



TO: Galesburg Overall Code Review Commission

FROM: Eric Heiden, Code Compliance Supervisor

DATE: July 3, 2024

SUBJECT: Overall Code Review Commission Meeting

A meeting of the Overall Code Review Commission will be held on **Thursday, July 11, 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 May 9, 2024 meeting.
Update	Past Overall Code Review Commission items.
Receive	General Citizen Comments

OC-24-0701	Public Hearing	Variance request of Section 903.2.1.2 of the 2021 International Fire Code and 2021 International Building Code in regards to the requirement for sprinklers in an A-2 Occupancy Class.
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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	Council Members (7)
	City Manager	File Copy
	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	

MINUTES
OVERALL CODE REVIEW COMMISSION MEETING
ERICKSON CONFERENCE ROOM
Thursday, February 8, 2024 at 5:30 p.m.

MEMBERS PRESENT: Dale Sugden, Jay Feely, Mike Groom, Jeremy Schultz, Ken Swanson, 5
MEMBERS ABSENT: Cody Basham, Brian Benbow, 2
OTHERS PRESENT: Eric Heiden (Code compliance Supervisor), Rory Speidel (Building Inspector), TY Johnson (Owner)

Vice Chairmen Feely called the meeting to order at 530 P.M.

Vice Chairman Feely took Roll Call, Declared quorum present.

Approve Minutes of the February 8, 2024 meeting
Member Swanson moved to approve the minutes, seconded by Member Schultz

Minutes were approved by voice vote.
All Aye

OC-24-0201 Variance Request of section 1809.5 of the 2021 International Building Code in regards to the requirement for Frost Footings for a building over 600 sq ft.

Building Inspector Speidel explained that the engineer who signed off on the drawings stated that the building did not require footings due to the way they are designed.

Mr. Johnson discussed why the drives were poured and why there has been a delay in the project. He stated that he should have contacted the city before he began the work. He stated he believes there should be leniency due to the large number of footings and electrical in the ground from the previous hotel.

Mr. Johnson explained that the buildings are supported every five feet. There is also no heat in the buildings that would cause thaw underneath them. Mr Johnson again stated that the buildings had been signed off on by a structural engineer and that his request shouldn't be denied due to a personal grievance. He also stated he is not sure he can even dig and may have to walk away from the project if denied.

Building Inspector Speidel stated he agreed there would be no frost lost and also confirmed the amount of debris in the ground.

Member Sugden asked what fill they are using, and Mr. Johnson stated CA6. Member Sugden asked if CA6 is drainable material. Building Inspector Speidel stated it is acceptable.

Member Sugden stated that in the research he did he found that this requirement is being challenged a lot around the country.

Seeing no further questions Member Swanson made a motion to approve the variance seconded by Member Groom.

Roll Call #1

Aye: Swanson, Feely, Groom, Schultz, 4

Nays: Sugden, 1

Abstentions: None.

Vice Chairmen Feely declared the motion approved

Being no further business Member Feely made a motion seconded by Member Schultz to adjourn. The meeting adjourned at 6:03 pm.

A handwritten signature in black ink, appearing to read 'E. Heiden', is written over a horizontal line.

Eric Heiden
Acting Executive Secretary

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

CITY OF
GALESBURG
ILLINOIS

APPLICATION

Address: 161 North Cherry Date of Filing: 6-23-24

Legal Description: Restaurant - Bar - Venue

Petitioner's Name: Tania Gibbs Wayland Cunningham
Petitioner's Address: 223 S. Timber St Knoxville IL 61448

Petitioner's Signature: Tania Gibbs Phone No: 309-368-9099
Wayland Cunningham 309-509-1685

What is Specific Ordinance/Construction
Code Modification desired:

1011.2.1 Sprinkler System to not
be required. Based off current business zoning and original
use of building.

Why is it not practical to comply with the
Ordinance/Construction Code:

When purchased building I was
understanding the building was zoned for its
original use of Restaurant / Banquet Hall. I was
not notified during any of my meeting with city officials
or any other department for inspecting building
Health department, fire - building inspector, city manager, city engineer.
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 July 11th, 2024.

that the building was not zoned for my purposes of my business in my business Plan Restaurant, bar
event/Venue space.
As to all of cost expected, unexpected this cost of this additional
ordinance that was not told to us before final inspection
is beyond or means.

75 ft to Exit

Exit

75 ft to Exit

Exit Lighted

EXIT Fire Wall

Fire wall

Entrance from
LOBBY

Bar + Restra

TO: Overall Code Review Commission
FROM: Eric Heiden, Code Compliance Supervisor
DATE: July 11, 2024
SUBJECT: OC-24-0701

The property is located at 161 N Cherry St. is requesting a variance of the 2021 International Fire Code & the 2021 International Building Code Section 903.2.1.2

The applicant is opening a restaurant in the former Moose Lodge Building. The front portion of the building meets the Occupancy and sq footage exceptions for sprinkler protection.

The large space in the rear of the building had a change of occupancy in 2017 when it was leased to a dance studio. It went from A-2 to A-3 at that time. The applicant wishes to repurpose the space as a banquet room which again would trigger a change of occupancy from A-3 back to A-2. The space meets the exception for sq footage however the occupancy load of 283 doesn't meet the occupancy exception.

Section 100.2.1 of the 2021 International Existing Building Code will allow for the existing separation to accommodate the requirement for separation.

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

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.

1007.2 Unsafe conditions. Where the occupancy of an *existing building* or part of an *existing building* is changed, all *unsafe* conditions shall be corrected without requiring that all parts of the electrical system comply with NFPA 70.

1007.3 Service upgrade. Where the occupancy of an *existing building* or part of an *existing building* is changed, electrical service shall be upgraded to meet the requirements of NFPA 70 for the new occupancy.

1007.4 Number of electrical outlets. Where the occupancy of an *existing building* or part of an *existing building* is changed, the number of electrical outlets shall comply with NFPA 70 for the new occupancy.

SECTION 1008 MECHANICAL

1008.1 Mechanical requirements. Where the occupancy of an *existing building* or part of an *existing building* is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the *International Mechanical Code*, the new occupancy shall comply with the respective *International Mechanical Code* provisions.

SECTION 1009 PLUMBING

1009.1 Increased demand. Where the occupancy of an *existing building* or part of an *existing building* is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *International Plumbing Code*, the new occupancy shall comply with the intent of the respective *International Plumbing Code* provisions.

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Exception: Only where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *International Plumbing Code* based on the increased occupant load.

1009.2 Food-handling occupancies. If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the *International Plumbing Code*.

1009.3 Interceptor required. If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the *International Plumbing Code*.

1009.4 Chemical wastes. If the new occupancy will produce chemical wastes, the following shall apply:

1. If the existing piping is not compatible with the chemical waste, the waste shall be neutralized prior to entering the drainage system or the piping shall be changed to a compatible material.

2. Chemical waste shall not discharge to a public sewer system without the approval of the sewage authority.

1009.5 Group I-2. If the occupancy group is changed to Group I-2, the plumbing system and medical gas system shall comply with the applicable requirements of the *International Plumbing Code*.

SECTION 1010 OTHER REQUIREMENTS

1010.1 Light and ventilation. Light and ventilation shall comply with the requirements of the *International Building Code* for the new occupancy.

SECTION 1011 CHANGE OF OCCUPANCY CLASSIFICATION

1011.1 General. The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This includes a change of occupancy classification within a group as well as a change of occupancy classification from one group to a different group or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code*. Such buildings shall also comply with Sections 1002 through 1010 of this code.

1011.2 Fire protection systems. Fire protection systems shall be provided in accordance with Sections 1011.2.1 and 1011.2.2.

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the change of occupancy by one of the following:

1. Nonrated permanent partition and horizontal assemblies.
2. Fire partition.
3. Smoke partition.
4. Smoke barrier.
5. Fire barrier.
6. Fire wall.

Exceptions:

1. An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the *International Residential Code*.