

**BUILDING BOARD OF REVIEW**  
**WASHINGTON, ILLINOIS**

**Minutes**

Wednesday, April 3, 2019

7:30 a.m.

Washington City Hall

301 Walnut St.

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<b>Present</b>	Tom Reeder, Dave Roth, Steve Wetterauer
<b>Absent</b>	Todd Light, Jim Nofsinger
<b>Also Present</b>	Tom Brecklin, Washington Fire Department Captain; Becky Holmes, Building & Zoning Supervisor; Jon Oliphant, Planning & Development Director; Roger Traver, Washington Fire Department Chief

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**Call to Order** With a quorum present, the meeting was called to order at 7:30 a.m.

**Election of a Chairperson** A motion was made and seconded to nominate Mr. Reeder for the position of Chairman. No other nominations were offered. Motion carried unanimously.

**Approval of Minutes** A motion was made and seconded to approve the minutes from the November 15, 2017, meeting as presented. Motion carried unanimously.

**New Business** A. Set Annual Meeting Date

It was recommended to establish an annual meeting date, though meetings could be held more frequently if the need arises. The first Wednesday in April was acknowledged as a good date.

Mr. Reeder motioned to recommend the first Wednesday in April as the meeting date. Mr. Wetterauer seconded the motion.

The vote was:

Ayes: 3 Mr. Reeder, Mr. Roth, Mr. Wetterauer

Nays: 0

Motion carried unanimously.

B. Update NFPA 101 Life Safety Code to the 2012 Edition

Life Safety Inspector, Tony Griffin, has recommended this to continue ensuring that Washington's codes are updated and will protect the occupants of buildings in the city. The City has currently adopted the 2006 version and many cities in the area utilize the 2012 edition. The committee felt that adoption of this code and the consistency it would provide with other nearby cities would be beneficial.

Mr. Wetterauer motioned to recommend adopting the 2012 Life Safety Code. Mr. Reeder seconded the motion. The vote was:

Ayes: 3 Mr. Reeder, Mr. Roth, Mr. Wetterauer

Nays: 0

Motion carried unanimously.

C. Discuss Smoke Detector Requirements in Commercial

The Washington Fire Department has been more involved in non-residential inspections the last few years. During an inspection recently of a building near the Square, it was noted that smoke detectors were not installed. This was not required per the International Building Code because a sprinkler system was installed. But the owner was urged to install detectors as a low-cost safety measure and it is anticipated that they will be installed soon. Detectors are required in all residential buildings. The committee felt that they should be required in all buildings regardless of the use. A question was also raised about whether fire alarms should be required. It was decided that this should not be a requirement due to the cost and monitoring necessary. The committee felt that Roger, Tom, and Tony should get together to help determine the number and location of the detectors before reconvening for another BBR meeting to get a recommendation to send to the City Council.

Mr. Reeder motioned to recommend approval following a separate meeting to determine the proper number/location of the detectors. Mr. Roth seconded the motion.

The vote was:

Ayes: 3 Mr. Reeder, Mr. Roth, Mr. Wetterauer

Nays: 0

Motion carried unanimously.

**Other  
Discussion**

Staff mentioned that while most cities in the region currently follow the 2012 ICC codes, some cities are considering adopting the 2015 or 2018 codes while continuing to exempt the residential sprinkler requirements. There is a desire to consider adoption of these codes on a regional basis to ensure there is consistency for the builders to be aware of from one entity to another. Further discussion will take place to see if this is something that may be adopted on a wider scale.

**Adjournment** With no further business to discuss, upon a motion duly made and seconded, the meeting adjourned at 8:00 a.m.

Respectfully Submitted,

Jon R. Oliphant, AICP  
Planning & Development Director