone No: 309-337-2923

What is Specific Ordinance/Construction Code Modification desired: 2024 International Building Code section 903.2.1.2 (2) In
regards to sprinkler requirement for Occupancy over 100
or more.

Why is it not practical to comply with the Ordinance/Construction Code: Requesting a waiver to the code requirement due to this
being a rebuild of the interior damaged by fire/smoke back
to the existing occupancy use. Owner has made changes
to the existing building to break building into Fire Areas to
reduce sq.ftge

Public Hearing:

The hearing on this appeal has been scheduled for 5:30 P.M. in the Curtis H. Erickson Conference Room
of the Galesburg City Hall on February 8, 2024.

January 11, 2024

Project No.: 233 24008.00

Mr. Dave West
Harley's Pub and Reception Hall
2243 Grand Ave.
Galesburg, IL 61401

RE: Proposed Fire Barrier Walls
2243 Grand Ave.
Galesburg, IL

Mr. West,

In accordance with applicable building codes and fire codes, the banquet hall space within the identified building—measuring just under 4,200 sq. ft.—shall be separated from the surrounding building areas by a fire barrier wall in accordance with Section 707 of the International Building Code (2012). As such, these walls shall be continuous from the concrete floor slab up to and sealed against the underside of the roof sheathing panels. For the purpose of this letter, the front of the building will be considered to face west, toward Grand Avenue.

Per Table 707.3.10 of the building code (IBC 2012), fire barrier assemblies between separated areas in an assembly occupancy shall have a fire-resistance rating of 2 hours. This rating shall be provided for interior walls by a properly-constructed stud wall with two layers of 5/8" gypsum board (drywall) on each face with fiberglass insulation within the stud cavities. The gypsum board shall be installed between and around any roof joists as needed to seal up to the roof sheathing. Masonry walls may be considered sufficient to provide the needed fire rating, but pipe and conduit penetrations through the wall shall be sealed with an approved fire sealant. Furthermore, any space between the top of the masonry and the roof sheathing shall be filled with a short stud wall with the same two layers of gypsum board per face. Any doors or other openings through these fire barriers shall be a fire door or shutter assembly with a minimum rating of 90 minutes per Section 716.5 of the building code.

Because the south exit from the banquet hall to the building exterior passes between two other portions of the building, the walls along either side of this exit corridor shall also provide a two-hour rating to protect this egress path. That wall along the bar space is already a masonry wall extending above the roof, so this will just need to ensure any penetrations are properly sealed. The opposite wall—the boiler room and source of recent fire—shall be reconstructed with a new stud wall with two layers of 5/8" gypsum board on each face of the new studs. The new stud wall and drywall may be constructed against the interior face of the existing studs.

Rough details of the proposed rated wall assemblies are attached for the east and south sides of the banquet hall and for the boiler room wall. The west wall may simply be constructed on top of the existing stud wall, with gypsum board applied to both faces.

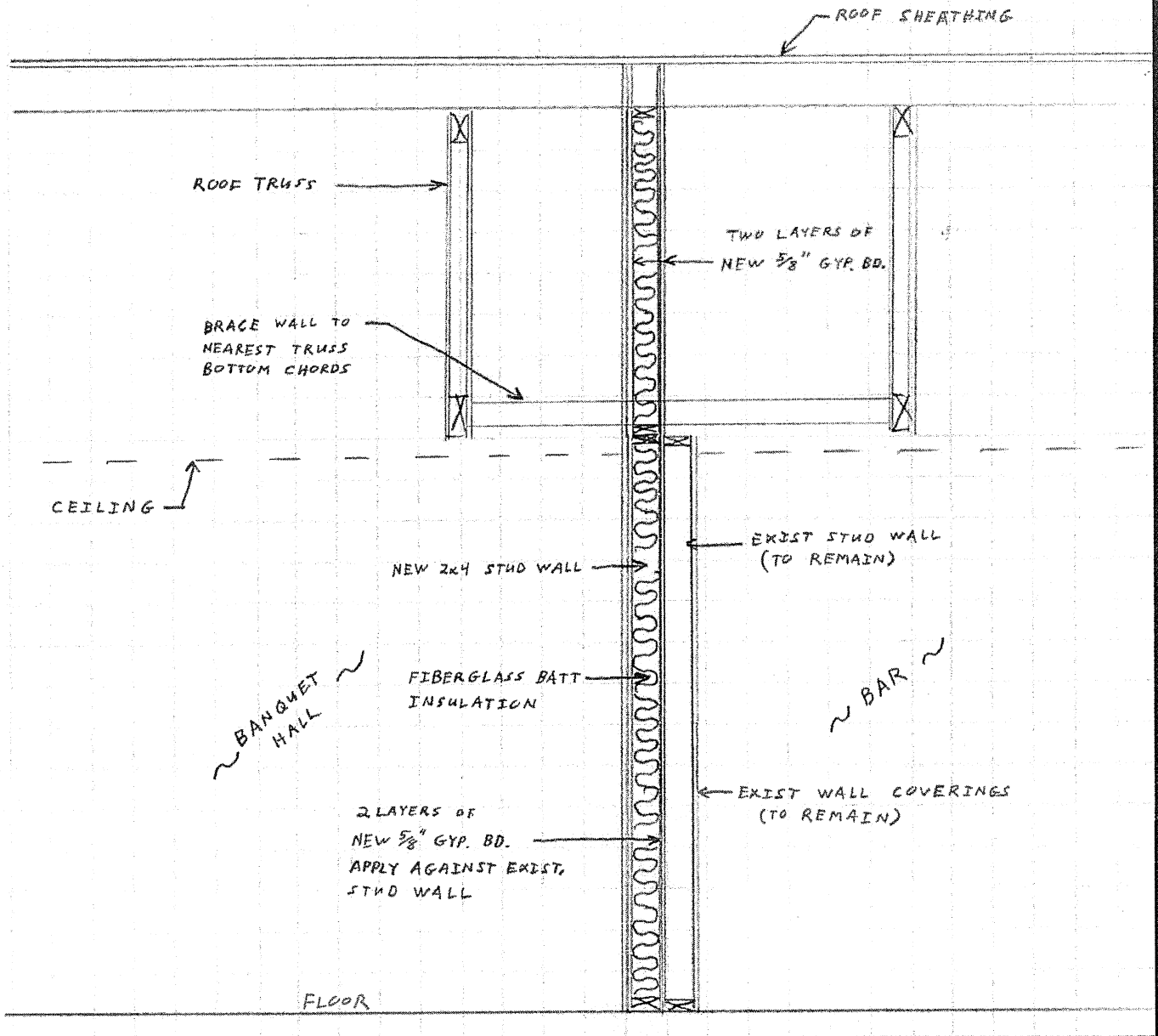
Sincerely,
MAURER-STUTZ, INC.



Bryan A. Swanson, PE, SE
SE No. 081-006716
Exp. Date: 11/30/2024



SUBJECT: EAST BANQUET HALL WALL



MAURER-STUTZ
ENGINEERS SURVEYORS

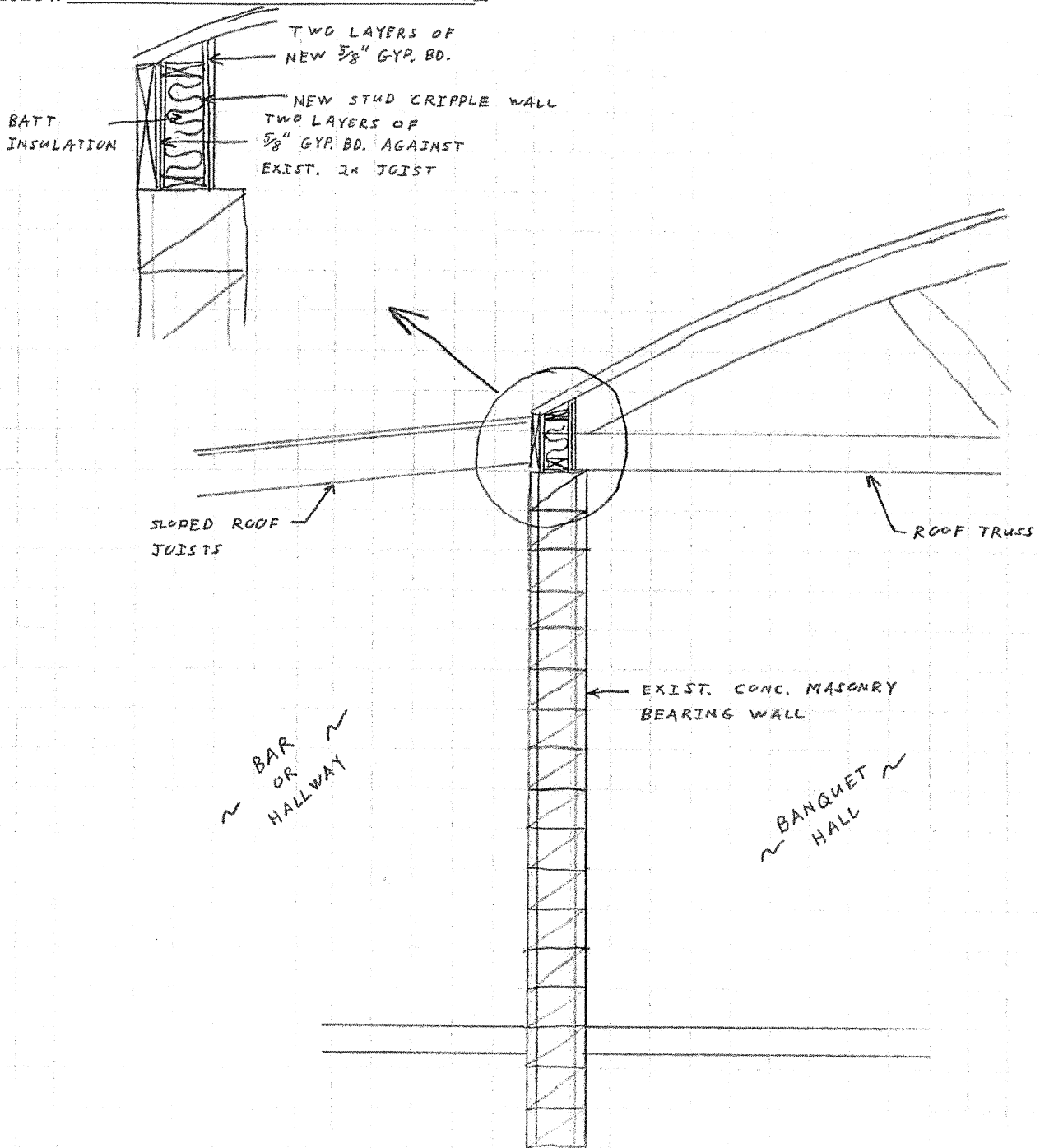
PROJECT: 2243 GRAND AVE.

PROJECT NO.: _____

COMPUTATION BY: _____ DATE: _____ SH. NO. _____

CHECKED BY: _____ DATE: _____ OF _____

SUBJECT: SOUTH BANQUET HALL WALL



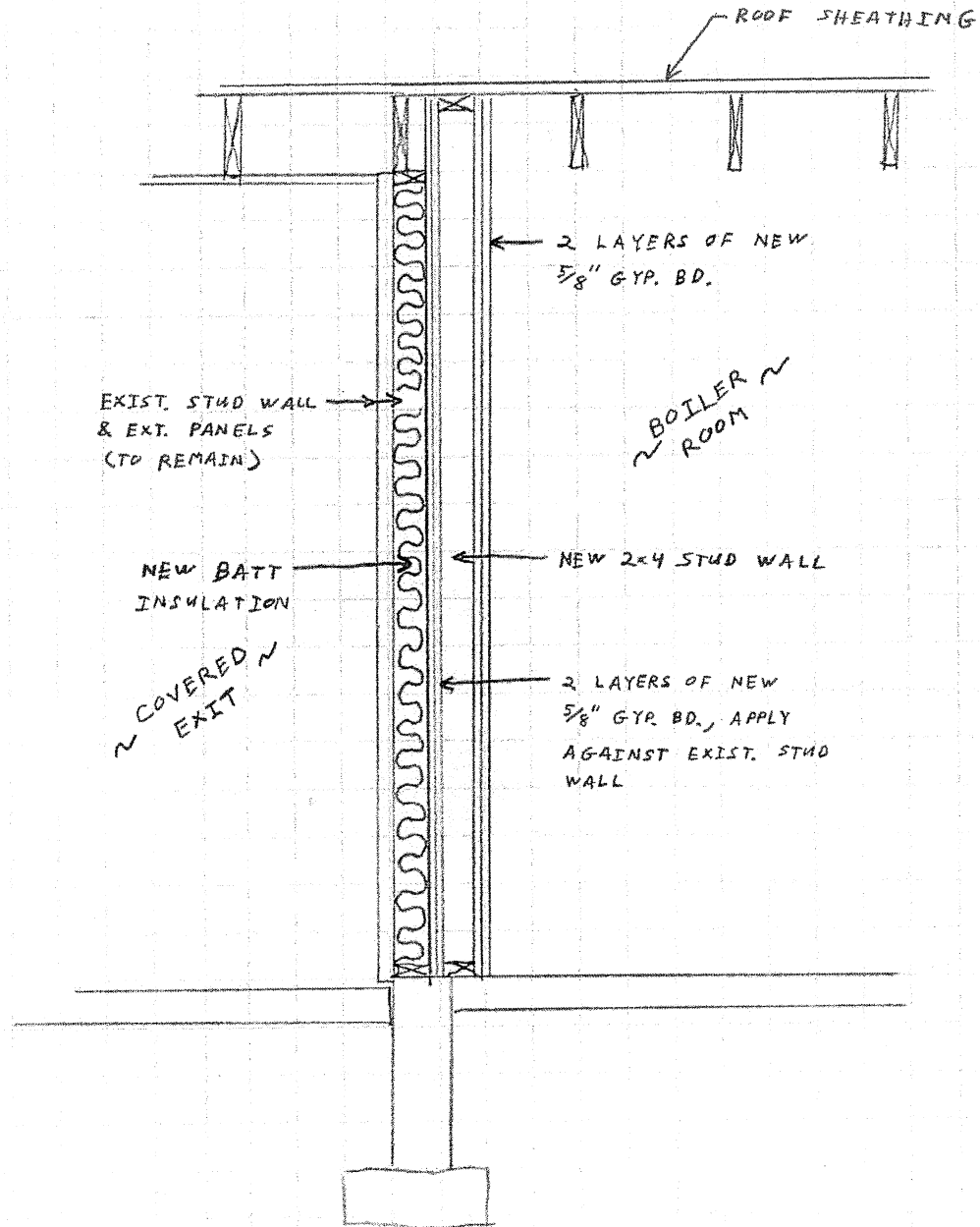
PROJECT: 2243 GRAND AVE

PROJECT NO.: _____

COMPUTATION BY: _____ DATE: _____ SH. NO. _____

CHECKED BY: _____ DATE: _____ OF _____

SUBJECT: BOILER ROOM WALL



FIRE PROTECTION AND LIFE SAFETY SYSTEMS

901.6.3 Fire alarm systems. Fire alarm systems required by the provisions of Section 907.2 of this code and Sections 907.2 and 907.9 of the *International Fire Code* shall be monitored by an *approved* supervising station in accordance with Section 907.6.6 of this code.

Exceptions:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies.
3. Supervisory service is not required for *automatic sprinkler systems* in one- and two-family dwellings.

901.6.4 Group H. Supervision and monitoring of emergency alarm, detection and automatic fire-extinguishing systems in Group H occupancies shall be in accordance with the *International Fire Code*.

901.7 Fire areas. Where buildings, or portions thereof, are divided into *fire areas* so as not to exceed the limits established for requiring a *fire protection system* in accordance with this chapter, such *fire areas* shall be separated by *fire walls* constructed in accordance with Section 706, *fire barriers* constructed in accordance with Section 707, or *horizontal assemblies* constructed in accordance with Section 711, or a combination thereof having a *fire-resistance rating* of not less than that determined in accordance with Section 707.3.10.

SECTION 902

FIRE PUMP AND RISER ROOM SIZE

[F] 902.1 Pump and riser room size. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working room around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

[F] 902.1.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Where located in a fire pump room or *automatic sprinkler system* riser room, the door shall be permitted to be locked provided that the key is available at all times.

[F] 902.1.2 Marking on access doors. Access doors for *automatic sprinkler system* riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of $\frac{3}{8}$ inch (10 mm).

[F] 902.1.3 Environment. Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a

temperature of not less than 40°F (4°C). Heating units shall be permanently installed.

[F] 902.1.4 Lighting. Permanently installed artificial illumination shall be provided in the *automatic sprinkler system* riser rooms and fire pump rooms.

SECTION 903

AUTOMATIC SPRINKLER SYSTEMS

[F] 903.1 General. *Automatic sprinkler systems* shall comply with this section.

[F] 903.1.1 Alternative protection. Alternative *automatic fire-extinguishing systems* complying with Section 904 shall be permitted instead of automatic sprinkler protection where recognized by the applicable standard and *approved* by the fire code official.

[F] 903.2 Where required. Approved *automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an *automatic smoke detection system* in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 711, or both.

[F] 903.2.1 Group A. An *automatic sprinkler system* shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section.

[F] 903.2.1.1 Group A-1. An *automatic sprinkler system* shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the *levels of exit discharge* serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.
4. The *fire area* contains a multitheater complex.

[F] 903.2.1.2 Group A-2. An *automatic sprinkler system* shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the *levels of exit discharge* serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (464 m²).

2. The *fire area* has an *occupant load* of 100 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] 903.2.1.3 Group A-3. An *automatic sprinkler system* shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the *levels of exit discharge* serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] 903.2.1.4 Group A-4. An *automatic sprinkler system* shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the *levels of exit discharge* serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

[F] 903.2.1.5 Group A-5. An *automatic sprinkler system* shall be provided for all enclosed Group A-5 accessory use areas in excess of 1,000 square feet (93 m²).

[F] 903.2.1.5.1 Spaces under grandstands or bleachers. Enclosed spaces under *grandstands* or *bleachers* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 where either of the following exist:

1. The enclosed area is 1,000 square feet (93 m²) or less and is not constructed in accordance with Section 1030.1.1.1.
2. The enclosed area exceeds 1,000 square feet (93 m²).

[F] 903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an *occupant load* exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the *level of exit discharge* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: *Open parking garages* of Type I or Type II construction.

903.2.1.7 Multiple fire areas. An *automatic sprinkler system* shall be provided where multiple *fire areas* of Group A-1, A-2, A-3 or A-4 occupancies share *exit* or *exit access* components and the combined *occupant load* of these *fire areas* is 300 or more.

[F] 903.2.2 Ambulatory care facilities. An *automatic sprinkler system* shall be installed throughout the entire floor containing an *ambulatory care facility* where either of the following conditions exist at any time:

1. Four or more care recipients are *incapable of self-preservation*.
2. One or more care recipients that are *incapable of self-preservation* are located at other than the *level of exit discharge* serving such a facility.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest *level of exit discharge*, the *level of exit discharge*, and all floors below the level of *exit discharge*.

Exception: Floors classified as an *open parking garage* are not required to be sprinklered.

[F] 903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. The Group E *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior *exit door* at ground level, an *automatic sprinkler system* is not required in any area below the lowest *level of exit discharge* serving that area.

3. The Group E *fire area* has an *occupant load* of 300 or more.

[F] 903.2.4 Group F-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group F-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group F-1 *fire areas* on all floors, including any *mezzanines*, exceeds 24,000 square feet (2230 m²).

[F] 903.2.4.1 Woodworking operations. An *automatic sprinkler system* shall be provided throughout all Group F-1 occupancy *fire areas* that contain woodworking operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials.