



Agenda
Village of Glen Ellyn
Building Board of Appeals Meeting
Wednesday, December 15, 2021
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

- A. **Call to Order: 7:00 p.m.**
- B. **Roll Call**
- C. **Public Comments (Non-agenda Items)**
- D. **Approval of Draft Minutes**
 - 1) Minutes, Regular Meeting – 11/17/21
 - 2) Transcript, Building Community Listening Session – 11/17/21
- E. **Old Business**
 - 1) Update on the Building Community Listening Session held on November 17, 2021
 - 2) Feedback from Building Community
- F. **Review of codes regulating property maintenance and construction for potential adoption:**
 - 2018 International Property Maintenance Code, with proposed amendments
 - 2017 NFPA 70, National Electric Code, with proposed amendments
- G. **Trustee Report**
- H. **Chairman’s Report**
- I. **Staff Liaison’s Report**
- J. **Next Meeting Dates**
- K. **Adjournment**

cc: Building Board of Appeals Members
Kelley Kalinich, Trustee Liaison
Staci Springer, Community Development Director
Emily Rodman, Assistant Village Manager
Kelly Purvis, Planning Manager
Atrin Fard, Planner

BBA Recording Secretary
Lori Gloude, Administrative Assistant II
Brian Baltudis, Facilities Manager

Dear Interested Citizens:

This note provides you with information regarding the process of amending the Village Code. Once public comments, discussions and considerations have been completed, the Building Board of Appeals makes a recommendation to the Village Board. The recommendation, along with the meeting minutes, summary report and all related material, is then scheduled for consideration by the Village Board at one or two meetings. The recommendation may first be considered by the Village Board at a workshop meeting, which will be held on a Monday at 7:00 p.m. The recommendation may then be considered at a formal meeting of the Village Board at 7:00 p.m., for a formal decision. To confirm exact dates for these Village Board meetings, please call 630-547-5244. The Village Board meets in the Galligan Board Room on the third floor of the Civic Center, 535 Duane Street.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1730)**

DOC ID: 2021-1730

Minutes, regular meeting - 11/17/21

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Draft Minutes From 111721

**DRAFT MINUTES – FRONT END
BUILDING BOARD OF APPEALS MEETING
November 17, 2021**

Call to Order and Roll Call

The meeting was called to order at 6:32 p.m. by Building Board of Appeals (BBA) Chairman Thomas Bredfeldt.

Roll was called. Present: BBA Members Pope, Stahr, Tuscher, Rooney, Clark and Beck, and Chairman Bredfeldt.

Approval of Meeting Minutes

Following a motion by Clark, seconded by Tuscher, to approve the draft minutes of the August 25, 2021, the motion carried by roll call vote.

Review of State Codes and Federal Acts Concerning Regulation of Construction

Chairman Bredfeldt announced the evening's agenda, a review of State codes and Federal acts concerning regulation of construction, saying four are to be considered tonight. He announced that Village Building and Zoning Official Steve Witt would be giving a presentation on the agenda item.

Mr. Witt declared that discussion of three codes and a set of standards and would occur until 7 p.m. and that a follow-up meeting would be set to discuss remaining material. He added that he and member Beck would leave the meeting at 7, at which time the contractors forum will begin. In the interest advancing the process of updating Village Building Codes, Mr. Witt said he would first review several codes and standards for which Staff is not recommending amendments. Additionally, he said, the BBA needs to discuss the status of the Illinois Plumbing Code (which was previously amended and adopted).

The Illinois Plumbing Code

The Illinois Plumbing Code, Mr. Witt explained, regulates the design and installation of new plumbing or plumbing systems and the alteration of plumbing systems, whether residential or commercial. The rules, he continued, do not apply to existing buildings, unless the plumbing or plumbing system is being altered, the building use is being changed, or the existing plumbing system creates a health or safety hazard to the occupants; it applies to all water service and sanitary lines within 5 feet of the building and to the connections to the municipal service lines. The Code, he added, went into effect in 2014, and since has been enforced by the Village, though wasn't officially adopted by the Village until 2017. At that time, Mr. Witt related, the Village was working in cooperation with the Village of Lombard to monitor the discharge of fats, oils and grease – commonly known as “fog” – from food service establishments and other entities that discharge hazardous materials into the public sanitary sewer system. Amendments to the Plumbing Code related to fog, he said, were introduced to the BBA and subsequently approved and adopted thereafter by the Village Board in 2017. Mr. Witt explained that interpretations of the Code are provided by the Illinois Department of Public Health (IDPH) or local plumbing inspectors or State inspectors. Variances to the Code must be requested through IDPH, he said, adding that part of the reasoning Staff is not recommending amending the Code is that doing so becomes a lengthy process. He said that, at this point in time, re-adoption of the Plumbing Code and changing the amendments is not required.

Americans with Disabilities Act

Mr. Witt went on to talk about the Americans with Disabilities Act (ADA) Standards for Accessible Design. The ADA, he explained, contains scoping and technical requirements to provide accessibility to sites, facilities, buildings and elements by individuals with disabilities. The requirements, he continued, are to be applied during the design, construction, additions to and alterations of sites, facilities, buildings and elements to the extent required by those regulations issued by Federal agencies under the ADA of 1990. All areas of newly designed and newly constructed buildings and facilities and altered portions of existing building and facilities are covered by the ADA. The current book, he stated, went into effect in 2010, and has been enforced by the Village since, but has not been locally adopted. Interpretations, explained Witt, are provided by the U.S. Department of Justice, and variations are not provided at a local level. Staff, he said, does not recommend any amendments to the Code at this time, but recommends adoption as written and published, to allow for local enforcement of its provisions.

Illinois Accessibility Code

The Illinois Accessibility Code (IAC), explained Mr. Witt, implements the Environmental Barriers Act and ensures that Illinois citizens with disabilities are treated fairly and equally, and that newly constructed and renovated buildings comply with accessibility standards that guarantee they are safe and readily accessible to persons with disabilities. The Code, he said, includes design requirements for public facilities and multi-story housing units as defined in the Code as well as all spaces and elements within them. This Code, he said, and has the force of a building code in Illinois and it constitutes the minimum requirements, and any governmental unit may enact stricter standards to increase access to persons with disabilities. Within the Environmental Barriers Act preparation, said Witt, the Illinois General Assembly found that public facilities and multi-story housing which contain environmental barriers create a serious threat to the safety and welfare of all members of society. He added that they find that individuals with disabilities are often denied access to the use of public facilities and multi-story housing due to environmental barriers which prevent them from exercising rights and privileges as citizens, and that integrating into the mainstream of society people with disabilities furthers the goals and policies of the State to assure the right of all persons to live and work as independently and to participate in the life of community as possible.

Mr. Witt reported that the current version of the IAC was effective in 2018 and that the Village has been enforcing it since then, but has not locally adopted it. Interpretations, he said, are provided by Felicia Burton, the Accessibility Specialist for the State of Illinois, and who works for the Capital Development Board. According to Witt, the IAC is written with language indicating that no one can provide a variation to the Code as written, therefore Staff recommends no amendments to Code, but rather adopting it as written and published, to allow for local enforcement of its provisions.

Illinois Energy Conservation Code

Mr. Witt said the purpose of the State's Energy Efficient Building Act was to reduce the air pollutant emissions from energy consumption that are affecting the health of residents of the State, to moderate future peak electric power demand to assure the reliability of the electric grid and an adequate supply of heating oil and natural gas, and to control energy costs for residents and businesses within the State. To that end, he continued, the State adopted the International Energy Conservation Code (IECC) as its energy code. The IECC, he said, applies to all areas of newly designed and newly constructed, privately funded commercial and residential buildings and all renovations, alterations, additions and repairs of such

buildings and facilities, but not to buildings designated as historic or that have landmark status. Other buildings that are exempt from a local building code are those that don't use electricity or fossil fuel for comfort heat/conditioning. Mr. Witt noted that state law stipulates that no unit of local government may apply energy efficient building standards to privately funded commercial facilities in a manner that is less stringent than the Code as described within the Act, however, nothing in the Act prevents a unit of local government from adopting an energy-efficient code or standards for commercial buildings that are more stringent than the Code. The Code went into effect in 2019, he related. Mr. Witt said the State adopts a new version of the IECC every three years. The current version is the 2018, and it has been in force by the Village ever since that effective date. The current version is not locally adopted, he said, adding that the last time the IECC was adopted by the Village was in 2009. Interpretations, he continued, are provided by either the International Code Council, which publishes the book, or the Smart Energy Design Assistance Center, which is working in conjunction with the State on education efforts. Variances can be provided by the local HA as authorities having jurisdiction, explained Mr. Witt, but they cannot change things listed as mandatory provisions within the Code. He said that while amendments to the Code are not recommended at this time, adoption of the Code as written and published is. He added that the Village would look to adopt State amendments.

The Chair wondered if the BBA would be comfortable voting this evening on the material presented or if discussion should be carried over to the next meeting. In response to a BBA question, Mr. Witt said the Village is required by law to follow the Codes though not to adopt them. He said the impetus for adopting the code is to make it clear that the Village has an enforcement provision. He also confirmed that the three Codes in the Act are all being followed now, and said that those four documents are in effect in every community within the State, and which are required to follow them, the exception being the City of Chicago. In response to a question as to why adoption hasn't occurred, Mr. Witt opined that because the Village is behind in its cycle for adopting codes. He said the Village is trying to get back in pace with the Codes as they are currently written (which contributes to improving the ISO rating that theoretically relates to insurance rates). A brief discussion of payback ensued. Mr. Witt explained that the State generally adopts the Energy Conservation Code every three years, so is currently considering the 2021 version. In response to a Board question about the incidence of accessibility Code programs seen in the Village relative to affordable housing, Village Community Development Staci Springer said Staff is preparing for Village Board consideration other initiatives relative to affordable housing. She reported interest by the Board in Staff pursuing ways to increase affordable housing opportunities in the Village, and said that Staff has prepared a request for proposals seeking a professional with expertise in affordable housing to offer guidance in this regard.

Chairman Bredfeldt asked for a motion either to adopt the Codes discussed or carry over discussion to the next meeting. A motion by BBA Member Clark, seconded by BBA Member Pope, to adopt the 2014 Illinois Plumbing Code, the 2010 Americans with Disabilities Act, the 2018 Illinois Accessibility Code and the 2018 International Energy Conservation Code, passed by roll call vote. BBA Members Clark, Pope, Beck, Rooney, Tuscher, Stahr, Chairman Bredfeldt all voted yes. Mr. Witt thanked the BBA for its participation in the code review process and said Staff will be setting forth a date to look at the next series of codes.



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1731)**

DOC ID: 2021-1731

Transcript, Building Community Listening Session - 11/17/21

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Transcript From 111721

BEFORE THE BUILDING BOARD OF APPEALS

VILLAGE OF GLEN ELLYN

IN RE:

BUILDING COMMUNITY LISTENING SESSION

REPORT OF PROCEEDINGS held at the Public Meeting of the above-entitled cause, held on Wednesday, the 17th day of November, 2021, at the hour of 7:00, at the Glen Ellyn Village Hall, 535 Duane Street, Glen Ellyn, Illinois, reported by Gloria Apostolos Siolidis, CSR, duly commissioned by the State of Illinois.

BOARD MEMBERS PRESENT:

MR. BREDEFELDT, Chairman

MR. TUSCHER, Member

MR. ROONEY, Member

MR. POPE, Member

MR. CLARK, Member

MR. BECK, Member

MR. STAHR, Member

Building Community Listening Session
November 17, 2021

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1 MS. SPRINGER: I'm going to go ahead and
2 get us started.

3 My name for the record is Staci
4 Springer. I am the Community Development Director
5 for the Village of Glen Ellyn, and I have been in
6 this position for 18 years.

7 And before we get started with the
8 listening session, I did want to provide a little
9 bit of background. And this is actually the eighth
10 such meeting of what we previously called the
11 Builders' Forum meetings. But this is in a
12 slightly different format. And so thus, before the
13 Building Board of Appeals, we wanted to show that
14 it was slightly different from the Builders' Forum.
15 So while this is the eighth meeting of the
16 Builders' Forum, we are calling it a Building
17 Community Listening Session. And that is
18 completely the intent of this meeting.

19 The prior Builders' Forum meetings,
20 there were seven of them, and they occurred between
21 June of 2004 and December of 2009. And at those
22 meetings what happened was the staff was in

1 attendance at those meetings and we provided
2 updates of interest to the building community;
3 things that they would find helpful in performing
4 their jobs and interacting with the Village.

5 And then we started with a facilitative
6 discussion. And in that discussion we asked them
7 to start out by explaining the positives and the
8 benefits of working with the department and the
9 staff. And then we asked them to also share with
10 us areas where we can improve, or areas where they
11 were having difficulties.

12 And then lastly, we asked them for
13 other areas where they asked us to consider
14 possibly doing something different.

15 And so following that, each of the
16 participants submitted comments. And we recorded
17 all of those prior comments on flip charts, and we
18 put them up around the room, and all of the
19 participants were asked to put sticky dots next to
20 their most important or priority items. And those
21 were the ones that the staff was going to address
22 first.

1 We ended up with a list or a chart of
2 45 different actions, let's say, or comments that
3 were provided to us on things we should change or
4 improve. And next to that we created a chart, and
5 staff creates action was next, the things that we
6 could do to address that issue.

7 And obviously, we couldn't do
8 everything that was requested. We have limitations
9 as a government entity and as staff. But there
10 were some things that we could do in order to at
11 least partially address every single one of those
12 45 comments.

13 And so at the subsequent meetings of
14 the Builders' Forum, we would provide updates. We
15 would hand out the chart, walk through what changes
16 were made, and also ask for any additional feedback
17 that they had, or other things that we should add
18 to the chart. And like I said, that occurred seven
19 times over a period of about five years.

20 We have not had a meeting since then;
21 and obviously, it's time for us to go back and do
22 that. We probably should have been doing it

1 sooner.

2 However, I do want everybody to know
3 that Zoning Official Witt and myself are always
4 willing to hear the feedback of the customers.
5 Give us a call. Sometimes we're difficult to get
6 ahold of, but we do want to hear it, and we do make
7 changes.

8 For the last 18 years that I have been
9 here, we've made probably a couple hundred changes,
10 and it's always based on information or comments
11 that we hear from our customers.

12 But again, remember, we're looking at
13 the entire community and how changes impact the
14 entire customer base that we have contact with.

15 And so while it might not be the answer
16 people are looking for related to their individual
17 project, it really is, you know, we have to be
18 equitable in our application of the Codes.

19 So tonight, after I give you a couple
20 of updates, we will ask the audience members to
21 feel free to approach the podium over there and
22 share any positive -- we'd love to hear any

Building Community Listening Session
November 17, 2021

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1 positive feedback, if there is anything that you
2 can think of that we're doing well or we should do
3 more of. Something you've recently noticed or
4 something you've seen over history over the last
5 15 years or so that have changed for the positive.

6 And then of course we do want to hear
7 where the department can improve.

8 If you wish your comments to be
9 anonymous, you can ask for that before you give
10 your comments, and then we will redact your name
11 from the court reporter's transcript. If that is
12 something you want to do, we're happy to do that.
13 We want everybody to feel free to be able to make
14 whatever comments that they want.

15 Also, there won't be any time limits on
16 what you can say. You can talk as long as you
17 like. If we're going to go a smidge past 9:00, we
18 can do that. If it looks like there's a bunch of
19 people we haven't gotten to, we can continue this
20 to a subsequent date.

21 So just to reiterate again, we are
22 interested in making ongoing improvements. I never

1 want a department that's stagnant. Things change
2 over time. Procedures change. Technology changes.

3 And so I even ask at our regular staff
4 meetings twice a month for the staff to say hey,
5 where are we experiencing bottlenecks? Where are
6 we experiencing frustrated customers? And explain
7 that. And then if you have any ideas of how you
8 might address it, let us know, and then we can
9 problem solve it as a group. So we really are
10 interested in that. And again, some things we can
11 do, and otherwise, we'll try the best we can.

12 Keep in mind, though, that the staff is
13 tasked with applying the Codes equally to everyone,
14 and we don't have the authority to waive Codes or
15 vary them. So that authority lies solely with the
16 Village Board. We can make recommendations to them
17 and, we have. Actually, that list of 45 items that
18 came out of the prior Builders' Forum meetings,
19 there were a number of things that required
20 coaching.

21 For example, one of the items on that
22 list was why can't we have administrative

1 variations like the City of Wheaton does.

2 So it took us a little while because we
3 had to do a lot of research about what other
4 communities were doing and how we could apply it
5 here, but we now have administrative variations up
6 to a certain percentage of the Code.

7 So you can make recommendations to the
8 Village Board as well, but we don't have the
9 authority as staff to vary them.

10 The plan for tonight is really for us
11 to listen. We will have a follow-up chart with all
12 of these suggestions. And we'll do similar to what
13 we did last time. We will send out updates to the
14 email list that we sent out initially. If you
15 didn't get an email directly from the Village
16 related to this meeting tonight, there's a pink
17 piece of paper over here that says email list and
18 there's a pen right next to it. Please feel free
19 to write your email address down, because we will
20 be sending out normally the minutes, and updates on
21 reactions or responses to your suggestions.

22 I have heard that some of our customers

1 are afraid to share because they are afraid of
2 retaliation from the staff. I want you to know,
3 that is not tolerated at all.

4 I've never heard that that has happened
5 directly, but if it does, please let me know,
6 because that is something that we will not have.
7 Over the years we've had staff come and go, and if
8 staff is not behaving in a manner that we believe
9 is appropriate, we take appropriate action. So
10 please know that.

11 I think that is it for my comments.
12 Before starting, I do have a couple of very quick
13 updates for you, less than five minutes.

14 So we went through quite a really busy
15 time, obviously, during COVID. We had to change
16 all of our processes. And we did experience a
17 40 percent increase in our building applications or
18 building permits and our building inspections.

19 At the same time that was happening, we
20 did have six positions open up and people moved to
21 different jobs. And so in a department of 18, six
22 vacancies is a third of our staff.

1 The staff was even further stressed out
2 after COVID because they had to take -- and with
3 the increase in all of our activity numbers, they
4 had to take on the activities of those positions
5 that were vacant.

6 So it was a really difficult year for
7 us, so I'd ask that people take into account what's
8 happened in the last year, maybe due to -- and
9 there's no excuse for poor service, but if there's
10 something that's been lacking in the last year,
11 literally as related to generally this COVID issue
12 and the staff issue.

13 But the good news is we have filled
14 five of those six positions. So we have a new
15 full-time Planner. Her name is Atrin Fard. She is
16 the main staff liaison to the Zoning Board of
17 Appeals, so if you bring any variations to the
18 Village, she is the staff person you would deal
19 with.

20 We have a new full-time Associate
21 Planner, Taylor Gendel. Her primary responsibility
22 for Commissions is the Historic Preservation

1 Commission.

2 So if you bring any landmarks forward,
3 or have any need to go before the Historic
4 Preservation Commission, she will assist you.

5 We also have a new part-time Planning
6 Intern. His name is Josh Hinken. And a new
7 Administrative Clerk who is part-time. She does a
8 lot of our scanning.

9 We create a tremendous amount of paper
10 in our department and we need to be able to find it
11 later, so she scans all of that for us, in addition
12 to the other administrative duties.

13 We have two Permit Clerks, which we are
14 very thankful for. They are wonderful, and their
15 names are Natalie Wallace and Mary Grace Thomas.
16 They are still in their learning stages.

17 We hired two because one of our Permit
18 Clerks, Vanessa Atkinson, is going to retire next
19 year end of summer, beginning of fall, and so we
20 wanted to make sure. We had two that were great.
21 We hired them. We'll train them up. And so when
22 Vanessa leaves, we'll be all set.

1 And then the last person is John
2 Paczesny. He is the new Fire and Property
3 Maintenance Inspector. So you may hear from him if
4 you have any sites that are overgrowing with weeds
5 or need some maintenance. He took over the two
6 part-time positions for Randy Roberts, who was the
7 Fire Inspector and Bill Keel, who was our Property
8 Maintenance Inspector who retired. So that's that.

9 The Building Division updates that were
10 in your agenda, I'm going to go ahead skip over
11 that because I do not have the benefit of having
12 Building Official Steve Witt. If there were any
13 questions related to those, I cannot answer them.

14 So that concludes my comments. I did
15 not ask people to fill out these forms to speak. I
16 will leave it up to the Chairman to go ahead and
17 identify people. But I did get one form. And it
18 is for Mark Senak, so you can add him to your
19 mental list.

20 And I think one of our builders may
21 have to leave early and wanted to see if he could
22 go towards the beginning. So I will turn it over

1 to you.

2 CHAIRMAN BREDEFELDT: Okay.

3 Mark, do you want to go ahead?

4 MR. SENAK: Sure.

5 CHAIRMAN BREDEFELDT: I think the next
6 person was Steve maybe?

7 MR. SENAK: So for those of you who are not
8 familiar with me, I'm the Village President. And
9 some years ago I was told there was a forum of this
10 kind in which builders and developers were given
11 the opportunity to come up and offer comments on
12 how we can improve the planning and development
13 process. I'm told that was a favorable experience
14 for everyone involved.

15 So at the behest of some people in this
16 room, I directed the Village staff to convene
17 another such forum for the same purpose. And I
18 want to thank those who urged me to do that. And I
19 appreciate that advice.

20 This meeting tonight is really the
21 result of that effort. I also want to thank
22 Chairperson Bredefeldt and the members of the

1 Commission for taking the time to conduct the forum
2 and to listen to the comments that are made
3 tonight. And I also want to thank the builders and
4 developers in the room who have taken time out of
5 their schedule to come and offer comments.

6 We sincerely want to hear your honest
7 and unabridged comments about how to improve the
8 process. There is no other way that we can
9 accomplish this unless we work together in trying
10 to improve the planning and development process, or
11 to continue to improve that.

12 As Director Springer said, I think the
13 staff would like to accomplish that. They are
14 always open to that. And your comments and your
15 input is valuable in making that a reality.

16 To that end, I did receive a request
17 that staff excuse themselves from the listening
18 portion of this program, and I made that request to
19 the staff. I did so to create an environment that
20 will allow those who choose to comment to offer
21 those comments without any limitations or concerns.

22 For the record, that request was not

1 supported by our Village Manager. And I also
2 advised the Village Board of my request, and not a
3 single Trustee expressed support for that approach.

4 Now, as you will note, some staff have
5 chosen to exclude themselves and honor my request,
6 and some of chosen not to. That is their
7 prerogative. That is the prerogative of the
8 Trustees to have their opinion, too.

9 On the issue of anonymity, one thing I
10 want you to understand is while we are transcribing
11 what is being said, and it is true, as Director
12 Springer mentioned, if you want to remain
13 anonymous, you can just tell us if that's the case.
14 But that transcript will be reviewed by our Village
15 Attorney and myself, and if you would like your
16 name removed from the transcript so that it is not
17 part of the public record, you can simply ask me to
18 do that, or Director Springer, or anyone that you
19 think you'd like to tell.

20 So with that said, I turn it back over
21 to Chairperson Bredefeldt and the Commission.
22 Thank you.

1 MR. LADESIC: First of all, again, thank
2 you for taking the time this evening.

3 I thank President Senak and thank the
4 Trustees that are here and you Board Members. You
5 guys all realize how valuable development is and
6 the development community is to our Village.

7 My name is Pete Ladesic. I'm a
8 lifelong resident of Glen Ellyn, and I'm a
9 contractor in town as well.

10 So I thank my fellow contractors and
11 professionals and residents for being here as well.
12 I would just urge everybody let's try not to make
13 it a bitch session, but offer constructive
14 criticism of staff. Sometimes that's a touchy
15 subject, but if we can be fair and honest about our
16 criticisms and not really offer, you know, personal
17 attacks.

18 If we can offer solutions, I intend to
19 do that as well; things that I see wrong and
20 solutions I might have to solve them.

21 I hope that the next time that we have
22 one of these, and I think this is the beginning of

1 a process, because some of the issues that we're
2 dealing with, we're all dealing with, have to get
3 resolved. It just can't continue like it is.

4 But I would hope that we can invite
5 more permit holders; that would be residents, that
6 would be building owners, as well as the
7 developers. So it's not just coming from us. Our
8 customers and business owners in town are kind of
9 say suffering through some of the same things that
10 we all.

11 Compliments. Years ago did plan
12 reviews for the Village. I worked for the Building
13 Department.

14 When Staci got here, there was
15 furniture in the Building Department. There were
16 boxes in the Building Department that was being
17 used as furniture. That was amongst many of the
18 things that Director Springer resolved in the time
19 that I have been around here.

20 It's great that we've got new Clerks,
21 because that was an issue with having consulting
22 Clerks and stuff like that.

1 And the in-house Building Inspectors
2 are great. Occasionally the consulting inspectors
3 I don't think represent the best that the Village
4 has. I don't think that they represent really who
5 the Village is.

6 But so the compliments are out of the
7 way.

8 Like many of you, I've had some of the
9 same issues that you guys have had and maybe we'll
10 all listen to tonight; issues where I've submitted
11 documents and documents have gotten lost. Delays
12 in reviews.

13 The delays in just courteous emails.
14 You send in an email and you don't get a response
15 back on an email for ten days or more.

16 The overreach of some of the staff
17 members, whether it's the Code Official or the
18 engineer, where they are telling you how to design
19 things that we're building and we assume the
20 liability for, and the Village doesn't, because the
21 Village has tort immunity or municipal immunity.

22 I've challenged that sometimes where

1 I've said, if you're going to design it, then
2 design it, stamp it, inspect it and assume the
3 liability. And they can't, you know.

4 So then I've asked, then limit that
5 overreaching and don't try to design things and
6 then tell me or my design professional or companies
7 like Unilock how to build their products.

8 Some of the things again I've run into,
9 too, from the engineering perspective is there's a
10 theory. Okay. This property could flood, and this
11 property could reach 100-year flood benchmark. The
12 property was nowhere near the 100-year flood
13 benchmark, and we were being required to develop it
14 as though it was.

15 And I'm sure there will be some other
16 comments tonight about some of the other
17 engineering issues that we have had.

18 One of the other issues that I have had
19 would be inconsistency that's typically with
20 outside inspectors. You don't know who you're
21 getting with the Consulting Inspectors. And some
22 of that I think is being resolved now with some new

1 staff hires.

2 But there's just no consistency. I
3 mean I get complaints from residents that oh, I ran
4 into this issue with an Inspector, and I'm like
5 well, you need to bring that up with them because
6 that's not what the Code says. And the Codes are
7 the Codes, and this person's interpretation of the
8 Codes is different from day to day.

9 Some other suggestions that I would
10 have would be, again, invite more people to the
11 next session. Residents, business owners. I've
12 talked to a number of business owners in town, and
13 they have said that this is the most difficult town
14 that they've built or developed or opened a
15 restaurant in.

16 And as a lifelong resident, a former
17 Trustee, it urks me to hear that. So I'm trying to
18 be part of the solution, not add to the problem.

19 I think that we should implement some
20 type of survey monkey so that when people come in
21 and they deal with the Village again; this is
22 residents, contractors, businesses, that they know

1 how staff is doing.

2 If there's a survey monkey that's set
3 up, they could go to maybe our elected officials so
4 that they can see how things are going. And then
5 you kind of eliminate the potential for retribution
6 from staff if you make a direct comment about staff
7 members.

8 I think that we could look at the
9 workload of inspectors, both Village and TPI, or
10 whoever the Consulting Inspector might be, so that
11 we can see what inspections they're doing, what's
12 taking up the time for inspections. Now it seems
13 like that inspection schedule is continuing to be
14 pushed out.

15 But there's inspections like ice and
16 water shield inspections that are really
17 irrelevant. The Village does not want the
18 liability to go up there and look at, either A, to
19 try to get on the roof and look at the insulation
20 of ice and water shield; and then secondly, the
21 liability then for looking at it and then
22 potentially getting the phone call back years later

1 when the roof is leaking. The Village doesn't need
2 that liability.

3 I still support, and I actually
4 implemented, encouraged and implemented as a
5 Trustee a roofing permit. We are one of the few
6 communities that didn't have that, so I definitely
7 think that we should stick with a roofing permit.
8 But some of these unnecessary inspections, again,
9 I think we could burden the staff less by lessening
10 some of the unnecessary inspections.

11 I think that's it for my comments.
12 Again, thank you guys for being here. I thank the
13 Trustees and President Senak for putting this
14 together.

15 CHAIRMAN BREDEFELDT: Thank you. Any more
16 comments?

17 MR. CASEY: Brian Casey with Outdoor
18 Upgrades. I'm a landscape contractor. Thank you
19 very much for this forum.

20 This is going to be a whole lot
21 shorter. This is just an area of improvement.

22 I think the Village is great. Just an

1 area of improvement regarding one specific thing,
2 retaining walls. Getting a stamped engineer --
3 engineered retaining wall for walls over three-foot
4 high, is that really necessary?

5 This is not required in all towns,
6 adjacent towns. And in other towns the trigger is
7 five-foot high. Three-foot high is kind of a
8 common wall. Five-foot high, you're getting
9 bigger. I can understand that some engineering is
10 required for that.

11 It's just another thing that can delay
12 a project. In one instance that we had recently,
13 it did that. So it's a delay. Progress doesn't
14 work, as well as it adds additional cost to the
15 homeowner because of the engineering fees.

16 The liability is on the contractor, as
17 the engineer waives that responsibility, since they
18 are not building the wall. I don't understand why
19 the Village can't do that as well. Keep it on the
20 contractor. We're the ones building the wall;
21 we're the ones who have to stand behind it. So
22 again, is that engineering required?

1 And then as a landscape contractor, we
2 only have eight months to really get work done. So
3 when you're working on a project that's more
4 towards the tail end of the year, when you get
5 things like this put in the way, you have to wait
6 for the engineer now, and then you have to wait for
7 it to go through the Village to get approved.

8 In this instance with the Village for
9 whatever reason it took Steve a long time to return
10 emails and return calls back to the builder.

11 When we finally got approval, the wall,
12 what the engineer drew up, these retaining walls,
13 so it's like Unilock, they come with specifications
14 and details on how to construct the wall to begin
15 with. And what the engineer draws up is the same
16 thing.

17 So we had this delay which was
18 completely unnecessary. And then particularly at
19 the end of the year. Now this wall would have been
20 in by now, but now we have to deal with the
21 elements. So it was just what I feel an
22 unnecessary delay for a wall that we already knew

1 the solution to.

2 That's my only comment there. Real
3 specific. Is engineering, a stamped structural
4 engineer required on all retaining walls,
5 considering that it's not in other towns?

6 That's all. Appreciate it.

7 MR. HABER: Good evening. My name is Matt
8 Haber. I am also a landscape contractor. I work
9 at Western DuPage Landscaping. And I'm also a
10 resident of Glen Ellyn.

11 I thought it was a good opportunity for
12 me to come up and echo Brian's statements. That
13 was one of the things on my list. I think it's a
14 good point and agree with it, with all aspects of
15 what he said.

16 I recently had a project here in town
17 with a client who we ran into this same situation,
18 and they elected to change the scope of the project
19 because of that rule. And ultimately, we are doing
20 the project, but they were disappointed to have to
21 do that based on that requirement for the
22 engineering, because it would add another \$2,000.00

1 of cost to their project. And often times with
2 landscape work, that could be a big percentage of
3 cost on a project. So I wanted to mention that.

4 To that point, I noticed recently on a
5 few projects when we've gotten permit feedback.
6 With the Village Engineer Amy McKenna leaving,
7 there is additional engineering costs with the
8 permits which is added to expense again on projects
9 that often times aren't huge dollar amounts where
10 maybe 10 or 15 percent of a project could now be
11 tied up in permit costs.

12 A few suggestions, or one other
13 constructive feedback. Often times we find, and I
14 don't know if anyone else can echo this, that when
15 there's inspections, we don't get any kind of
16 feedback calls or E-mail notifications, even on
17 final inspections.

18 You know, reports are left at the home.
19 And with our work being outside, that can blow
20 away. Or if the homeowner is not home, it can be
21 frustrating to not know the status of the
22 inspection, or final inspection. So it would be

1 nice to get some type of feedback with phone calls
2 or emails.

3 The last comment or idea, the City of
4 Naperville, I don't know if they still do this, but
5 pre-COVID, for many years they had a day, I believe
6 it was a half a day Wednesday morning to lunch time
7 where you could come in and it was open table with
8 plans to look at ideas, have questions answered
9 without having to go through a formal review.

10 And often times that was helpful,
11 especially in the design phase to get feedback
12 immediately; make changes.

13 And to Brian's point, being in the
14 landscape industry, when you have a very short
15 window of time, something like that can be helpful
16 to get input and feedback to be able to complete a
17 design and to get it submitted for permit.

18 Those are my comments. Thank you for
19 doing this. I do appreciate the opportunity and
20 invitation, and I look forward to hearing more from
21 here. Thank you.

22 MR. GREEN: Good evening, ladies and

1 gentlemen. My name is John Green with Engineering
2 Resource Associates located in Warrenville,
3 Illinois. I'm a civil engineer.

4 I've worked on probably hundreds of
5 properties in this town over the last decade or
6 two. I want to address an issue that's come up on
7 three different projects I'm aware of in the last
8 year or two. It kind of piggybacks on a comment
9 that was made by Pete earlier.

10 As you know, we are in DuPage County.
11 DuPage County has a very sophisticated GIS system
12 that identifies floodplains and wetlands and wet
13 areas.

14 I'm aware of three projects where there
15 were some unofficial floodplain areas that had come
16 up, but these flood-prone areas had not come up
17 until submittal of initial plan review. There was
18 a project on Revere. There was a project on
19 Kenilworth. There was a project on Oak Street.

20 And in all situations I feel the
21 Village could be more proactive in publishing maps
22 or GIS links that could be right on your website

1 that identify what's called a local drainage area.

2 I am familiar with such studies that
3 have been commissioned and completed in the Village
4 of Downers Grove and the City of Naperville.

5 The Village of Glen Ellyn does have
6 some preliminary maps. I believe they were offered
7 by your previous staff engineer, Phil Kubler about
8 a decade and-a-half ago.

9 I feel that in the age we are with
10 technologies, it would be nice to get that map
11 brought up to standards with today's technology.
12 And the main reason for this is information is key.

13 In many cases my builder and my
14 developer clients contact me on a piece of land
15 before they contact the real estate agent, because
16 they want to know what about drainage, because they
17 know the focus on drainage and stormwater these
18 days.

19 And in all three cases of properties
20 I'm aware of in the last year or two, with all the
21 technology we have with aerial topography,
22 Geographical Information Systems, I believe all

1 three situations could have been avoided before the
2 property owner invested lots of money with
3 architects and engineers and builders, and had
4 their hopes and dreams squashed because of unknown
5 overland flow paths or unknown poor drain areas
6 that again, if we took advantage of technology, had
7 a hyperlink to the Village website, in many cases
8 we could have headed off the problems before they
9 even occurred.

10 So that's all I have tonight. Thank
11 you.

12 CHAIRMAN BREDEFELDT: Any other comments?
13 Thank you.

14 MR. MURPHY: Thanks for the meeting
15 tonight. President Senak, thank you for
16 orchestrating this.

17 I'm PJ Murphy. We've been building
18 homes for 33 years in the western suburbs.

19 I guess my comments are going to
20 strictly be just positive. I mean it doesn't make
21 any sense to beat up on this person or the next
22 person. Okay?

1 You guys have so many good people that
2 are part of your team. What I would say is maybe
3 there's a couple that maybe need a little nudge.

4 And when I asked President Senak for a
5 meeting probably three weeks ago on a Saturday, he
6 said PJ, let's meet Monday morning. We met. We
7 talked for 45 minutes. And in conclusion, what he
8 said to me was I really appreciate your insight.
9 How am I going to solve a problem if I don't know
10 what the problem is, right? I mean that's what it
11 is. And that's why we're here tonight.

12 So anyone that wants to speak tonight,
13 I think communicate accordingly, because there are
14 so many good people there.

15 And if really 2009 was our last meeting
16 with the building and officials, I mean that tells
17 you a little bit that there's a problem with
18 staffing, right?

19 I mean let's do this. Let's do this, I
20 don't know what the proper way to do it is. Let's
21 do it with staff.

22 Obviously staff is not here because

1 we're all concerned that this is going to kick back
2 to us because we're saying maybe something
3 negative. I can't come up here and say anything
4 negative. All I can say is positive.

5 What can we do here in 2022 to improve
6 this? Well, I think the permit review process
7 is -- let me say something here.

8 My last two homes in Glen Ellyn took 9
9 and 13 weeks. Really three months, four months. I
10 mean think about it. I have a seven- or
11 eight-month building limitation, and it took me
12 that long to get a building permit.

13 Who suffers on that? Number one, my
14 customer does, because he's paying the taxes and
15 insurance. Probably the builder looking at Glen
16 Ellyn, like what's the problem? Right. I mean
17 that's unacceptable, period. It can't happen that
18 way.

19 How do you resolve it? I don't think
20 it's that hard, honestly. It really is not hard.

21 I think you start, you guys have a
22 contract with TPI to review the permits, right, in

1 the building? All right. Well, give them a
2 ten-day limitation to do their job; and if they
3 can't do their, job find somebody else to do their
4 job, period.

5 So they come back with their reviews.
6 There's 30 items on that. I mean stupid, right? I
7 mean do you think my architects and my engineer do
8 not know how to design a plan or engineering to
9 suffice what is required in 2021? I mean it's
10 comical.

11 You know I have a phrase. By the time
12 I get the permit, and I'll limit this, but I'm
13 exhausted. I'm literally exhausted. I just lost
14 three to four months of building time. So I'm
15 sitting here now in November and geez, what would I
16 have done with those three or four months? I would
17 have had landscaping; I would have had my pools in,
18 my customer.

19 My customer. I think people forget
20 that there is a customer behind all this who is
21 paying significant money to build stuff. Right? I
22 mean get it.

1 So my homes. So we buy this house for
2 X and the final number is X, I think we're
3 page four times, five times more taxable dollars.
4 Does that help the Village? I would assume so.
5 Does it help the schools? I would assume so, yeah.
6 Does it help the Park District? It does.

7 So all of a sudden we're paying 10
8 grand or 50 grand. What's the benefit? Why are we
9 not being supportive? Why are we not working
10 together? It's crazy, guys. Literally, it is.

11 There's two people. I won't know
12 mention their name, because why? I think we'll all
13 figure those two people out.

14 You know who I do want to say who I
15 think are assets in this? Director Staci Springer,
16 Kelly Purvic, Rich Dauber, Paula. Inspectors Rich
17 and Brian, they're studs. They get it. You know
18 why they get it? Because they used to be former
19 builders, and they used to be inspected by
20 inspectors, period.

21 You have a front staff mentioned
22 earlier, Staci. They are rock stars.

1 I mean geez, here's a direction.

2 Natalie, Laura, Vanessa. I send an email to them
3 and within 12 hours, 24 hours they respond to me.

4 What a great concept, communication.

5 Seriously. We as builders, engineers,
6 landscapers, contractors, right, Denny? We need
7 communication. Nothing is easy about any of our
8 businesses. It's us, specifically, period. It's
9 crazy.

10 Okay. Mr. Witt, answer your phone and
11 respond to my emails. If you don't do that, then I
12 have to drive in my car. You've got to drive in
13 your car to go down there and try to get a meeting
14 with him to get an answer. Are you kidding me?

15 All right. Let's not pick on people.

16 So we have a relationship. The Village
17 has a relationship with TPI. They do their
18 reviews, right? I don't know if I mentioned this
19 earlier, but give them a limitation on the things.
20 If they come up with 30 items, okay, 30 items. The
21 architect, the engineer comes back. They correct
22 the plans. They write a formal letter addressing

1 all of the 30 items, right?

2 Well, why do we have to send it back to
3 TPI? Have staff, have Paula, have her review that
4 and say oh, geez, all 30, all written down; check,
5 check, check. And the process moves along. We get
6 our building permits. Our customers, the
7 tax-paying people, are satisfied, and we move on
8 and we build a house. It's not that hard. It
9 really isn't.

10 Here's where the problem comes with TPI
11 or independent consultants. Well geez, I get paid
12 on to fail, fail, fail. Right? Who pays for that?
13 Us. What is the delay in time? Well, there's the
14 problem. It shouldn't take 9 or 13 months for me
15 to get a building permit, or any of the people in
16 this room.

17 It's not fair to the customer, the
18 actual customer who is moving into this town and is
19 going to pay a significant amount of taxes. It's
20 just not right, guys.

21 So don't send it out for a second.
22 Have the in-house review done. We save money, you

1 save money, and we procure this to move forward.

2 You know, one of the things that
3 interesting about TPI's reviews, or any review,
4 engineering. They come up with 30, 40 items,
5 right. Why don't we do this, staff? Why don't we
6 just set a precedent saying, for example, a share
7 wall. A share wall. I might not even understand
8 it. Of course my architect is not here. He should
9 have been.

10 MALE AUDIENCE MEMBER: I'm here.

11 MR. MURPHY: Hey.

12 So a share wall has nothing to do with
13 building a house. So we submit a plan to TPI.
14 They approve the plan for the share wall. Three
15 weeks later we send it to another person, and that
16 person, another inspector at TPI, fails us.

17 So my architect calls Steve and wants
18 to know why was this approved here, same wall
19 detail, and not here? Well, that call took three
20 or four weeks, right? Period, okay?

21 Let's do this. Let's get an 8 1/2 by
22 11 sheet of paper and put all the notes, the

1 comments, the required Codes. And I'm not sure why
2 we're doing this on our plans, but our plans used
3 to be four pages. Now they are 14 pages long. It
4 makes no sense.

5 If you want us to sign off on a share
6 wall and on the 30 or 40, 50 items that are nickel-
7 and-dime things, we know what we're doing. The
8 architect and the builder will sign off on these
9 things.

10 Let's get rid of this and move forward
11 and get this process, let's get this 9-week,
12 13-week process in charge.

13 Engineering, let's go. We can't find
14 someone to take the position. You know what? I've
15 got a great person. He's sitting right there. His
16 company is great.

17 Hire a consultant. Have the consultant
18 negotiate with the consultant and make sure that
19 consultant turns the engineering plans around in 10
20 days. Right? Okay, 12 days. Who cares?

21 Then we come back, we do the
22 modifications. And then maybe we have a second

1 consultant, another person look at what that
2 consultant said, and review his revisions, and
3 either approve it or deny it. It's not hard.

4 But do not add any more items to our
5 reviews. That's been the problem with TPI. You
6 can't go in for 30 and then do the 30, come back
7 and we have another 10 more new items.

8 The same with engineering. I had four
9 reviews on engineering on the job that took
10 13 weeks to get four reviews. On each review their
11 were more items, more problems. Not acceptable,
12 guys. Ridiculous, actually, embarrassing.

13 So in conclusion, I'm so excited that
14 President Senak has really, you know, the interest
15 that you've shown us is much appreciated. I can
16 tell that. And I know that the implementation of
17 people doing their jobs, I think it needs to be if
18 they don't, then what are we going to do, right?

19 I mean the CEO of this whole operation
20 isn't here tonight.

21 MALE AUDIENCE MEMBER: COO.

22 MR. MURPHY: COO. I like to be correct,

1 because I'm always wrong.

2 You know, I'm happy to answer any
3 questions. And I do look forward to any follow-up
4 forums. And I do look forward that staff is part
5 of these forums.

6 I mean Perry, why did we not want him
7 here? And I think we're all tippy-toeing around
8 this deal tonight, frankly. No one wants to throw
9 anybody under the bus. But I have two people I'll
10 throw under, and I already did. But will that hurt
11 me or help me? It doesn't matter at this point.

12 I'm done. I've done this so long. And
13 you know what? What we try to do, we try to go in
14 for a permit and do everything right. Why would we
15 go in there and not do it right? Why is that? You
16 know? And it makes no sense. Why am I getting
17 beaten down? Why aren't we working together?
18 Period. We're not working together. They are
19 working against us.

20 Well, I told you I'd be short. Any
21 questions, I'd love to hear them. But I appreciate
22 your time tonight. And I really appreciate your

1 time meeting me and setting this thing up together,
2 since we haven't had anything since 2009, which is
3 bad.

4 Wait. One more comment. No, I won't
5 say it. Are we good? Thank you.

6 MR. SIMONEIT: I'm Jamie Simoneit,
7 principal and owner of D & O Architecture. We've
8 been in business in this town since 1997.

9 It's been an interesting ride working
10 in this town for this amount of time. And I do a
11 lot of work in what I'll call bedroom communities
12 like this type. My work goes all the way up to
13 Michigan, Wisconsin, down to Tennessee. I do a lot
14 of model work.

15 Primarily, the majority of my work, I'd
16 say 75 percent of my buildings are addition rehab
17 work. The other 25 percent is divided somewhere
18 between new construction of new homes from the
19 ground up, and/or light-scale commercial work.

20 I've done a couple of restaurants in
21 town, jewelry stores and things of that nature, as
22 well as doing the pop tops, the whole house

1 makeover, so on and so forth.

2 Just a couple of items, and a lot of
3 them have been touched on to some degree today that
4 I'll echo or be repeating some things that PJ just
5 spoke about, and Pete as well.

6 But a couple of bullet points that are
7 written down here. One is I can't believe the
8 astounding, astonishing costs of our permits.

9 Compared to what other towns or other
10 communities are, addition rehab work where we're
11 saving homes and scraping for every penny to be
12 able to strip the lead-based paint off or whatever
13 that we've got fees on permits that add up to being
14 over five digits in total. That's just crazy, and
15 that's Malibu pricing that we're running in here.
16 And of course, that cost gets pushed all the way
17 back to the homeowners; and all that means is more
18 budget cuts that are more trimming, more compromise
19 on level finish.

20 The second note, it's been said a
21 couple of times, the review process and the time
22 that it takes to procure a permit has gotten way

1 out of control. You know, the time between the
2 time that you file, you're looking at three to four
3 weeks until you get a response back. And then
4 you've got to catch that in your cue, figure out
5 what you're going to clear in your schedule to try
6 to write the response letter. You get it back to
7 them and then it goes back out to be re-reviewed.
8 And it comes back, and sometimes you get those
9 again additional second, third, fourth and fifth
10 comments.

11 It's just taking way too long. I think
12 a lot of that has to do with the amount of
13 documentation that is now required, or is being
14 required by the Village.

15 I looked back at the first home I did
16 from the ground up which is St. Mark's Rectory,
17 just around the corner over here. And it's
18 interesting to pull out that set of drawings of
19 what I did back in 1998, my first new home in town,
20 and how little is actually on those documents. And
21 the builder that I was working with at the time was
22 a rookie, an absolute rookie. I took him from a

1 deck builder to his first home over there.

2 That house came out awesome. The
3 review and the process and the inspections that we
4 did back in the day with the Village worked really
5 well.

6 I believe at the time it was an
7 architect from Wheaton that was actually the plan
8 reviewer that reviewed the project, but just that
9 set of drawings that was five, six pages, 24 by 36,
10 and now my submissions are 25 pages long, and it's
11 just notes on top of notes on top of information
12 that nobody even looks at half the time, or is not
13 necessary when you're working with quality
14 builders, or the builders that we do work with in
15 this town that are all licensed and certified.

16 It gets to the point where especially
17 with these more recent reviews when they have been
18 going out of house with TTI and BFI, I go back to
19 again that first set of drawings from 1998. I had
20 this little column on the side that had all my
21 general notes on how the house needs to be built
22 and kind of the basic standards. And on the cover

1 of the set of drawings was all the Codes that were
2 listed by the Village of Glen Ellyn that we abide
3 by, which were all re-reviewed and approved today.

4 And so it kind of became this cat-and-
5 mouse chase over the next 20 years on how this
6 worked. So I would go on to my next project, file
7 that same set of drawings with the same set of
8 notes, and I'd get this plan review that would come
9 back, and there might be two to three items that
10 hey, I missed a smoke detector here, or I forgot to
11 tag a GFI outlet in the kitchen or something like
12 that. And that was the extent of the reviews.

13 But the letters would always come back
14 as three pages long, every one of them always three
15 pages long. And they would be sent to the client.
16 The owner would get it back that we've been
17 rejected because of a list of items. But if you
18 actually read that list of items, there were three
19 or five that were legitimate items; don't get me
20 wrong. But then there would be another 20 on the
21 back. And there were these kind of like general
22 statements were things that were hot items within

1 the Village that were Code, or something that the
2 Inspector saw that now need to be accompanying it.

3 So the cat-and-mouse over 25 years was
4 now that little column is now two pages, 24 by 36
5 with six columns on each one of those pages in
6 notes that you can barely read because I keep
7 adding all these extra kind of notes that all these
8 builders know. It's all rule-of-thumb. It's all
9 standard practice. You know, yeah, especially if
10 all these builders are required to be licensed and
11 approved by the Village of Glen Ellyn anyway.

12 It's getting to the point where a joke
13 amongst other architects in town here is that why
14 not skip all those notes up front? We'll just buy
15 Code book, we'll stamp it, and we'll sign our name
16 on it and submit it as part of our drawing.
17 Seriously. It's getting to the point where
18 basically what I was doing over here in the corner
19 is re-editing my specs again for another year in
20 Glen Ellyn, because it just keeps adding on and
21 adding on.

22 Obviously Codes change, and it's really

1 fantastic that our Code is actually now on-line.
2 We can go access it in that manner versus the old
3 binders that we used to have.

4 But it's even gotten -- so that's the
5 story of just, you know, games within the Village
6 and our plan reviewers that we've had that have
7 changed quite frequently over the years, although
8 Paula has been a nice, steady force. And it's been
9 awesome to have been working with her over that
10 time to know that she knows what's in my drawings
11 and what I'm expected to give her so she can
12 approve my drawings. And I even actually at times
13 purposely leave that smoke detector off to see if
14 she's actually looking at my drawings and going to
15 catch me.

16 But now over the last years, whether
17 the department is overwhelmed or people have been
18 coming and going, the PPI and the BFI process is
19 just out of control.

20 Back to the day when I used to get my
21 five to ten comments, you could actually write a
22 response letter the same day that you got it and

1 maybe even bring it back and get it reviewed and
2 then try to get the permit pulled. I'm hitting 55.
3 You said 30. I mean that's a bargain. I'd take
4 that every day.

5 And the way that it works, and I've
6 done a little investigation and a little series of
7 phone calls around and about, is these guys are
8 getting paid some pretty good coin, from what I
9 understand, to do a review of drawings.

10 It's almost as though we're running our
11 permit process at a loss, or maybe that's how those
12 five-digit fees come in in the background.

13 I'm dying to know, are these guys
14 actually getting paid to review it the second time
15 that it comes back and the fact that they keep
16 adding on and adding on?

17 But the way that it works is they take
18 our drawings and they read through them. I'm sure
19 they will open them up and they'll go through them
20 page-by-page, read everything that's in it. Then
21 they are going to fire up their computer which has
22 a list of a thousand items over there, and it's in

1 a pre-formatted letter that as they are reading it,
2 oh, I saw that. Delete, delete, delete, delete.

3 And then the format is this letter that
4 gives me this 55-item checklist that's on there.
5 Well, when I go back through that, out of that,
6 sometimes 20 of those items are actually in the
7 drawings. They just forgot about it or didn't see
8 it or forgot to delete that particular item.

9 So it really becomes a real tough
10 situation in the fact that it's garbage in, garbage
11 out. And there's always this great sense of relief
12 that oh, my God, I finally got the drawings done.
13 They are in for permit. Get the client all set up
14 to go. And then there's this waiting game.

15 But it's also you come to feel, quite
16 honestly, like you don't even want it to come back
17 because the fact that you've got to sit and write
18 these letters that then take the time and take a
19 considerable amount of time. When it takes me
20 eight hours, a full day to write a response letter
21 on a set of drawings for an addition, a master
22 bedroom addition, I'm not talking about a new home

1 with civil engineering on a complex site. I'm
2 talking about a 500 or less square-foot addition.
3 It has, in my mind's eye, gotten out of control.

4 We're a small little bedroom community
5 and we're trying to act like we're the City of
6 Chicago sometimes with the way that this comes back
7 and forth. I find that frustrating.

8 Another aspect is there is a dramatic
9 difference between new construction and addition
10 rehab work. And I think they need to be treated
11 differently and reviewed separately with a
12 different kind of an attitude.

13 I certainly understand the Village's
14 desire, and I like the fact that they are not going
15 to accept our package until it's all put together
16 with a bow on. And when it does come in with a bow
17 on it, you've got licensed professionals that are
18 all stapling and sealing all those drawings. They
19 should really just be opening it up and check the
20 planning, zoning and a couple of quick light
21 health, safety, welfare and zoning issues. They
22 don't need to start dissecting my wall sections to

1 tell me I need to be using Simpson's strong ties
2 here or a specific tie-down in this corner over
3 there. It's again gotten out of control.

4 Back to the new construction versus
5 addition remodel work. I understand that all new
6 construction, that you're starting with a clean
7 slate, so you should be able to answer to every
8 letter of the law; you should be able to check
9 everything in the box and all other requirements.
10 Totally get that. And therefore, there should be
11 no variations required for any new construction for
12 that matter, unless there's some really odd or
13 amazingly crazy site that it's going to go on.

14 But with addition rehab work, I'm
15 getting more of this feedback, more of this stuff
16 about I need to provide plumbing riser diagrams.
17 Well, I don't even know what's in the walls until
18 we open it up. So how am I going to do a plumbing
19 riser diagram of something I can't even see?

20 How am I going to figure out what the
21 beam is that's supposed to go over and span this
22 kitchen until I open it up?

1 The homeowners are living in these
2 things until the day before we start construction.
3 I can't go tearing into it. And they are certainly
4 not going to tear into it until they actually have
5 a permit in hand.

6 So there's got to be a little bit more
7 flexibility in addition rehab work that you can't
8 have all the answers going in; you simply can't.
9 And you have to rely on the fact that we've got
10 licensed professionals and certified builders that
11 are going to make it right, and that you guys have
12 qualified inspectors to oversee that it is going to
13 be made right.

14 So as an architect, I'll tell you that
15 there's no such thing as a perfect set of drawings.
16 There never is. Even in new construction there
17 isn't. There isn't enough time these days, or
18 enough feed for that matter to sit and create the
19 perfect set of drawings. And the fact that there
20 are so many notes at length, that you just never
21 know what you're going to get. That's where it
22 literally does feel like you want to stamp the Code

1 book and submit it as part of your drawings.

2 Again, I hope I was clear between the
3 difference between new construction and remodel.

4 But also what I am pleased is that the Village has
5 most recently, I think I was given one of the more
6 recent ones, is administrative variations.

7 Our Building Department needs to have a
8 little bit more leeway on dealing with minor
9 issues.

10 I do like our Code and the fact that
11 the limitations that it puts on our property, and
12 there's some very set numbers, from lock coverage
13 to ridge height to all these kinds of things that
14 are in there.

15 But that when I'm coming to a project,
16 I literally had to go for a variation, I think this
17 was easily 15 years ago, for a half of an inch;
18 literally a half of an inch that was over on a
19 front yard setback on a house that was existing,
20 and all we wanted to do was put a second story, and
21 part of it was over by a half of an inch. And
22 that's because the engineer left the decimal point

1 to three points. And when you round it up, that
2 created a half of an inch difference, and I had to
3 go for a variation.

4 I went for a variation for a corner
5 that was less than a square foot that cost my
6 client almost nine months of carrying time because
7 we couldn't get a forum over Thanksgiving for the
8 ZBA and the hearing, and so on and so forth. It
9 literally added six months to the project.

10 This was a mixed marriage couple. They
11 were each in their own homes, carrying two
12 properties, trying to get into the third, and it
13 took them six months. So add that math up and the
14 cost of what that was just to be heard.

15 The variation was said, done and over
16 in 10, 15 minutes because it was so obvious or
17 painfully obvious that it could have been or should
18 have been approved if the staff had more leeway.

19 So I think some sort of term limits or
20 variation or ranges need to be established that if
21 I bring in a project that said at .21 percent of
22 lot coverage on an addition rehab project, that

1 they can assess it and say hey, it's within reason;
2 we are not being greedy, we are not asking for more
3 than something that's ridiculous.

4 Now again, I wouldn't carry that same
5 line for new construction, because they are not
6 dealing with the issues that were already set as a
7 precedent prior to the adoption of the Code that's
8 currently in place.

9 And my gosh, if that's not a hardship
10 for a zoning variation, it's beyond me. I have sat
11 in front of that Board in the same room countless
12 times, and I think 50 percent of the Board does
13 believe that if you bought a home that was
14 developed before 2000 and a lot of our Codes kicked
15 in, that it is a hardship when you do the overlay
16 with the setbacks and your back yard and your house
17 is right up against it and you're a half-inch over
18 or whatever, that you shouldn't have to go get a
19 variation; that that is truly a hardship.

20 Another issue that I run into quite a
21 bit with those same variations on that same manner
22 is the homeowners don't do any diligence when they

1 come to buy a home. They see a home, they put
2 their rose-colored glasses on, and they want to buy
3 it. But in our DIY world that we're in, everybody
4 wants to fix it up or make it their own.

5 I just literally had a phone call today
6 on a ranch home that I renovated 15 years ago on
7 Main Street that's going under a sale, and the guy
8 called me. I think it's 664 Main. And I said
9 yeah, I worked on that project a while ago. And he
10 goes yeah, well, I want to bump out the back, and I
11 want to bump out the kitchen, and so on and so
12 forth. And we hung up and we set up an appointment
13 to go see it. And it dawned on me, I started
14 thinking about it that we ran against these
15 limitations when I renovated it.

16 Pulled the paperwork back out, and
17 literally the back yard is sitting right on the
18 property line. The two side yards are right on it.
19 He's got nowhere to expand. And this guy is in his
20 final inspection.

21 So it is a hardship. People don't
22 know. People aren't in this industry. They don't

1 know that we've got a very unique Code that has a
2 lot of restrictions on it.

3 I guess I'm rambling on a long time
4 about that. But addition rehab work is a lot
5 different than new construction. I think staff
6 needs more leeway on actually expediting and moving
7 through administrative variations on things that
8 fall within some sort of set parameters, whether
9 that's negotiated in here, or amongst a group of
10 people, or just even staff, at what they see, they
11 get hit over the head with all the time. But that
12 needs to move quicker, too.

13 I heard PJ talk about communication.
14 It's amazing to me how few phone calls I've gotten
15 over 25 years on any of my plan reviews. Like hey,
16 Jamie, what were you thinking here? Or this
17 doesn't make any sense. Or what the heck is this?
18 Or hey, I've got to fail you because of this.

19 You know, pick up a phone and call. My
20 phone number is on every drawing. So on and so
21 forth, versus this what used to be snail mail. I
22 actually just got rid of my fax machine a few years

1 ago. The only reason I held onto it is because
2 that's how I had communication with the Village.

3 So thank God we're back to email. And
4 email has been nice it's been more communicative,
5 but sometimes a quick phone call for a quick
6 clarification can save two to three weeks of time
7 trying to communicate on one issue.

8 One other suggestion along the line of
9 communication is what I've seen in other villages
10 and other towns and communities.

11 I worked up in Long Beach, Michigan and
12 up and down the east side of the lake that looks
13 west. You go to these little bedroom communities
14 and what you do is you walk in there with your
15 plans and drawings and actually meet the plan
16 reviewer. And they suggest you bring your builder
17 with you if you want. And you literally walk
18 through it and tell them what you're doing, explain
19 what you're doing explain. You tell them about
20 what your problems are and what you think the
21 nuances, or why you're doing a certain solution, or
22 one or the other, and you work together as a team

1 to review it, so that literally, when you submit
2 the drawings, all you do is you write the check for
3 the fee for the permit, which in Michigan is about
4 \$100.00 to get a permit to build a new home.

5 So I would love to see some sort of
6 change in that manner to work with staff. Maybe
7 that will or will not work with commercial work.
8 That's a whole other world, as far as I'm
9 concerned.

10 But when you're dealing with the
11 residents that pay the taxes, that pay the salaries
12 for all these folks here, I don't understand why
13 they can't get that meeting and then to work in
14 that manner, versus this pushing it across the
15 counter, waiting for it to come back, catch it,
16 respond, push it before over a counter, and before
17 you know it, three to four months, or as we heard
18 earlier, a building season has gone by.

19 It's got to get faster. It's got to
20 get smoother.

21 And one last comment, I heard it, I'm
22 echoing Pete now as I'm coming back to my notes

1 here with the overstepping.

2 I cannot believe that I've got a
3 plumber, a licensed plumber telling me what to put
4 on my drawings in order to have it built. A CPI,
5 specifically, he's not a licensed architect,
6 reviewing my drawings to tell me what to do.

7 You know what? I'm actually happy to
8 put that information on it, because when it does go
9 to a lawsuit on one item or another, I've got a
10 letter that says I'm being told by the Village to
11 put it on my drawings. The first thing I'm going
12 to show my attorney if and when, knock on wood
13 never had to touch my liability insurance, ever.
14 But to me it's crazy in that manner that I'm being
15 told what to put on my drawings by a licensed
16 plumber.

17 So I'm sorry, I've gone on too long. I
18 appreciate the time. I do appreciate our
19 department. There's a lot of hard-working people
20 that have to deal with a whole lot of crud back
21 over there.

22 I would like to shout out to Kelly

1 Purvic. I think she's fantastic. She works really
2 hard.

3 MR. CHEJFEC: My name is Charles Chejfec.
4 I am not a builder; I'm not a contractor; I'm not
5 an architect. I'm a resident of the Village of
6 Glen Ellyn. And I'm also, since about a year
7 and-a-half, a small business owner here in Glen
8 Ellyn.

9 Over the past two years I have done a
10 major renovation to the house that I own. I also
11 put in an attached garage. And I thought it was
12 important to give you the perspective of a
13 resident, as opposed to the vendors here, or the
14 contractors.

15 And I think that they are all for the
16 most part on their best behavior, because if we
17 gave them sodium pentothal and removed staff from
18 this room, I think you'd be hearing much more
19 candid statements about the systemic failings of
20 the Building Department. And I can give you some
21 of my thoughts on that, and I will in a moment.

22 But I want to start out with something

1 that involves me personally. During this process I
2 deposited, I think it was \$3,000.00 for the
3 building permits. And I understand that's a small
4 amount compared to what many of these contractors
5 have here with their customers.

6 And the Village held onto my money for
7 about two years. And when the permits were finally
8 closed out and I was told to come pick up my
9 deposit, I thought, oh, it would be nice to get my
10 money back and some interest on that. Well, when I
11 picked up my check, it was for \$3,000.00. There
12 was no interest on the check that they held onto
13 for three years.

14 So I went back to my office, I looked
15 at the Village Code to see what Code provisions
16 govern the use of money that's deposited with the
17 Village. Because if you want to put it in an
18 interest-bearing account, the Code has to say what
19 happens to that interest.

20 Well, there was nothing in there that
21 talks about what happens to the money that's
22 deposited with the Village for these building

1 permits with respect to interest.

2 So I thought for sure if I'm not
3 getting the interest on it, then the Village must,
4 and if the Village isn't authorizing itself to take
5 the interest, there's a problem.

6 So I issued a FOIA request, and I
7 talked to, since we're complimenting people, I
8 talked to Greg Matthews, the Village Attorney.
9 He's a wonderful guy. And it turns out that the
10 Village is not generating any interest on these
11 deposits they are holding onto for years. What's
12 happening is the money is going into a general
13 operating account that generates no interest.

14 And when I talked to some of the
15 builders, they told me that they have customers
16 that themselves have ten of thousands of dollars in
17 deposit money that the Village holds onto for
18 years.

19 And I'm thinking to myself why on earth
20 would the Village pass up an opportunity to earn
21 probably tens of thousand of dollars every year
22 just on interest from the permit deposits that they

1 could then in a way give back to the residents by
2 reducing what I think are exorbitant permit
3 amounts?

4 So if you're talking about solutions
5 today, or something you can do, someone should take
6 a look and see what is the amount of money that
7 goes into the operating account that's attributable
8 to deposits on permits, and then figure out simple
9 interest on it; two, three, four percent. Because
10 if you've got a \$50,000.00 balance in there on a
11 regular basis, you're losing out on some decent
12 money that can be returned to the residents in the
13 form of lower permits, because they don't need to
14 charge higher amounts to cover the increased costs
15 that they could be getting out of the interest they
16 should be earning on these permits deposits.

17 So Miss Springer, how about it? What
18 do you guys do with the money from the permits that
19 goes into the operating account? Why aren't you
20 earning interest on that?

21 That's what I thought. All right.

22 So that's one simple issue where a

1 solution could return something of value to the
2 residents that doesn't cost anyone anything. It's
3 an accounting function.

4 When I got here, I came in a little bit
5 late, but I heard Miss Springer say that as a
6 preemptive strike to what I'm sure she thought was
7 going to be criticisms of the Building Department,
8 that they have to enforce the Code as it's written,
9 almost apologetic like, you know, we really don't
10 have such say-so; there's not much discretion.

11 And I heard some of the comments here
12 today about issues people have where reasonable
13 minds can differ over the interpretation of the
14 Code and what they should be doing and what they
15 shouldn't be doing.

16 To have that conversation, from my
17 perspective, it misses the boat. We're not talking
18 about that, or at least I'm not.

19 The issues that people are experiencing
20 here aren't where reasonable minds can differ.
21 What we're talking about here is a level of
22 arrogance and hubris that permeates the Building

1 Department to the point where you have almost an
2 adversarial relationship with the Building
3 Department. And I'm not throwing the net over
4 everyone. But what I'm talking about is an
5 attitude and an atmosphere, and that starts from
6 the top, and at the top is Miss Springer. And this
7 is the elephant in the room, okay?

8 If the head of your department
9 demonstrates a level of arrogance and hubris where
10 she doesn't feel accountable to the residents, how
11 is that going to be reflected upon other employees
12 or staff within that department? They are going to
13 feel emboldened. They are not going to feel like
14 that have to be responsive.

15 And I am uniquely situated to talk
16 about this, because I have been involved in two
17 lawsuits with the Village; one where I sued the
18 Village, and Miss Springer was the head of the
19 department at the time, and one recently where I
20 got sued along with the Village. And in both
21 instances, I experienced it, and it had nothing to
22 do with interpreting the Code, okay?

1 The first lawsuit involved the water
2 tower over in Glen Ellyn where the Village who owns
3 that private property wanted to put antennas up
4 above the restricted heights in the Code. And all
5 my neighbors asked me to come and represent them in
6 one of these meetings. And we advised them that
7 hey, I think these antennas are going to be too
8 high.

9 They were tone deaf to it. Not only
10 did they say they are not too high, but you can't
11 even do anything about it cause we're the Village
12 and we have immunity. They weren't responsive at
13 all. So, I sued them.

14 And as a result of that lawsuit, the
15 Village of Glen Ellyn now is the only municipality
16 in the State of Illinois that has ever been
17 successfully sued for violating its own Ordinance
18 as a private landowner.

19 That lawsuit never should have
20 happened, but it happened because Miss Springer
21 decided that she was right and the Village could
22 not be wrong, and to hell with the residents. That

1 never should have happened. Never. That lawsuit
2 never should have happened. Okay?

3 In the most recent lawsuit where I got
4 sued along with the Village by a neighbor of mine
5 who claimed he had an easement over my driveway,
6 there was an issue about whether my neighbor had an
7 easement over my driveway. And Steve Witt who, I
8 don't know what his exact title is, but he's
9 certainly not a lawyer, had made comments in emails
10 and statements and in testimony that my neighbor
11 had an easement.

12 That issue was before the Judge. And
13 last month the Judge decided my neighbor doesn't
14 have an easement; he's got a license.

15 My point is, Steve Witt is not a
16 lawyer. He needs to stay in his lane. He
17 shouldn't be giving legal opinions about whether
18 something is an easement or a license or anything
19 else.

20 But when you feel emboldened by this
21 atmosphere of arrogance and hubris, you'll do
22 whatever you want.

1 And it created a lot of havoc and
2 unnecessary litigation because he felt the need to
3 give his opinion about a legal document being an
4 easement or a license. That's not his job. He
5 shouldn't have been doing that.

6 Now, we ultimately won. We got the
7 Village dismissed. I got to build my garage. My
8 neighbor doesn't have an easement now over my
9 property. But it was so unnecessary. And I kept
10 asking why are they doing this?

11 Then the last one was with Amy McKenna.
12 She came to my house to do a final inspection, and
13 she wanted me to take out two feet of a retaining
14 wall to increase water flow from my yard over my
15 neighbor's yard and down in the Lake Ellen area.

16 And the gap for this hole was more than
17 adequate to handle the water flow, and I said to
18 her, what provision of the Code empowers you to
19 force me to remove two feet of my neighbor's
20 retaining wall to increase water flow? She
21 couldn't cite anything in the Code. But she felt
22 emboldened to do it because hey, we're the Village

1 and we can do it.

2 And it resulted in I think three
3 separate inspections. And I got hit with two more
4 reviews of plans that were totally unnecessary.
5 And I think the total cost of paying the Village
6 and this other third-party that now they contract
7 with was over \$3,000.00. I had like six reviews
8 for a retaining wall. It's ridiculous.

9 And so we're not talking about
10 situations where reasonable minds can differ.
11 We're not. We're talking about arrogance, hubris.
12 And it's gone on far too long.

13 Now you want solutions? Here's my
14 solution to the problems. These people have to be
15 accountable. Right?

16 When I was in private practice before I
17 moved out here to open my own firm, we had employee
18 reviews regularly; and if you didn't get a good
19 review, there were consequences. Maybe your salary
20 was reduced. Or if it persisted, you got fired.

21 All these people there are telling you
22 there's a systemic problem. Okay?

1 And on some level we're doing ourselves
2 a disservice by talking about anecdotes. This
3 isn't an anecdotal issue. This is a systemic
4 problem. And the Village needs to take action to
5 ensure that the Planning Department works with the
6 residents in a cooperative fashion, not in an
7 adversarial one.

8 And I'm not familiar with who all the
9 Trustees are, but to the extent that the Trustees
10 have a role in that, then you need to get involved,
11 and you need to take action, because a lot of
12 people are not getting projects done because of the
13 beaurocracy and the difficulty of getting permits
14 issued in a timely fashion. The Village is losing
15 out on that revenue, and residents are getting
16 disillusioned with the Village.

17 So there has to be some accountability
18 here, whether it's in the form of employee reviews
19 where people's compensation gets reduced, or people
20 ultimately get terminated.

21 I can tell you at least one of my
22 experiences, if that person worked for me, they

1 wouldn't have a job.

2 So there has to be accountability. And
3 I don't see it, because it's gone on. The lawsuit
4 I had with the Village seven years ago, I don't see
5 any change in seven years with that attitude.

6 So it's up to you to do something about
7 it and return the Planning Department to the
8 residents. Okay? Where they work cooperatively,
9 not adversary.

10 And I'm telling you, everyone here who
11 is a contractor is holding back. You're not
12 getting their unvarnished opinions here. They are
13 being careful, because I'm lucky. My livelihood
14 doesn't depend on my working relationship with the
15 Planning Department. If it did, I'd be unemployed
16 and I'd be poor, because I wouldn't have any
17 patience for it. I don't know how they do it
18 sometimes.

19 But it's a systemic problem. It's not
20 an anecdotal problem. It's not a difference of
21 opinion about Code provisions. It's a systemic
22 problem. And you need to do something about it.

1 MR. McMASTER: My name is Glen McMaster,
2 McMaster/Faganel Builders.

3 I didn't intend to speak tonight, but I
4 want to make it perfectly clear, this gentleman
5 does not speak for me. I do not agree with many
6 things that he said. And I've had a very long
7 relationship with the Building Department, and he
8 does not speak for me. Thank you.

9 MR. NITTI: Good evening everyone. My name
10 is Nico Nitti. The company is Nitti Development.
11 I'm also a Glen Ellyn resident.

12 My company builds, develops single and
13 multi-family developments all over the northwest
14 suburbs. We've been doing developments since the
15 '80's. It was started by my dad. I have been
16 involved with the company since my teens.

17 I've dealt with many, many building
18 permits in municipalities. I have multiple
19 subdivisions under construction right now. I have
20 one in Schaumburg, 150 homes. One in Geneva. One
21 here in Glen Ellyn, Fairway Court. I've built a
22 lot of homes in Elmhurst, over 100 townhomes.

1 Really the only reason I'm spewing out
2 my Resume here is because I'm not sure what the
3 attitude is here in town. I'm not sure how I'm
4 being represented here in the Village around the
5 Building Department.

6 So I have clients from all different
7 types, from intellectuals to public. I have
8 references from Mayors, Trustees, Village Engineers
9 that all can attest to my qualifications and
10 success in the projects.

11 Again, I only say that because I don't
12 think I have a positive, at least from the attitude
13 I get here.

14 I'm here tonight to give my experience
15 in Glen Ellyn. And my comments, like everybody
16 else, is not reflective on everybody. There are a
17 lot of great people that work in the Building
18 Department.

19 So Fairway Court, in 2017 I purchased
20 the land for Fairway Court. At the time it was
21 known as the enclave of Glen Oak. It was a 12-lot
22 single-family subdivisions. We bought it. I

1 didn't go through the zoning process. I bought it
2 from another developer.

3 I did purchase an adjacent property. I
4 did a two-lot subdivision split. So we owned a
5 recapture. And my intention with that was to
6 continue development in the Glen Oak area, that my
7 own recapture just wouldn't work that well.

8 After a couple experiences with the
9 Village and staff and situations, I decided not to,
10 and stopped pursuing any more properties.

11 So today I'm finishing the last two
12 homes. I am expecting to be complete in 2022.
13 It's a beautiful subdivision, beautiful community
14 beautiful. Average house over a million bucks.
15 I'm complimented all the time, and it looks great.

16 Throughout the project, especially
17 lately, my experience has been a little bit
18 frustrating. I found myself in situations dealing
19 with that sometimes boggle my mind, as some of the
20 other people here.

21 I asked residents and business owners
22 living here. Nobody really seems to have a

1 positive experience. At least I haven't met
2 anybody that does.

3 I consider a municipality as a vital
4 part of development and construction. A working
5 relationship with the Village can make or break a
6 deal.

7 When I vet a piece of property for
8 development, construction, project, whatever it may
9 be, the first question and one of the most
10 important questions is what town it's in; who are
11 the people that are working there; what's the
12 experience working there.

13 The first thing I'll say is the permit
14 process timeframe and the lack of technology around
15 here is astonishing.

16 When I started doing work in the
17 Village, I was really surprised to learn that we're
18 still doing paper submittal. This was four, five
19 years ago.

20 I actually brought this concern to the
21 leaders. I offered my architect's services,
22 J & B Architects out of Elmhurst. He converted

1 Elmhurst City to fully digital in 2010. So I was
2 totally used to just everything digital submittals.

3 This is one of the only towns that I'm
4 still doing paper submittals. I think we're a town
5 proud of our trees, first of all. And I think it
6 would help expedite the process why more emphasis
7 is not put into digital technology, especially this
8 day and age, outside of COVID. Just I think that's
9 how everybody works. At least my company does. We
10 use heavy technology processes and it can simplify
11 many, many things and probably help everything.

12 For a frame of reference, in my
13 Schaumburg project, full digital submittals. They
14 are turning permits around in 15 days. That means
15 I'm sending an email, and on day 16 I'm digging a
16 hole, because it all comes back digitally. I pay
17 digitally. And there's nothing much complicated
18 going there, other than individuals who felt the
19 need to invest in the time and technology. There's
20 nothing fancy. It's all through email. But it's a
21 great process.

22 But the permit process time and lack of

1 technology is probably the least concerning thing.

2 When people ask me what the real issues
3 are, I kind of sum up a few things. I don't want
4 to get into too much detail here tonight, but I'll
5 be more than happy to sit down and discuss
6 specifics. I have documentation if needed. I
7 don't want to call anybody out, but I kind of want
8 to keep it more general.

9 So first off, in all of my career,
10 dealing with everybody I've ever dealt with, I have
11 never had the overreach and staff level, for lack
12 of a better term, staff level construing written
13 public Ordinances to almost their own personal
14 liking, own personal agenda, not to better for the
15 community, not for the betterment of development,
16 but for basically the betterment of some of their
17 own personal agenda, is the only thing it comes
18 down to.

19 There's been three separate occasions,
20 three separate staff members, where I receive a
21 basic because I said so response when I question
22 how or why something is now needed, why something

1 has changed before, why is there a conflict from a
2 previous agreement.

3 And the answer is because the Ordinance
4 says per the approval of, insert title here, and
5 they take advantage of it. They overreach their
6 boundaries.

7 And there is written Ordinances that
8 could probably be honed in on and define more. The
9 lack of definition in the Ordinance, I read
10 Ordinances all the time. I've read probably
11 through almost all of our Village Ordinances. This
12 is what I do as a developer. And they are vague,
13 and they are taken advantage of by certain people.

14 Again, I could get specific at some
15 point, not right now.

16 Never in my career has it taken me two
17 and-a-half years, tens of thousands, tens of
18 thousands of dollars, unnecessary legal and
19 engineering fees to reduce a simple letter of
20 credit.

21 Previously-approved items being
22 reopened, reevaluated on a zero basis. Comments on

1 submitted record drawings coming back years, years
2 after something was already submitted, reviewed,
3 approved. Unreal. Never. I mean third world
4 countries type things. It's unreal.

5 Never in my career I've been nearly
6 forced into moving public utilities for no clear
7 reason, no concern for the community, any logical
8 reason, going against an approved Ordinance. The
9 only answer I received is because so-and-so said
10 so.

11 Building permits intentionally held up
12 due to that. Months. I had a client crying
13 because her child wouldn't be able to start at
14 their new school on time due to this, all for a
15 sidewalk drawing that somebody didn't want to
16 approve for no logical reason.

17 Never have I had to look up the ethics
18 rules of a Village due to abuse of power concerns.
19 I didn't know there was ethics departments in
20 villages. But now I know there are.

21 Never have I had to consult with my
22 attorney before, during, after every phone call or

1 E-mail with certain Village staff. Never. I have
2 a great working relationship. I have trustworthy
3 working relationships with everybody else I deal
4 with, except for certain individuals in this
5 certain town.

6 Never have I had staff present with me
7 terms and conditions to sign off on. Some like to
8 act as attorneys, and they are not. But that's a
9 first for me.

10 Never have I voluntarily offered to
11 upgrade aspects of the subdivision that would have
12 cost us significant investment, only to be met with
13 so much pushback and unnecessary requirements, that
14 it caused me not to.

15 Never have I had a bank express major
16 concerns about financial instruments because of the
17 town I'm doing it in. It never happened to me
18 before, never.

19 Never have I actively turned down
20 projects because I don't want to do business with
21 this community it would be built in. That's what
22 it's come to. And I'll probably turn down four or

1 five projects. I can go elsewhere. I can go
2 anywhere. Why would I do it and deal with this?

3 You know, builders and business owners,
4 we have it tough enough. We're basically
5 manufacturing on-site with unvariable conditions,
6 with everybody experiencing different lead times.
7 We just want a community that will work alongside
8 with us, not against us. Just work with me.

9 The work against you attitude is
10 astonishing. I don't experience that anywhere. I
11 look at communities and parks, and no different
12 than my vendors; when I can't work with them, I'm
13 going to go elsewhere.

14 I thought it was interesting that the
15 invitation for tonight referred to as customers. I
16 never once felt like a customer. I have a staff of
17 about 12, and if any of them created this
18 environment to my customers, I would have some
19 changes being made.

20 Again, I do have documented specifics.
21 Anybody interested in hearing more, I would love to
22 sit down at another time. I thank President Senak

1 and the Board for this meeting and listening
2 session. It's a good start. But there are, like
3 others have said, there are some certain
4 individuals who I think create a bit of a toxicity,
5 and it's systemic. That was a good phrase for it.

6 But you know, I know there's a need for
7 this here, and it's a great town. I love
8 everything else about the town.

9 And I like to say that is there really
10 a problem? Well yeah, in the industry, I talk to
11 attorneys and you hear no, the Village is tough to
12 do business with.

13 We have opportunities to go elsewhere.
14 And it shows. Elmhurst and Wheaton. My office is
15 in Elmhurst. I walk around downtown. There's no
16 vacancies. Every square foot on Main Street is
17 taken up. Wheaton is the same thing. Wheaton has
18 developed exponentially here compared to us.

19 And it's a great working environment in
20 both of those towns, so I can only attribute it to
21 that.

22 Some houses are being built here, but

1 nothing crazy. Again, there's something going on.
2 And builders, architects, developers, customers,
3 clients, we have the opportunity to go elsewhere,
4 and it seems like that's what's happening.

5 I'm not sure what else. I wish I could
6 have more specifics, but that's kind of a general
7 overview. And if I weren't a Glen Ellyn resident,
8 I probably wouldn't be here tonight. I'd finish up
9 these houses and never look back. But as a
10 resident, I am concerned.

11 At the end of the day, the taxpayers
12 are suffering, the schools are suffering. We
13 should be turning and turning houses, construction.
14 Main Street should be great. There has been some
15 great progress recently. I like to see the new
16 developments going on. But I think there's a lot
17 of work to do.

18 So I appreciate this open forum. I
19 hope it doesn't blow up in my face, because I'm
20 still trying to wrap up my projects. But at least
21 it's out in the open now. So I look forward to
22 that stuff. And if there's any questions, I guess

1 that's it.

2 CHAIRMAN BREDEFELDT: Anybody else?

3 All right. This is the first of
4 several meetings. I think this will be the first
5 of several meetings that will be held with this
6 group, and we'll be doing more follow-up feedback
7 sessions similar to this.

8 Staci, you talked about having a board
9 with Post-it notes and people putting what was
10 important to them on that? And possibly we could
11 do something like that at a future meeting?

12 MS. SPRINGER: This was a different type of
13 format, because that old format was, because the
14 ZBA is hearing these comments, it's a little bit of
15 a different format, rather than that facilitative
16 Builders' Forum where staff was gathering the
17 feedback and going through kind of a facilitated
18 workshop session.

19 So with this information, we would be
20 putting together, obviously, we'll have minutes of
21 the meeting, and we'll be able to share those with
22 those people that we have email addresses for. And

1 we will be putting together a chart.

2 I will consult with the Village
3 Manager, the Village President about next steps. I
4 had anticipated we would come back and provide
5 follow-up information and invite builders to that
6 meeting.

7 So obviously, we have email addresses
8 for everyone, and we will share kind of the next
9 steps in that regard.

10 CHAIRMAN BREDEFELDT: Okay.

11 MS. SPRINGER: If anybody has comments and
12 didn't feel comfortable getting up, feel free to
13 send something in writing. You don't have to
14 direct it to me if you don't want to. You can
15 either direct it to the Village Manager, or the
16 Village President is raising his hand.

17 But hopefully, it will eventually get
18 to me, because obviously, if we don't hear about
19 what the issues are, then we can't come up with
20 forming any solutions for it.

21 So we are looking for feedback. We're
22 interested in it. We'd like to make changes.

1 So this is helpful information. We
2 really appreciate everybody's comments.

3 CHAIRMAN BREDEFELDT: Okay. Is there a
4 Trustee report?

5 MS. KALINICH: I'm Kelly Kalinich. I'm one
6 of the Village Trustees.

7 I want to say two things. One is we
8 were very much looking forward to this evening.
9 This meeting is actually something that has been in
10 the works since late spring, and so we appreciate
11 everyone's time for being here.

12 And as Staci has indicated, we don't
13 see it as a one-time event. It's something that we
14 hope will be ongoing and can continue with being
15 the dialogue for an effort towards improvement.

16 And also, the Board wanted to thank the
17 Zoning Board of Appeals for taking on this review
18 of the Ordinances. It's very important, since we
19 haven't had them done in quite a few years, and
20 we're appreciative and are looking forward to those
21 improvements. Thanks.

22 CHAIRMAN BREDEFELDT: Our next item is the

1 next meeting. I talked to Steve about it briefly,
2 and he said we could probably meet the third
3 Wednesday in December. So we'll have to talk about
4 that, if we can get the Board of Zoning Appeals
5 back together a month from now and carry on with
6 the Codes. Maybe there will be some follow-up to
7 some of the items that were brought up here tonight
8 at the next meeting.

9 MS. SPRINGER: Sure.

10 So the tentative dates we're holding
11 for the Commission meetings are at 7:00 on the
12 first and third Wednesdays. But obviously, this
13 Board doesn't have scheduled meetings, so it's at
14 the call of the Chair.

15 So obviously, your staff liaison, Steve
16 Witt, will be in touch and coordinate meeting
17 dates. And we hope to get through the Building
18 Codes relatively quickly. We're behind where we
19 would like to be with obtaining those Codes.

20 And so we will post. For anybody who's
21 interested in following, you can always go to the
22 Village's website, and under Boards and Commissions

1 there's a tab, and you can follow when our meetings
2 are. But any time there's anything related to the
3 building community listening sessions, we will
4 shoot an email to this group.

5 But for other Building Board of Appeals
6 meetings related to Code updates, Code discussions,
7 that type of thing. That will also be posted on
8 the Village's website. And you can keep tabs on it
9 and of course we'll post minutes there, agendas,
10 and that type of thing.

11 And so as soon as we know when we're
12 going to be ready, sooner than later. I don't want
13 to miss any. We're coming into the holidays. And
14 of course the third Wednesdays of the month become
15 difficult because of Thanksgiving and Christmas.
16 So we really only have one opportunity this month,
17 probably one opportunity next month. We'd like to
18 hold that meeting if possible, and then we'll be
19 back fully in January.

20 CHAIRMAN BREDEFELDT: Okay. That was the
21 final item on the agenda. Is there a motion to
22 adjourn the meeting?

Building Community Listening Session
November 17, 2021

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MR. TUSCHER: So move.

MR. BECK: Second.

CHAIRMAN BREDEFELDT: All right. The
meeting is adjourned.

(Which were all the proceedings
held at the Public Meeting of
the above-entitled cause.)

1 STATE OF ILLINOIS)

) SS.

2 COUNTY OF DU PAGE)
3

4 I, GLORIA APOSTOLOS SIOLIDIS, C.S.R., duly
5 qualified and commissioned for the State of Illinois,
6 County of DuPage, do hereby certify that I reported
7 in shorthand the proceedings had and testimony
8 taken at the Public Meeting of the above-entitled
9 cause, and that the foregoing transcript is a true, correct,
10 and complete report of the entire testimony so
11 taken at the time and place hereinabove set forth.
12

13
14 
15



16 GLORIA APOSTOLOS SIOLIDIS

17 CSR License #084-001205
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**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1732)**

DOC ID: 2021-1732

Update on the Building Community Listening Session held on November 17, 2021

Statement of the Issue:

Not Applicable

Analysis:

Not Applicable

Budget Impact:

Not Applicable

Action Requested:

Not Applicable

Attachments:

1. Staff Memo re Building Community Listening Session Agenda Item - 12-15-21
2. 11-21 Building Community Listening Session Suggestion Chart



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1732)**

DOC ID: 2021-1732

Update on the Building Community Listening Session held on November 17, 2021

Statement of the Issue:

Not Applicable

Analysis:

Not Applicable

Budget Impact:

Not Applicable

Action Requested:

Not Applicable

Attachments:

1. Staff Memo re Building Community Listening Session Agenda Item - 12-15-21
2. 11-21 Building Community Listening Session Suggestion Chart

MEMORANDUM

TO: Chairman Bredfeldt and Members of the Building Board of Appeals
Kelley Kalinich, Trustee Liaison

FROM: Steve Witt, Building & Zoning Official

CC: Staci Springer, Community Development Director

DATE: December 10, 2021

RE: Building Community Listening Session



At the BBA meeting on November 17, 2021, we embarked on an 8th listening session with the building community (previously called Builder's Forums). We heard verbal comments, questions and suggestions from local contractors, builders, and design professionals. The transcript of those comments was included in your agenda packet for this evening.

Following the meeting, three of the attendees followed up with written correspondence. Another met with staff to offer his suggestions. Staff has compiled the comments into the attached chart. We are interested in seeking out any other comments that contractors would like to share for inclusion in the chart. To that end, we have invited the Building Community to the BBA meeting on December 15th.

At the meeting we will share copies of the chart and briefly review it. We can then take additional comments from the audience. In our email invitation to the meeting, we requested that written comments be submitted prior to Christmas. We are also happy to schedule individual meetings to hear comments and concerns.

Staff will then begin to meet internally to discuss each issue, brainstorm solutions, and prepare additional information and updates for presentation at future BBA meetings.

Village of Glen Ellyn

Building Community Listening Session

Building Board of Appeals - November 2021

SUMMARY OF BUILDING COMMUNITY LISTENING SESSION FEEDBACK

Positive Comments on Services Provided by Community Development Department

1	The Department is much more organized than 20 years ago.
2	The new Permit Clerks are great.
3	The in-house building inspectors are great to work with.
4	Have so many good people that are part of the team.
5	Compliments to Springer, Purvis, Daubert, Moritz, Beck, Czajkowski, Wallace, Tisinai, Atkinson.
6	Appreciate that the Administrative Variation process that was added.

No.	Individual Suggestions	Follow-up Action	Update/Status
Communication			
1	Often find that contractors don't get calls or email notifications on the outcome of the inspection. Sometimes the inspection result is left with the homeowner, but the contractor does not receive the information. If the inspection report is left outside, sometimes it blows away.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
2	Should create a survey monkey for the permit process to get regular feedback.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
Processing			
3	Concerned with engineering reviews and inspections being overly restrictive.	Additional information on specific engineering issues would be needed in order to allow further evaluation. Community Development staff will get together to discuss the topic in general and provide an update at a	

		future meeting.	
4	With the Senior Civil Engineer leaving, there are now consulting engineer costs added to the permit which increases overall cost. The additional engineering consultant costs are disproportionate to the cost of the actual work.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
5	Consider a day, or half day, where there is an open table with a plan reviewer to look at plans and get questions answered immediately.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
6	Should create a map of the 'informal flood-prone areas' or 'local depressional areas' where additional engineering requirements are necessary and make it available to the public.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
7	A builder explained that the last two new homes took 9 weeks and 13 weeks to permit and that is too long.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
8	Re-reviews should be handled in-house by staff Plans Examiner.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
9	All the repeat standard comments should be added to a single place where the applicant can accept and sign off rather the Village sending review letters asking for minor details to be added to plans. Too much documentation is required. Why can't the Village rely on the expertise, certifications and insurance of the licensed design professionals and certified builders?	Community Development will meet to discuss this issue and provide an update at a future meeting.	
10	New homes and remodeling projects should be treated differently. There should be more flexibility in rehabilitation projects where contractors don't know what they are dealing with until they open up the walls.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
11	Four-hour inspection time windows are sometimes difficult for contractors; particularly with pre-pour inspections.	While the staff inspectors usually try to accommodate these inspections, Community Development staff will meet to review this issue and provide an update at a future meeting.	
12	There was concern raised over submittal documents getting lost.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
13	Plan reviewers should stop adding items after the initial plan review.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
14	Glen Ellyn's permit costs are higher than in other towns.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
15	The building staff needs more leeway to make decisions on minor issues.	Community Development will meet to discuss this issue and provide an update at a future meeting.	

16	All submittals should be completely electronic.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
Personnel/Consultants			
17	Contractors are having difficulties with TPI inspectors. It can be a different inspector every time. TPI inspectors are not consistent in code application and are not as customer-oriented as staff inspectors. Would rather add staff inspectors than use TPI inspectors. Would prefer in-house inspectors do all residential inspections and TPI do all commercial inspections.	In-house inspectors wish to do commercial inspections and not be limited to residential inspections only. However, Community Development will meet to further discuss this issue.	
18	Some TPI inspectors can't/won't give a time when the inspector will arrive.	Community Development will discuss this with TPI and provide an update at a future meeting.	
19	TPI should have a time limitation of 10 days for plan reviews and stick to it.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
20	The Village should hire a consultant to perform stormwater reviews in 10 days.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
21	Building and Zoning Official takes a long time to return emails and calls.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
22	The Building and Zoning Official and Stormwater Engineer overreach their authority by telling contractors how to design things.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
23	The Village needs to review building inspector workload. The availability of construction inspections keeps getting pushed back further.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
24	TPI uses a licensed plumber to review architectural drawings.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
Rules & Regulations			
25	Why is inspection of the trench necessary prior to framing?	Community Development will meet to discuss this issue and provide an update at a future meeting.	
26	Why is an ice and water shield inspection necessary? Can we end this requirement? If it is necessary, why can't the contractor take and submit photos?	Community Development will meet to discuss this issue and provide an update at a future meeting.	
27	If detached garages can be 3 feet from the property line, why can't A/C units and pergolas? The new A/C units are so quiet now.	Community Development will evaluate the possibility of a code amendment to review setbacks for A/C units and provide an update on this item at a future meeting.	
28	Why can't downspouts be tied into the storm sewer?	Public Works has been allowing more connections to the storm sewer where this is enough capacity in the storm line. Community Development will meet to discuss this issue and provide an update at a future meeting.	

29	Why is a stamped, engineered drawing necessary for retaining walls over three-feet high? Is it really necessary? This is not required in all towns.	Community Development will meet to discuss this issue and provide an update at a future meeting.	
30	Plan reviewers should pick up the phone and call the builder if there are questions rather than immediately sending a letter out. So many issues could be resolved by a phone call and the plan reviewer adding some approval notes to the plan.	Community Development will meet to discuss this issue and provide an update at a future meeting.	



Glen Ellyn Building Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head:
Category: Discussion Item
Prepared By:

AGENDA ITEM (ID # 2021-1733)

DOC ID: 2021-1733

Feedback from the Building Community

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1734)**

DOC ID: 2021-1734

2018 International Property Maintenance Code, with proposed amendments

Statement of the Issue:

Not Applicable

Analysis:

Not Applicable

Budget Impact:

Not Applicable

Action Requested:

Not Applicable

Attachments:

1. Building Codes Upgrade Staff Report - Meeting 2 - 12-15-21
2. Attachment IPMC-1 - Major Changes
3. Attachment IPMC-2 - Existing Amendments
4. Attachment IPMC-3 - Proposed Amendments (Redlined)
5. Attachment IPMC-4 - Proposed Amendments (Clean)



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1734)**

DOC ID: 2021-1734

2018 International Property Maintenance Code, with proposed amendments

Statement of the Issue:

Not Applicable

Analysis:

Not Applicable

Budget Impact:

Not Applicable

Action Requested:

Not Applicable

Attachments:

1. Building Codes Upgrade Staff Report - Meeting 2 - 12-15-21
2. Attachment IPMC-1 - Major Changes
3. Attachment IPMC-2 - Existing Amendments
4. Attachment IPMC-3 - Proposed Amendments (Redlined)
5. Attachment IPMC-4 - Proposed Amendments (Clean)

MEMORANDUM

TO: Chairman Bredfeldt and Members of the Building Board of Appeals
Kelley Kalinich, Trustee Liaison

FROM: Steve Witt, Building & Zoning Official

CC: Staci Springer, Community Development Director

DATE: December 10, 2021

RE: Building Codes Upgrade
BBA Meeting 12/15/21



The next items for the Building Board of Appeals to consider at the meeting to be held on December 15, 2021 include the review of the following codes which regulate property maintenance and electrical work within the Village.

- International Property Maintenance Code, 2018 (IPMC)
The 2009 edition of the IPMC is currently enforced within the Village
- NFPA 70, National Electric Code, 2017 (NEC)
The 2011 edition of the NEC is currently enforced within the Village

A summary of the scope of each of the codes to be reviewed is below. We have prepared attachments related to each of the codes which will assist us in walking through all the proposed amendments. At the meeting, we will provide background for the reasoning behind each of the proposed amendments as well as the proposed deletion or modification of existing amendments. The deletions noted on page one of the proposed amendments to the NEC will prohibit certain wiring types from being used within the Village. We performed a survey of several local communities to determine which, if any, of these wiring types they may also currently restrict. Attachment NEC-6 provides the results of that survey. [SS1]

Specifically, the attachments to this memorandum include the following:

1. A summary indicating the major revisions to the each of the published code editions from our currently adopted edition to the proposed edition. Please note that the IPMC has undergone three new editions since 2009 and the NEC has gone through two. The summary includes the major changes for each of the updates so we can understand the full scope of the changes since the 2009 editions. The highlights on the summaries indicate what changes are deemed to have the most impact on construction within the Village. We recommend concentrating on those changes during any discussions.
2. A copy of the currently adopted amendments to the codes being reviewed that are already in effect.
3. A “Redlined” version of the current amendments indicating the addition, deletions or modification to the existing amendments that are proposed by staff for discussion and consideration by the BBA.

4. A “Clean” version of the combined existing and proposed amendments which eliminates the struck-thorough verbiage contained in the Redlined version to make for easier reading and reference.
5. Other attachments as deemed necessary to provide information for consideration by the BBA in their deliberation on the proposed codes. For example, the deletions noted on page one of the proposed amendments to the NEC will prohibit certain wiring types from being used within the Village. We performed a survey of several local communities to determine which, if any, of these wiring types they may also currently restrict. Attachment NEC-6 provides the results of that survey.

If you would like to view the full versions of the proposed codes, both the International Code Council and the National Fire Protection Association (NFPA) provide free online access. The International Property Maintenance Code can be viewed on the International Code Council’s website through the following URL:

<https://codes.iccsafe.org/content/IPMC2018/preface>

The NFPA 70, National Electric Code can be viewed on the NFPA’s website through the following URL and clicking on the “Free Access” link:

<https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=70>

At the meeting, we will provide background for the reasoning behind each of the proposed amendments as well as the proposed deletion or modification of existing amendments. If we are unable to finish reviewing either off the codes, we can continue them to a future meeting.

The next meeting of the BBA is tentatively scheduled for January 19th, the third Wednesday of January 2022.

Scope of Codes:

International Property Maintenance Code, 2018

The *International Property Maintenance Code* (IPMC) is a model code that regulates the minimum maintenance requirements for existing buildings. It establishes the minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety for all existing residential and nonresidential structures and all existing premises. Responsibility is fixed among owners, operators, and occupants for code compliance. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Property Maintenance Code* as repeated, though not verbatim, from the preface of the 2018 IPMC.

Chapter 1 Scope and Administration. This chapter contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the property maintenance criteria contained in the body of the code.

Chapter 2 Definitions. All terms that are defined in the code are listed alphabetically in Chapter 2. While a defined term may be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Chapter 3 General Requirements. Chapter 3, “General Requirements,” is broad in scope. It includes a variety of requirements for the exterior property areas as well as the interior and exterior elements of the structure. This chapter provides requirements that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building’s structural and weather-resistance performance. Chapter 3 provides specific criteria for regulating the installation and maintenance of specific building components; maintenance requirements for vacant structures and land; requirements regulating the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; vehicle storage regulations and establishes who is responsible for complying with the chapter’s provisions. This chapter also contains the requirements for swimming pools, spas and hot tubs and the requirements for protective barriers and gates in these barriers. Chapter 3 establishes the responsible parties for exterminating insects and rodents and maintaining sanitary conditions in all types of occupancies.

Chapter 4 Light, Ventilation and Occupancy Limitations. The purposes of Chapter 4 are to establish the minimum environment for occupiable and habitable buildings, by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding. This chapter also provides for alternative arrangements of windows and other devices to comply with the requirements for light and ventilation and prohibits certain room arrangements and occupancy uses.

***Witt commentary:** The addition of occupancy limitation requirements for dwelling units to the 2018 edition of the code is perhaps the most significant change from previous editions. Many municipalities have previously struggled with the concern of overcrowding unless they wrote their own code to regulate the number of persons allowed to occupy dwelling units. The occupancy limitation provisions will provide a uniform approach to addressing occupancy loads across communities that have adopted the IPMC.*

Chapter 5 Plumbing Facilities and Fixture Requirements. Chapter 5 establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal system and related plumbing fixtures. Sanitary and clean conditions in occupied buildings are dependent upon certain basic plumbing principles, including providing potable water to a building, providing the basic fixtures to effectively utilize that water, and properly removing waste from the building. Chapter 5 establishes the minimum criteria to verify that these principles are maintained throughout the life of a building.

Chapter 6 Mechanical and Electrical Requirements. Chapter 6 establishes minimum criteria for the installation and maintenance of the following: heating and air-conditioning equipment, appliances and their supporting systems; water heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures; electrical receptacle outlets; electrical distribution system equipment, devices and wiring; and elevators, escalators and dumbwaiters.

Chapter 7 Fire Safety Requirements. The purpose of Chapter 7 is to address those fire hazards that arise as the result of a building's occupancy. It also provides minimum requirements for fire safety issues that are most likely to arise in older buildings. This chapter contains requirements for means of egress in existing buildings, including path of travel, required egress width, means of egress doors and emergency escape openings. Chapter 7 establishes the minimum requirements for fire safety facilities and fire protection systems, as these are essential fire safety systems.

Chapter 8 Referenced Standards. The code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in the code. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code.

NFPA 70, National Electric Code, 2017

The following is a summary of the scope and intent of the provisions of the NFPA 70, National Electric Code (NEC) as repeated, though not verbatim, from the published code.

90.1 Purpose.

(A) Practical Safeguarding. The purpose of the code is the practical safeguarding of persons and property from hazards arising from the use of electricity. The code is not intended as a design specification or an instruction manual for untrained persons.

(B) Adequacy. The code contains provisions that are considered necessary for safety. Compliance therewith and proper maintenance result in an installation that is essentially free from hazard but not necessarily efficient, convenient, or adequate for good service or future expansion of electrical use. Informational Note: Hazards often occur because of overloading of wiring systems by methods or usage not in conformity with the code. This occurs because initial wiring did not provide for increases in the use of electricity. An initial adequate installation and reasonable provisions for system changes provide for future increases in the use of electricity.

90.2 Scope.

(A) Covered. The code covers the installation and removal of electrical conductors, equipment, and raceways; signaling and communications conductors, equipment, and raceways; and optical fiber cables and raceways for the following:

- (1) Public and private premises, including buildings, structures, mobile homes, recreational vehicles, and floating buildings
- (2) Yards, lots, parking lots, carnivals, and industrial substations
- (3) Installations of conductors and equipment that connect to the supply of electricity
- (4) Installations used by the electric utility, such as office buildings, warehouses, garages, machine shops, and recreational buildings, that are not an integral part of a generating plant, substation, or control center

Recommendation:

We recommend that the Building Board of Appeals approve a motion to adopt the following codes as may be amended through discussion at the December 15 meeting.

- International Property Maintenance Code, 2018
- NFPA 70, National Electric Code, 2017

Att: Attachment IPMC-1: Major changes to the International Property Maintenance Code, 2012, 2015 and 2018 Editions
Attachment IPMC-2: Property Maintenance Code – Existing Amendments
Attachment IPMC-3: Property Maintenance Code – Proposed Amendments (Redlined)
Attachment IPMC-4: Property Maintenance Code – Proposed Amendments (Clean)
Attachment NEC-1: Major Changes from the 2011 to 2014
NFPA 70, National Electric Code
Attachment NEC-2: Major Changes from the 2014 to 2017
NFPA 70, National Electric Code
Attachment NEC-3: NFPA 70, National Electric Code – Existing Amendments
Attachment NEC-4: NFPA 70, National Electric Code – Proposed Amendments (Redlined)
Attachment NEC-5: NFPA 70, National Electric Code – Proposed Amendments (Clean)
Attachment NEC-6: NFPA 70, National Electric Code – Local Communities Survey

Attachment IPMC-1

Major changes to the International Property Maintenance Code 2012, 2015 and 2018 Editions

The following is an overview of major changes that have occurred in the International Code Council's *International Property Maintenance Code* 2012, 2015 and 2018 editions. The information provided comes from a variety of sources, including:

- *International Property Maintenance Code* 2012, 2015 and 2018 editions. Additions and deletions of code sections within each publication are identified in the margin adjacent to or between code sections.
- *Significant Changes to the International Property Maintenance Code* 2012 and 2018 Edition.
- International Code Council seminars on International Property Maintenance Code updates.
- Evaluations performed by other municipalities if available.

Items determined to have greater impact on the maintenance of existing buildings and properties within the Village are highlighted in yellow.

2012, 2015 and 2018 International Property Maintenance Code			
Code Year	Amendment: New, Change or Addition	Description	2018 Code Section
2012	Modification	102.3, 201.3, provides further provisions for repairs, additions, or alterations to the structure as well as changes of occupancy; including: International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70.	102.3, 201.3
2012	Addition	304.19 <i>Gates</i> , provides the opportunity to enforce the condition of gates.	304.19
2012	Modification	404.4.1, 404.5 <i>Overcrowding</i> , provides formula for the proper amount of people per square foot.	404.4.1, 404.5
2012	Modification	404.5.1 <i>Sleeping Area</i> , and 404.5.2 <i>Combined spaces</i> , provides descriptions for the use of size when determining occupancy load.	404.5.1, 404.5.2
2012	Modification	404.6 <i>Efficiency Unit</i> , provides further details for size compared to occupancy.	404.6
2012	Modification	506.3 <i>Grease interceptors</i> , provides enforcement for proper maintenance of these devices.	506.3
2012	Modification	602.2 <i>Residential Occupancies</i> , provides guidelines prohibiting the use of fuel burning space heaters and exceptions to the section.	602.2
2012	Modification	605.2 <i>Receptacles</i> , provides that each receptacle must have the appropriate faceplate cover for the location.	605.2
2012	Modification	605.3 <i>Luminaires</i> , provides additional detail requiring a ground to pool or spa luminaries over 15 V.	605.3

2012	Modification	605.4 <i>Wiring</i> , provides addition details on wiring luminaries.	605.4
2015	Updating	102.3, 201.3, provides further provisions to repairs, additions or alterations to the structure as well as changes of occupancy; including: International Existing Building Code, International Energy Conservation Code.	102.3, 201.3
2015	Providing exceptions	102.7, when enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.	102.7
2015	Addition	102.7.1 <i>Conflicts</i> , provides resolution to allow the provisions of this code to apply	102.7.1
2015	Addition	102.7.2 <i>Provisions in referenced codes and standards</i> , provides that the provisions of the IPMC takes precedence over provisions in referenced code.	102.7.2
2015	Addition	Addition of “civil or criminally liable personally” to Section 103.4 <i>Liability</i> , providing further legal coverage for employee(s) who are acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance.	103.4
2015	Addition	105.2, requires the code official to provide reasons in writing when an alternative is not approved.	105.2
2015	Addition	Adding “owners authorized agent” to Sections 107.2, 107.6, 108.2, 108.2.1, 108.3, 108.6, 109.5, 110.1, 110.3, 112.2, allows city officials to place responsibility on property managers or business representatives as well as the property owner.	107.2, 107.6, 108.2, 108.2.1, 108.6, 109.5, 110.1, 110.3, 112.2
2015	Addition	Chapter 2. <i>Definitions</i> : <ul style="list-style-type: none"> • Cost of Demolition defined • Emergency Repair defined. • Historical-Buildings requirements defined. Infestation, the term rodent was added.	Chapter 2
2015	Addition	304.15 <i>Doors</i> . “Operator systems if provided” (allows code officials to enforce the mechanics of a handicap door to remain operable for example).	304.15
2015	Addition	704.1.2 <i>Fire Department Connection</i> , provides requirements for a sign indicating the location of the fire department connection when the connection is not visible to approaching fire apparatus.	704.5
2018	Modified	Chapter 2. <i>Definitions</i> : <ul style="list-style-type: none"> • Labeled, remove the word inspection. • Public Way, to include or other parcel of land that is open to the outside air; leads to street; and has a clear width of no less than 10 feet. • Structure: deleted “or a portion there of”. 	Chapter 2

2018	New	505.5 <i>Non-Potable water reuse systems</i> , shall be maintained.	505.5
2018	New	505.5.1 <i>Abandonment of systems</i> . Where a nonpotable water reuse system or rainwater collection and distribution system is not maintained, it shall be abandoned.	505.5.1
2018	Addition	603.1 <i>Mechanical appliances</i> became <i>Mechanical equipment and appliances</i> .	603.1
2018	Addition	<p>Imported requirements from the International Fire Code including: Section 703 Fire Resistance Ratings.</p> <p>703.1 Fire resistive rated assemblies</p> <p>703.2 Unsafe conditions</p> <p>703.3 Maintenance</p> <p>703.3.1 Fire blocking and draft stopping</p> <p>703.3.2 Smoke barriers and smoke partitions</p> <p>703.3.3 Fire walls, fire barriers, and fire partitions</p> <p>703.4 Opening protectives</p> <p>703.4.1 Signs</p> <p>703.4.2 Hold open devices and closers</p> <p>703.4.3 Door operation</p> <p>703.5 Ceilings</p> <p>703.6 Testing</p> <p>703.7 Vertical shafts</p> <p>703.8 Opening protective closures</p> <p>Imported requirements from the International Fire Code</p> <p>Section 704 Fire Protection Systems.</p> <p>704.1 Inspection, testing and maintenance</p> <p>704.1.1 Installation</p> <p>704.1.2 Required fire protection system</p> <p>704.1.3 Fire protection systems</p> <p>704.2 Standards (for inspecting, testing, and maintaining fire protection systems)</p> <p>704.2.1 Records</p> <p>704.2.2 Records and information</p> <p>704.3 System out of service</p> <p>704.3.1 Emergency impairments</p> <p>704.4.1 Removal of or tampering with appurtenance</p> <p>704.4.2 Removal of occupant use hose lines</p> <p>704.4.3 Termination of monitoring services</p> <p>704.5 Fire department connection</p> <p>704.5.1 Fire department connection access</p> <p>704.5.2 Clear space around connections</p>	<p>IFC 901.6</p> <p>IFC 901.4</p> <p>IFC 901.4.1</p> <p>IFC 901.6, 901.6.1 and 901.6.2</p> <p>IFC 901.6.3</p> <p>IFC 901.6.3.1.</p> <p>IFC 907.1</p> <p>IFC 901.7.5</p> <p>IFC 901.8.1</p> <p>IFC 901.8.2</p> <p>IFC 901.9</p> <p>IFC 903.3.7</p> <p>IFC 912.2</p> <p>IFC 912.4</p>

Attachment IPMC-2

Property Maintenance Code – Existing Amendments

4-1-12. - Adoption of Property Maintenance Code.

(A) The 2009 ICC International Property Maintenance Code is adopted by reference as the standards and regulations for the maintenance and occupancy of all existing property, buildings and structures as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ICC 2009 International Property Maintenance Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(B) The provisions of the 2009 ICC International Property Maintenance Code are hereby deleted, modified and amended as follows:

1. Amend section 101.1 to read as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code of the Village of Glen Ellyn, hereinafter referred to as "this Code".

2. Amend section 102.3 to read as follows:

102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building and fire codes as adopted and amended by the Village of Glen Ellyn and nothing in this Code shall be constructed to cancel, modify or set aside any provision of the Illinois Code for safety to life from fire in buildings and structures (Life Safety Code), the Illinois Plumbing Code, the Illinois accessibility code, the Illinois energy conservation code or any other applicable rules or regulations established by the State of Illinois.

3. Amend section 102.7 to read as follows:

102.7 Referenced Codes And Standards.

Exception: Wherever reference to the international Plumbing Code is made, substitute the Plumbing Code, department of public health, State of Illinois.

Exception: Wherever reference to the international Zoning Code is made, substitute the Zoning Code, title 10 of the Glen Ellyn Village Code.

Exception: All reference to the international existing Building Code shall be deleted.

Exception: Wherever differences occur between provisions of this Code and the 2009 NFPA 101 Life Safety Code the most restrictive provisions shall apply.

4. Delete section 103.1 in its entirety and substitute the following:

103.1 General. Where referenced in this Code, the department of property maintenance shall be the planning and development department of the Village of Glen Ellyn and the Code Official shall be the Building and Zoning Official of the Village of Glen Ellyn.

5. Delete section 103.5 in its entirety.

6. Add new section 104.3.1 to read as follows:

104.3.1 Search Warrant. If the Code Official is refused entry after a reasonable attempt to obtain consent to enter the premises to make an inspection, the Code Official may seek in the circuit court of DuPage County a search warrant. An owner, occupant or other person in charge of a dwelling, structure or property subject to the provisions of this Code, who is presented with a search warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict or obstruct entry and free access to any part of the structure or premises where an inspection authorized by search warrant is sought to be made.

Attachment IPMC-2

Property Maintenance Code – Existing Amendments

7. Delete section 106.4 in its entirety and substitute the following:

106.4 Violation Penalties. Any person who violates a provision of this Code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this Code is listed in the Glen Ellyn Village Code then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
8. Add new section 108.2.2 to read as follows:

108.2.2 Closing Safeguards. Vacant structures that are ordered to be closed and secured shall have all doors, windows and openings completely covered and securely fastened with solid weather resistant material to temporarily prevent access to the premises. The covering material shall match or be painted to match the general color of the structure.
9. Amend section 109.5 to read as follows:

109.5 Cost Of Emergency Repairs And Temporary Safeguards. Costs incurred in the performance of emergency work and temporary safeguards shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure or condition is or was located for the recovery of such costs.
10. Delete section 111.2 in its entirety.
11. Delete section 111.3 in its entirety.
12. Delete section 111.4 in its entirety.
13. Delete section 111.5 in its entirety.
14. Delete section 111.6 in its entirety.
15. Delete section 111.7 in its entirety.
16. Amend section 112.4 to read as follows:

112.4 Failure To Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
17. Amend section 202 to insert the following definition:

Code Official. The official, or a duly authorized representative, who is charged with the administration and enforcement of this Code, under the direction and approval of the director of planning & development or the Village Manager.
18. Amend section 302.2 to read as follows:

302.2 Grading And Drainage. All premises shall be graded and suitable vegetation or ground cover shall be established and maintained to prevent the erosion of soil by water or wind action and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
19. Delete section 302.4 in its entirety and substitute the following:

302.4 Weeds. The control of weeds shall be in accordance with title 7 health and sanitation, chapter 12 weeds, in the Glen Ellyn Village Code.

Attachment IPMC-2

Property Maintenance Code – Existing Amendments

20. Delete section 302.8 in its entirety and substitute the following:
302.8 Motor Vehicles. The control of abandoned vehicles shall be in accordance with title 7 health and sanitation, chapter 8 abandoned vehicles, in the Glen Ellyn Village Code.
21. Amend section 302.9 to insert the following:
302.9 Defacement Of Property. The removal of graffiti shall be in accordance with title 7 health and sanitation, chapter 2 nuisances, in the Glen Ellyn Village Code.
22. Add new section 302.10 to read as follows:
302.10 Corner Lot Landscaping. All landscaping on corner lots within the visibility triangle shall be maintained in accordance with subsection 10-5-5(B)2 in the Glen Ellyn Village Code.
23. Add new section 302.11 to read as follows:
302.11 Composting. Yard waste materials from the premises and adjoining parkway may be placed in a compost pile or container(s) intended for composting use. The placement of materials other than grass, vegetation or leaves in a compost pile or container(s) which attracts animals or vermin or which causes an obnoxious odor is prohibited. One compost pile or container(s) shall be permitted on a zoning lot and shall not exceed .5% of the lot area and a maximum height of 4 feet. A compost pile or container(s) is only permitted in the rear yard and set back a minimum distance of 5% of the lot width, but not less than 3 feet, from any property line and not less than 30 feet from any adjacent residential dwelling and shall not be placed in a utility or storm water easement or in any location that obstructs the natural flow of storm water runoff.
24. Add new section 302.12 to read as follows:
302.12 Outdoor Storage. Outdoor storage of materials and equipment is prohibited except where specifically permitted in a zoning district, or in Zoning Code section 10-5-6, or where granted by ordinance as a special use. Material and equipment prohibited from being stored outdoors includes rubbish and garbage, construction and building materials, ice melting salt, soil or land fill material, brush and limbs, logs and firewood, snow removal equipment, landscaping equipment, construction equipment, furnishings and fixtures intended for use within a building and similar items. The following items are permitted to be stored outdoors when located in the rear yard and set back a minimum distance of 10% of the lot width, but not less than 6.5 feet, from any property line; rubbish and garbage in approved refuse containers, firewood not to exceed two face cords, outdoor cooking equipment, recreational equipment, and construction equipment and materials required for a current construction project.
25. Add new section 302.13 to read as follows:
302.13 Holiday Decorations. Holiday displays, lights, signs and temporary decorative items may be displayed for not more than 60 days. They may be displayed no sooner than 45 days prior to the holiday and must be removed no later than 60 days after the holiday. All displays that include electrical fixtures and equipment shall be installed in compliance with all requirements for temporary power and lighting in accordance with title 4 building regulations, chapter 2 Electrical Code, in the Glen Ellyn Village Code.
26. Add new section 304.3.1 to read as follows:
304.3.1 Unit Identification. Every dwelling unit and every commercial business unit that shares a common entrance door in a building with another unit shall be provided with a room, apartment, suite or other identification number. Identification numbers shall be Arabic numerals or alphabet letters with a minimum height of 2 inches and a minimum stroke width of .25 inches in a contrasting color with their background and shall be installed and maintained on or adjacent to the entrance door of the unit at a height not less than 5 feet or more than 6 feet above the floor.

Attachment IPMC-2

Property Maintenance Code – Existing Amendments

27. Amend section 304.7 to read as follows:

304.7 Roofs And Drainage. Roof rain water, ground water or water within sump pits, pools, spas or other containers shall not be discharged in a manner that creates a public nuisance or increases or concentrates the natural water runoff flow causing soil erosion, or the accumulation of water, soil or debris, or a hazardous condition or damage on or to adjacent public or private property. Accumulated surface water on a property may be discharged to the public storm sewer in the street or other location with the prior approval of the director of public works.

28. Amend section 304.13 to read as follows:

304.13 Window, Skylight And Door Frames. No temporary repair of a broken or damaged window, skylight or door shall remain in place for more than 30 days unless an extension has been granted by the Code Official.

29. Amend section 304.14 to insert the following dates where indicated: April 1st to November 1st.

30. Delete section 305.1.1 in its entirety.

31. Delete section 305.2 in its entirety.

32. Delete section 305.3 in its entirety.

33. Delete section 305.4 in its entirety.

34. Delete section 305.5 in its entirety.

35. Delete section 305.6 in its entirety.

36. Delete section 308.1 in its entirety and substitute the following:

308.1 Accumulation Of Rubbish And Garbage. The control of rubbish and garbage shall be in accordance with title 7 health and sanitation, chapter 6 solid waste collection and disposal, in the Glen Ellyn Village Code.

37. Delete section 308.2 in its entirety.

38. Delete section 308.3 in its entirety.

39. Delete section 602.3 in its entirety and substitute the following:

602.3 Heat Supply. Heating requirements shall be in accordance with title 4 building regulations, chapter 1 Building Code, in the Glen Ellyn Village Code.

40. Amend section 602.4 to insert the following dates where indicated: October 1st to May 15th.

41. Delete section 606.1 in its entirety and substitute the following:

606.1 General. Elevators, dumbwaiters, escalators and lifts shall be maintained in compliance with the Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44-07), Performance Based Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA B44.7-07), Guide for the Inspection of Elevators, Escalators and Moving Walks (ASME A17.2-2007), Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2005) and Standard for the Qualification of Elevator Inspectors (ASME QE1-1-2007) in accordance with the Elevator Safety Act (225 ILCS 312/) and the Administrative Code, title 41, chapter II, part 1000, administered by the Village of Glen Ellyn under a municipality program agreement with the Office of the Illinois Fire Marshal, State of Illinois.

42. Delete section 701.1 in its entirety and substitute the following:

701.1 General. All existing buildings, structures and premises shall be maintained in compliance with Illinois Code for safety to life from fire in buildings and structures, known as the 2009 NFPA

Attachment IPMC-2

Property Maintenance Code – Existing Amendments

101 Life Safety Code current edition in accordance with the Fire Investigation Act (425 ILCS 25/) and the Administrative Code, title 41, chapter I, part 100, administered by the Office of the Illinois Fire Marshal, State of Illinois.

43. Delete section 702 in its entirety.
44. Delete section 703 in its entirety.
45. Delete section 704 in its entirety.

(Ord. 5882, 8-23-2010, eff. 10-1-2010)

Attachment NEC-4

NFPA 70 National Electric Code – Proposed Amendments (Redlined)

Chapter 2 - ELECTRICAL CODE

4-2-1. - Short title.

This chapter shall be known as and may be called the Electrical Code of Glen Ellyn.

(Ord. 3130, 8-26-1985, eff. 10-1-1985)

4-2-2. - Purpose.

The purpose of this chapter is to:

- (A) —Establish regulations for the installation, alteration and use of all electrical equipment within the Village;
- (B) —Adopt the provisions of the ~~2017~~2011 National Electrical Code as the basic regulations for the installation, alteration, and use of electrical equipment within the Village; and
- (C) —Establish certain regulations in addition to those contained in the ~~2017~~2011 National Electrical Code.

(Ord. 3130, 8-26-1985, eff. 10-1-1985; Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-3. - Administration and enforcement.

The Electrical Code shall be administered and enforced in accordance with chapter 1, "Building Code", of this Title and in accordance with the provisions of the ICC International Building Code and the ICC International Residential Code, chapter 1, part 2 as adopted and amended by the Village of Glen Ellyn, and as follows:

- (A) —*Permit documents*: The documents required to be submitted with the building permit application for electrical work on commercial projects shall include, but not be limited to, the following:
 - 1. A layout and riser diagram and specifications of the complete electrical system from the utility provider source to all new and existing transformers, meters, switchgear, and distribution panels; and
 - 2. A panel load schedule for each new and existing altered distribution panel that identifies the electrical devices, the calculated load, and the overcurrent protection for each circuit, and the total calculated load and the overcurrent protection device for each panel; and
 - 3. A floor plan diagram indicating and specifying new conduit and conductors run to each electrical outlet, ~~fixture~~fixture, or device.

Attachment NEC-4

NFPA 70 National Electric Code – Proposed Amendments (Redlined)

(B) —Electrical inspection: The electrical inspections required to be completed and approved for all new or existing altered electrical systems and equipment shall include, but not be limited to, the following:

1. When underground electrical work is completed and before it is concealed by backfill, or beneath or within a concrete slab on grade; and
2. When the permanent electrical service to the building or structure has been completed and before an electrical system is energized by the utility provider; and
3. When all framework has been erected, and all electrical and mechanical work has been roughed in place, and before any insulation has been installed, and before any wall or ceiling coverings have been placed over the framework or electrical components; and
4. When all electrical work has been completed and prior to occupancy in new spaces and prior to utilization of new or altered electrical systems in existing buildings and structures.

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-4. - Adoption of the National Electrical Code.

The ~~2017~~2014 NFPA 70 National Electrical Code is adopted by reference as the standards and regulations for governing the design, installation, alteration, and use of electrical systems and equipment, as this Code is intended, recommended, ~~maintained~~maintained, and published by the National Fire Protection Association except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the ~~2017~~2014 NFPA National Electrical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

~~(A)~~ (A)—The provisions of the ~~2017~~2014 NFPA 70 National Electrical Code are hereby deleted, modified, and amended as follows:

1. The following articles of the 2017 NFPA 70 National Electric Code are hereby deleted in their entirety. Any electrical systems, devices or methods described in these sections are not permitted.
 - a. ARTICLE 320 Armored Cable: Type AC
 - b. ARTICLE 322 Flat Cable Assemblies: Type FC
 - c. ARTICLE 324 Flat Conductor Cable: Type FCC
 - d. ARTICLE 326 Integrated Gas Spacer Cables: Type IGS
 - e. ARTICLE 328 Medium Voltage Cable: Type MV
 - f. ARTICLE 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS
 - g. ARTICLE 338 Service Entrance Cable: Types SE and USE
 - h. ARTICLE 340 Underground Feeder and Branch-Circuit Cable: Type UF
 - i. ARTICLE 356 Liquidtight Flexible Nonmetallic Conduit: Type LFNC

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- j. ARTICLE 362 Electrical Nonmetallic Tubing: Type ENT
- k. ARTICLE 378 Nonmetallic Wireways
- l. ARTICLE 388 Surface nonmetallic Raceways
- m. ARTICLE 394 Concealed Knob-and-Tube Wiring
- n. ARTICLE 398 Open Wiring on Insulators

2. Add new section 110.14 (E) to read as follows:

110.14 (E) Branch Circuit Conductors.

- (1) All branch circuit conductors shall be connected to receptacles and switches by means of the screw terminal(s) that are so designed and/or manufactured with the said device. The insertion and/or installation of any conductor into the screwless terminals of any electrical device shall not be an accepted method of connection.
- (2) The continuity of any branch circuit conductor and/or to include any identified grounded neutral conductor shall not depend upon any device connections, such as receptacles, where the removal of such devices would interrupt the continuity.

3. Add new paragraph 210.8 (A) (11) to read as follows:

- (11) Sump Pumps - ground Fault Circuit protection shall not be required in single family dwelling units for sump pumps. (Unless specifically required by the manufacturer.)
 - a. A separate 20 amp dedicated simplex type receptacle shall be provided for each pump.

4. Amend paragraph 210.52 (C) to read as follows:

- (C) Dwelling Unit Receptacle Outlets. In kitchens and dining areas of dwelling units, a receptacle outlet shall be installed at each counter space 12 inches or wider (300 mm). Receptacles shall be installed so that no point along the wall line is more than 24 inches (600 mm), measured horizontally from a receptacle outlet in that space. Island counter tops 12 inches (300 mm) or wider shall have at least one receptacle for each four (4) feet (1.22 m) of countertop length. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces. Receptacles rendered inaccessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.

Island/peninsula countertops shall have one receptacle per the island lengths and configurations listed below.

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a. 48 inches or less = 1 receptacle

b. 49 inches to 96 inches = 2 receptacles

c. 97 inches to 120 inches = 3 receptacles

Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

(1) Construction for the physically impaired.

(2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet.

5. Retitle FIGURE 210.52(C)(1) to read FIGURE 210.52 (C).

6. Add new paragraph 210.70 (A) (2) (5) to read as follows:

(5) Ground Fault Circuit-Interrupter Protection for Personnel Above Bathtubs or Showers. All lighting outlets located above bathtubs or showers shall be protected by ground fault circuit-interrupter protection.

7. Add new paragraph 210.70(A) (4), to read as follows:

(4) Illumination in Basement Areas: Provide illumination in basement areas as follows:

(A) Panelboards that are installed in basement areas shall have a minimum of one lighting fixture installed within three feet (3') of the panelboard cover.

(B) A minimum of one lighting fixture shall be installed within four feet (4') of the serviceable area of the furnace and/or heating system that is installed in the basement area.

8. Add new paragraph to section 210.70 (A) (5), to read as follows:

(5) Three-Way and Four-Way Switch Locations. All rooms with more than one entrance and/or exit to said room(s), shall have lighting fixtures, and/or a

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wall-mounted receptacle that is installed for general lighting purposes controlled by a three-way and/or four-way switching arrangement.

9. Add new paragraph 230.23 (D) to read as follows:

(D) *Minimum Service Size Single Family Dwelling.* All services to single family dwellings exceeding 5,000 square feet of occupiable area shall be required to have a 400-ampere single phase service.

Exception: Garages shall not be included in the gross area calculations of the electrical demand.

10. Add new section 230.34 to read as follows:

230.34 Underground electric service shall be provided as follows:

(a) Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.

(b) Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.

(c) Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.

Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer and shall be paid prior to any permits being issued.

11.1. _____—Add new ~~paragraph~~section 230.70(A)(4) to read as follows:

(4) *Service entrance conductors:* Service entrance conductors within a building shall not exceed five feet (5') without an exterior over-current protection device.

12. Add new section 230.73 Shunt Trip – Service Equipment – Disconnecting Means, to read as follows:

Shunt Trip: For a new commercial or industrial building, or main electrical service upgrade of said buildings, with a service size of 800 amperes or greater, a shunt trip may be required and installed in a location per direction of the Fire Prevention

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Bureau. If there is an entrance door within five feet (5') of the main distribution panel, a shunt will not be required.

13. Delete paragraph 230.79 (C) in its entirety and substitute the following:

(C) *One-Family Dwellings.*

(A) The minimum overhead service capacity approved for a single-phase dwelling service shall be a 3-wire, grounded neutral, service rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors.

(B) The minimum underground service capacity shall be 200 amperes. Service entrance conductors shall not be rated smaller than two hundred (200) amperes for all conductors.

14. Amend paragraph 250.64 (A) to read as follows:

(A) *Grounding Electro Conductors.* Only Copper Grounding and Bonding Conductors shall be permitted.

15. Amend paragraph 250.64 (B) to read as follows:

(B) *Securing and Protection from Physical Damage.* A grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. All grounding electrode conductors shall be in an approved raceway. The following raceways shall be approved: rigid metal conduit RMC, intermediate metal conduit IMC, or electrical metallic tubing EMT. Grounding electrode conductors in raceways shall be permitted to be installed on or through framing members.

16. Add new section 250.87 as follows:

250.87 Conduit Installed Underground or Under Concrete Slabs. All underground conduit systems, such as rigid heavy wall galvanized steel conduit RMC, intermediate metallic conduit IMC, or PVC conduit, shall have an insulated grounding conductor installed in each conduit system.

Exception: Service entrance conduit(s) from a utility company transformer to a metering section or metering device is not required to have a grounding conductor installed in the conduit system(s).

17. Add the following paragraphs to section 300.18:

(C) *Electrical Conduit at Rooftops:* All conduit systems that are installed on roofs shall be rigid heavy wall galvanized steel conduit RMC or intermediate metallic conduit IMC and supported at intervals not to exceed seven feet (7').

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NFPA 70 National Electric Code – Proposed Amendments (Redlined)

(D) Abandoned Materials: All abandoned or unused rooftop electrical equipment, conduits, circuitry, fittings and/or devices shall be removed and disposed of properly.

18. Add new paragraph 310.1 (A) to read as follows:

(A) Type of Conductor Materials Allowed. Conductors in this article shall be of copper type, except conductors for utility installation.

19. Add new section 310.3 to read as follows:

310.3 Conductors. All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2017 National Electrical Code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2017 National Electrical Code for remote control, low energy power and signal circuits.

20. Amend paragraph 310.106 (B) to read as follows:

(B) Conductor Material. Conductors in this article shall be of copper type unless otherwise specified.

21. Add paragraph 330.12 (3) to read as follows:

(3) When the extended length is greater than twenty feet.

2. Amend section 334.1 to read as follows:

334.1 Scope. This article covers the use, installation and construction specifications of nonmetallic sheathed cable. Nonmetallic sheathed cable and nonmetallic boxes, raceways and conduits are prohibited for any use exceeding 50 volts within a building except as follows:

1. In environments where exposed to serve corrosive influences, or

2. Encased in a minimum of two inches of concrete. 25. Amend paragraph 352.10 (F) to read as follows:

(F) Exposed. PVC conduit shall not be permitted for outdoor exposed work. PVC conduit used in other exposed areas subject to physical damage shall be identified for that use.

22. Amend paragraph 366.10 (B) to read as follows:

(B) Non-Metallic Auxiliary Gutters: Non-metallic auxiliary gutters shall not be permitted.

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NFPA 70 National Electric Code – Proposed Amendments (Redlined)

23. Amend paragraph 408.54 to read as follows:

(A) Tandem (duplex), mini-circuit breakers shall not be permitted.

~~3. Add new section 310.3 to read as follows:~~

~~310.3 Conductors. All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2011 National Electrical Code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2011 National Electrical Code for remote control, low energy power and signal circuits.~~

~~4. Delete section 230.79(C) in its entirety and substitute the following:~~

~~(C) One Family Dwellings. The minimum service capacity approved for a single phase dwelling service shall be a 3-wire, grounded neutral, service-rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors. Conduit shall not be less than one and one-fourth inches (1 1/4").~~

~~5. Amend section 210.60(G)(1) to read as follows:~~

~~(1) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage for each vehicle bay, and in each detached garage for each vehicle bay, or accessory building with electric power.~~

24 .6. —Amend section 410.139 to read as follows:

410.139 Switches. Snap switches shall comply with 404.14. OutletsLuminaires operating at 277 line voltage shall be controlled by snap switches on a system using a voltage of 120 volts or less.

25. Delete paragraph 760.135 (I) in its entirety.

~~7. Amend section 210.8(A)(5) Exception to (5) to read as follows:~~

~~Exception to (5): A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system, sump pump, ejector pump, refrigerator appliance, or freezer appliance shall not be required to have ground fault circuit-interrupter protection.~~

~~8. Add new section 230.34 to read as follows:~~

~~230.34 Underground electric service shall be provided as follows:~~

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NFPA 70 National Electric Code – Proposed Amendments (Redlined)

- ~~(a) — Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.~~
- ~~(b) — Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.~~
- ~~(c) — Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.~~

~~Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer, and shall be paid prior to any permits being issued.~~

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

4-1-12. - Adoption of Property Maintenance Code.

- (A) The 2018 ICC International Property Maintenance Code is adopted by reference as the standards and regulations for the maintenance and occupancy of all existing property, buildings and structures as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the ICC 2018 International Property Maintenance Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.
- (B) The provisions of the 2018 ICC International Property Maintenance Code are hereby deleted, modified and amended as follows:
1. Amend section 101.1 to read as follows:
101.1 Title. These regulations shall be known as the International Property Maintenance Code of the Village of Glen Ellyn, hereinafter referred to as "this Code".
 2. Amend section 102.3 to read as follows:
102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the building and fire codes as adopted and amended by the Village of Glen Ellyn and nothing in this Code shall be constructed to cancel, modify or set aside any provision of the Illinois Code for safety to life from fire in buildings and structures (Life Safety Code), the Illinois Plumbing Code, the Illinois Accessibility Code, the Illinois Energy Conservation Code or any other applicable rules or regulations established by the State of Illinois.
 3. Amend the Exception in section 102.7 to read as follows:
Exceptions:
 1. Wherever reference to the International Plumbing Code is made, substitute the Illinois Plumbing Code, Department of Public Health, State of Illinois.
 2. Wherever reference to the International Zoning Code is made, substitute the Zoning Code, Title 10 of the Glen Ellyn Village Code.
 3. Wherever differences occur between provisions of this Code and the 2015 NFPA 101 Life Safety Code the most restrictive provisions shall apply.
 4. Delete section 103.1 in its entirety and substitute the following:
103.1 General. Where referenced in this Code, the Department of Property Maintenance shall be the Community Development Department of the Village of Glen Ellyn and the Code Official shall be the Building and Zoning Official of the Village of Glen Ellyn.
 5. Delete section 103.5 in its entirety.
 6. Add new section 104.3.1 to read as follows:
104.3.1 Search Warrant. If the Code Official is refused entry after a reasonable attempt to obtain consent to enter the premises to make an inspection, the Code Official may seek in the circuit court of DuPage County a search warrant. An owner, occupant or other person in charge of a dwelling, structure or property subject to the provisions of this Code, who is presented with a search warrant obtained pursuant to this section, shall not refuse, impede, inhibit, interfere with, restrict or obstruct entry and free access to any part of the structure or premises where an inspection authorized by search warrant is sought to be made.

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Property Maintenance Code – Proposed Amendments (Clean)

7. Delete section 106.4 in its entirety and substitute the following:

106.4 Violation Penalties. Any person who violates a provision of this Code shall, upon conviction thereof, be subject to a fine of not less than \$50.00 nor more than \$750.00 unless a fine for the violation of this Code is listed in the Glen Ellyn Village Code then the more stringent shall apply. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

8. Add new section 108.2.2 to read as follows:

108.2.2 Closing Safeguards. Vacant structures that are ordered to be closed and secured shall have all doors, windows and openings completely covered and securely fastened with solid weather resistant material to temporarily prevent access to the premises. The covering material shall match or be painted to match the general color of the structure.

9. Amend section 109.5 to read as follows:

109.5 Cost of Emergency Repairs And Temporary Safeguards. Costs incurred in the performance of emergency work and temporary safeguards shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure or condition is or was located for the recovery of such costs.

10. Delete section 111.2 in its entirety.

11. Delete section 111.3 in its entirety.

12. Delete section 111.4 in its entirety.

13. Delete section 111.5 in its entirety.

14. Delete section 111.6 in its entirety.

15. Delete section 111.7 in its entirety.

16. Amend section 112.4 to read as follows:

112.4 Failure To Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$50.00 dollars or more than \$750.00 dollars. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

17. Amend section 202 to insert the following definition:

Code Official. The official, or a duly authorized representative, who is charged with the administration and enforcement of this Code, under the direction and approval of the Director of Community Development or the Village Manager.

18. Amend section 302.2 to read as follows:

302.2 Grading And Drainage. All premises shall be graded and suitable vegetation or ground cover shall be established and maintained to prevent the erosion of soil by water or wind action and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

19. Delete section 302.4 in its entirety and substitute the following:

302.4 Weeds. The control of weeds shall be in accordance with Title 7 Health and Sanitation, C-chapter 12 Weed Control Code, in the Glen Ellyn Village Code.

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

20. Delete section 302.8 in its entirety and substitute the following:
302.8 Motor Vehicles. The control of abandoned vehicles shall be in accordance with Title 7 Health and Sanitation, Chapter 8 Abandoned Vehicles, in the Glen Ellyn Village Code.
21. Amend section 302.9 to insert the following:
302.9 Defacement Of Property. The removal of graffiti shall be in accordance with Title 7 Health and Sanitation, Chapter 2 Nuisances, in the Glen Ellyn Village Code.
22. Add new section 302.10 to read as follows:
302.10 Corner Lot Landscaping. All landscaping on corner lots within the visibility triangle shall be maintained in accordance with subsection 10-5-5(B)2 in the Glen Ellyn Village Code.
23. Add new section 302.11 to read as follows:
302.11 Composting. Yard waste materials from the premises and adjoining parkway may be placed in a compost pile or container(s) intended for composting use. The placement of materials other than grass, vegetation or leaves in a compost pile or container(s) which attracts animals or vermin or which causes an obnoxious odor is prohibited. One compost pile or container(s) shall be permitted on a zoning lot and shall not exceed .5% of the lot area and a maximum height of 4 feet. A compost pile or container(s) is only permitted in the rear yard and set back a minimum distance of 5% of the lot width, but not less than 3 feet, from any property line and not less than 30 feet from any adjacent residential dwelling and shall not be placed in a utility or storm water easement or in any location that obstructs the natural flow of storm water runoff.
24. Add new section 302.12 to read as follows:
302.12 Outdoor Storage. Outdoor storage of materials and equipment is prohibited except where specifically permitted in a zoning district, or in Zoning Code section 10-5-6, or where granted by ordinance as a special use. Material and equipment prohibited from being stored outdoors includes rubbish and garbage, construction and building materials, ice melting salt, soil or land fill material, brush and limbs, logs and firewood, snow removal equipment, landscaping equipment, construction equipment, furnishings and fixtures intended for use within a building and similar items. The following items are permitted to be stored outdoors when located in the rear yard and set back a minimum distance of 10% of the lot width, but not less than 6.5 feet, from any property line; rubbish and garbage in approved refuse containers, firewood not to exceed two face cords, outdoor cooking equipment, recreational equipment, and construction equipment and materials required for a current construction project.
25. Add new section 302.13 to read as follows:
302.13 Holiday Decorations. Holiday displays, lights, signs and temporary decorative items may be displayed for not more than 60 days. They may be displayed no sooner than 45 days prior to the holiday and must be removed no later than 60 days after the holiday. All displays that include electrical fixtures and equipment shall be installed in compliance with all requirements for temporary power and lighting in accordance with title 4 building regulations, chapter 2 Electrical Code, in the Glen Ellyn Village Code.

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

26. Add new section 302.14 to read as follows:*302.14 Vision Obstruction On Lots.* Walls, fences, signs, landscape plant material (excluding grass, ground cover, or other approved ground stabilizing material), and other obstructions shall be prohibited in those portions of a lot:
- (A) Where the vision of drivers of motor vehicles and bicycles, and the safety of pedestrians walking along the sidewalk or street is unreasonably obstructed or interfered with. The maximum height of such
 - 1. Shrubs and fences shall be maintained to a maximum height of 36 inches and tree branches shall be eight feet or higher within that triangular portion of a lot no less than twenty (20) feet away from the edge of a public sidewalk and a point not less than twenty (20) feet away from the edge of a driveway closest to a shared property line and measured along the edge of the public sidewalk, regardless of what property the driveway is located on.
 - (B) Encumbered by a detention, drainage, or access easement.
27. Delete section 303.2 and the Exception in their entirety and substitute the following:
- 303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier installed, along with any gates and doors therein, in accordance with the procedures and provisions of the building codes as adopted and amended by the Village of Glen Ellyn.
28. Add new section 304.3.1 to read as follows:
- 304.3.1 Unit Identification.* Every dwelling unit and every commercial business unit that shares a common entrance door in a building with another unit shall be provided with a room, apartment, suite or other identification number. Identification numbers shall be Arabic numerals or alphabet letters with a minimum height of 2 inches and a minimum stroke width of .25 inches in a contrasting color with their background and shall be installed and maintained on or adjacent to the entrance door of the unit at a height not less than 5 feet or more than 6 feet above the floor.
29. Amend section 304.7 to read as follows:
- 304.7 Roofs And Drainage.* Roof rain water, ground water or water within sump pits, pools, spas or other containers shall not be discharged in a manner that creates a public nuisance or increases or concentrates the natural water runoff flow causing soil erosion, or the accumulation of water, soil or debris, or a hazardous condition or damage on or to adjacent public or private property. Accumulated surface water on a property may be discharged to the public storm sewer in the street or other location with the prior approval of the Director of Public Works.
30. Amend section 304.13 to read as follows:
- 304.13 Window, Skylight And Door Frames.* No temporary repair of a broken or damaged window, skylight or door shall remain in place for more than 30 days unless an extension has been granted by the Code Official.
31. Amend section 304.14 to insert the following dates where indicated: April 1st to November 1st.

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

32. Delete section 308.1 in its entirety and substitute the following:

308.1 Accumulation Of Rubbish And Garbage. The control of rubbish and garbage shall be in accordance with Title 7 Health and Sanitation, Chapter 6 Solid Waste Collection and Disposal, in the Glen Ellyn Village Code.
33. Delete section 308.2 in its entirety.
34. Delete section 308.3 in its entirety.
35. Delete section 602.3 in its entirety and substitute the following:

602.3 Heat Supply. Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period of October 1st to May 15th to maintain a minimum temperature of 68°F (20°C) at a point three feet above the floor and two feet from exterior walls in all habitable rooms, bathrooms, and toilet rooms at design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.
36. Amend section 602.4 to insert the following dates where indicated: October 1st to May 15th.
37. Delete section 606.1 in its entirety and substitute the following:

606.1 General. Elevators, dumbwaiters, escalators and lifts shall be maintained in compliance with the following codes the Elevator Safety Act (225 ILCS 312/) and the Administrative Code, title 41, chapter II, part 1000, administered by the Village of Glen Ellyn under a municipality program agreement with the Office of the Illinois Fire Marshal, State of Illinois.

 - A. Safety Code for Elevators and Escalators (ASME-A17.1/CSA B44-2019) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.1-2012/CSA B44.7-07);
 - B. Safety Code for Existing Elevators and Escalators (ASME A17.3-2005, but only as required under Section 35(h) and (i) of the Elevator Safety Act (225 ILCS 312/);
 - C. Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2017);
 - D. Standard for Qualification of Elevator Inspectors (ASME QEI-1-2018); and
 - E. Automated People Mover Standards (ANSI/ASCE/T&DI 21-13).
38. Delete section 701.1 in its entirety and substitute the following:

701.1 General. All existing buildings, structures and premises shall be maintained in compliance with Illinois Code for safety to life from fire in buildings and structures, known as the 2015 NFPA 101 Life Safety Code in accordance with the Fire Investigation Act (425 ILCS 25/) and the Administrative Code, title 41, chapter I, part 100, administered by the Office of the Illinois Fire Marshal, State of Illinois.
39. Delete section 702 in its entirety.
40. Add section 704.1.2.1 to read as follows:

C5 Zoning District: By the end of the first full calendar year after the date of adoption of this code, a fire detection and alarm system shall be installed in accordance with the Fire Code, in all buildings within the C5 Zoning District.

Attachment IPMC-3

Property Maintenance Code – Proposed Amendments (Clean)

41. *Add section 704.1.2.1 Annexed Properties to read as follows:*

- A. *All commercial buildings on properties annexed into the Village, shall install a fire detection and alarm system, in accordance with the Fire Code as for new construction, within 90 days of the date of annexation.*
- B. *All residential and commercial buildings on properties annexed into the Village, shall install a fire extinguishing system in accordance with the Fire Code as for new construction, within the later of the date of annexation, or the date of connection to the Village's water main.*

42. *Delete section 704.6 in its entirety and substitute the following:*

704.6 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with the more restrictive requirements of Sections 704.6.1 through 704.6.3, or the State of Illinois Smoke Detector Act (425 ILCS 60/3).

43. *Add section 704.8 to read as follows:*

705.2 Continuity of service: Smoke alarms and detectors that rely on a paid service subscription to provide notification to building occupants shall not be permitted.

44. *Delete section 704.7.1 in its entirety and substitute the following:*

705.1 General. Carbon monoxide alarms shall be installed in accordance with the more restrictive requirements of Section 1103.9 of the Fire Code, except that alarms in dwellings covered by the Residential Building Code shall be installed in accordance with section R315 of that code and the State of Illinois Carbon Monoxide Alarm Detector Act (430 ILCS 135/10).

45. *Add section 705.2.1 to read as follows:*

705.2 Continuity of service: Carbon monoxide alarms that rely on a paid service subscription to provide notification to building occupants shall not be permitted.

(Ord. 5882, 8-23-2010, eff. 10-1-2010)



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1735)**

DOC ID: 2021-1735

2017 NFPA 70, National Electric Code, with proposed amendments

Statement of the Issue:

Not Applicable

Analysis:

Not Applicable

Budget Impact:

Not Applicable

Action Requested:

Not Applicable

Attachments:

1. Attachment NEC-1 - Major Changes 2011-2014
2. Attachment NEC-2 - Major Changes 2014-2017
3. Attachment NEC-3 NEC - Existing Amendments
4. Attachment NEC-4 NEC - Proposed Amendments (Redlined)
5. Attachment NEC-5 NEC - Proposed Amendments (Clean)
6. Attachment NEC-6 NEC - Local Communities Survey



**Glen Ellyn Building Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/15/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Steve Witt

**AGENDA ITEM (ID
2021-1735)**

DOC ID: 2021-1735

2017 NFPA 70, National Electric Code, with proposed amendments

Statement of the Issue:

Not Applicable

Analysis:

Not Applicable

Budget Impact:

Not Applicable

Action Requested:

Not Applicable

Attachments:

1. Attachment NEC-1 - Major Changes 2011-2014
2. Attachment NEC-2 - Major Changes 2014-2017
3. Attachment NEC-3 NEC - Existing Amendments
4. Attachment NEC-4 NEC - Proposed Amendments (Redlined)
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Attachment NEC-1

Major Changes from the 2011 to 2014 NFPA 70, National Electric Code

Note:

The following discussion on the changes from the 2011 to the 2014 edition of NFPA 70, National Electric Code, were written by Michael Johnson, Executive Director of Standards and Safety for the National Electrical Contractors Association (NECA), in an article titled *2014 NEC Outlook*, published on the *Electrical Contractor* magazine website www.ecmag.com.

This list is not all-encompassing. The full list of changes published by NFPA is over 80 pages in length. We have highlighted in yellow the section titles for which the new requirements are believed to have the most affect on electrical work performed within the Village of Glen Ellyn.

Article 393 Low Voltage Suspended Ceiling Power Distribution Systems (ROP 18-10a)

This new article covers the installation of low-voltage suspended ceiling power distribution systems. These systems serve as a structural support for a finished ceiling surface and consist of a conductor support system (small busbars) to distribute power to utilization equipment supplied by a Class 2 power supply. These systems operate at not more than 30V DC and not more than 60V AC and are required to be listed as a complete system that includes all associated fittings and required power supplies.

Article 646 Modular Data Centers (ROP 12-147)

This new article covers modular data centers, including the definition of, the nameplate data for, and the size and overcurrent protection of supply conductors to modular data centers. This article also covers the equipment, electrical supply and distribution, wiring and protection, working space, grounding, HVAC, and the like, located in or associated with a modular data center.

Article 728 Fire Resistive Cable Systems [ROP 3-170]

This new article covers the installation of fire resistive cables, conductors and other system components used for survivability of critical circuits to ensure continued operation during a specified time under fire conditions as required in this Code and in other NFPA standards. Fire resistive cables, conductors and components are tested as a complete system. The system shall be listed. The cables, conductors and components are designated for use in a specific system and shall not be interchanged between systems. Cables, conductors and components shall be suitable for use in accordance with the wiring methods described in the NEC.

Article 750 Energy Management Systems (ROP 13-180)

This new article applies to the installation and operation of energy management systems. Performance provisions related to energy management and conservation in other codes, such as energy codes developed by other model code groups, establish prescriptive requirements that may further restrict the requirements contained in this article. The NEC provides users with a baseline that establishes general requirements for energy management systems and provides a list of loads that should not be controlled by these systems.

Annex J ADA Standards for Accessible Design (ROP 1-191)

Informative Annex J is new and titled “ADA Standards for Accessible Design.” This informative annex is not a part of the NEC requirements and is included for informational purposes only. The provisions cited in this informative annex are intended to assist the Code users in properly considering various electrical design constraints of other building systems, are part of the 2010 ADA Standards for Accessible Design, and are the same as those found in ANSI/ICC A117.1, Accessible and Usable Buildings and Facilities.

Chapter 1 of the NEC includes definitions in Article 100 and general requirements for electrical installations in Article 110. Below are a few significant changes from each of these articles.

Article 100 Definitions

Article 100 Coordination (Selective): “Localization of an overcurrent condition to restrict outages to the circuit or equipment affected, accomplished by the selection and installation of overcurrent protective devices and their ratings or settings for the full range of available overcurrents, from overload to the maximum available fault current, and for the full range of overcurrent protective device opening times associated with those overcurrents.”

This definition has been revised to clarify what constitutes selective coordination. The word “choice” has been replaced by the words “selection and installation” to clarify it is selection and installation of overcurrent protection that achieves selective coordination. As revised, this definition makes it clear that selective coordination is across the “full range” of available overcurrents.

Article 100 Premises Wiring (System): A new informational note has been added to the definition of Premises Wiring (System) as follows: “Informational Note: Power sources include, but are not limited to, interconnected or stand-alone batteries, solar photovoltaic systems, other distributed generation systems, or generators.”

No changes have been made to the definition itself, and it continues to address permanently and temporarily installed wiring. The new informational note provides some examples of what constitutes premises wiring systems (sources) and is noninclusive.

Article 100 Retrofit Kit: “A general term for a complete subassembly of parts and devices for field conversion of utilization equipment.”

A new definition of “Retrofit Kit” has been added to Part I of Article 100. There are new requirements added to Articles 410 and 600 that include the term “Retrofit Kit.” The definition clarifies what constitutes a retrofit kit for use in electrical signs and luminaires.

Article 100 Separately Derived System: “An electrical source, other than a service, having no direct connection(s) to circuit conductors of any other electrical source other than those established by grounding and bonding connections.”

The definition has been revised by combining two sentences into one. Separately derived systems are electrical sources other than the electrical service. The revision clarifies that there is no direct connection to circuit conductors of any other electrical source other than those established by grounding and bonding connections.

Article 110 Requirements for Electrical Installations

110.16 Arc-Flash Hazard Warning: The words “or factory” and “switchgear” have been added to this requirement. The revision clarifies that the marking applies also to switchgear, and it can be either field-applied or applied at the factory. The words “meet the requirements in 110.21(B) and” have been added in the second sentence. Informational Note No. 1 has been revised to include the words “arc flash labeling.”

110.21(B) Field-Applied Hazard Markings: A subdivision (B) titled “Field-Applied Hazard Markings” is added to Section 110.21. Specific requirements now apply to field-applied hazard markings or labels using signal words “danger,” “warning” or “caution” as provided within many NEC rules. New informational notes reference ANSI Z535.4-2011 for guidelines on consistent and effective markings and labels.

110.24 Available Fault Current: A new informational note has been added following 110.24(A). The note clarifies that marking requirements in 110.24 relate to fault current ratings and compliance with 110.9 and 110.10. The maximum available fault current value required by 110.24 is not intended to be used for performing incident energy analysis.

110.26(C)(3) Personnel Doors: The value “1,200A” has been lowered to “800A,” expanding requirements for panic hardware on egress doors. The words “panic bars, pressure plates, or other devices that are normally latched but open under simple pressure” have been replaced with “listed panic hardware.” Listed panic hardware is required on personnel doors addressed by this section. The same change occurred in 110.33 for equipment over 600V.

110.25 Lockable Disconnecting Means: A new section 110.25 titled “Disconnecting Means, Lockable” and an associated exception have been added to Part I of Article 110. The new section consolidates the provisions for lockable disconnecting means through the NEC into one location. Previous NEC requirements that dealt with lockable disconnecting means will now reference 110.25 for consistency and uniform application of the requirements.

110.26(E)(2)(b) Dedicated Equipment Space: This section has been rearranged and renumbered into a list format to meet NEC Style Manual requirements. A new list item (b) has been added and is titled “Dedicated Equipment Space.” The requirements for dedicated space now apply to equipment installed outside and are similar to the dedicated space requirements for equipment located indoors.

Chapter 2 Wiring and Protection

Section 210.8(A)(9) and (10) Bathtubs, Shower Stalls, Laundry Areas

Two new list items have been added to Section 210.8(A). The requirements for ground-fault circuit interrupter protection (GFCI) have been expanded for dwelling units. GFCI protection is now required for receptacles installed within 6 feet of a bathtub or shower stall. Note that this requirement applies to bathtubs or shower stalls, regardless of whether they are in a bathroom or not. In addition, all 125-volt (V), single-phase, 15- and 20-ampere (A) receptacles installed in laundry areas must be GFCI-protected.

Section 210.8(D) Kitchen Dishwasher Branch Circuit

Requirements for GFCI protection in dwelling unit kitchens have been expanded. A new subdivision (D), "Kitchen Dishwasher Branch Circuit," has been added to 210.8. Outlets supplying dishwashers are required to be GFCI-protected, which requires a GFCI-protective device installed at the origin of the branch circuit. The reason is related to different end-of-life failure modes and behavior of newer generation dishwashers as compared to the electromechanical units in the past.

Section 210.12 Arc-Fault Circuit Interrupter Protection

This section has been revised to require arc-fault circuit interrupters (AFCIs) to be installed in readily accessible locations. Subdivision (A) now recognizes AFCI protection requirements, which have been expanded to kitchens and laundry areas. This expansion of AFCI requirements continues the long-range objective of whole-house AFCI protection in dwelling units that was sought in the original proposals by Consumer Product Safety Commission in the mid-1990s.

Section 210.12(A) Dwelling Units

List items (1) through (6) provide the acceptable methods of accomplishing the branch circuit arc-fault protection requirements and associated conditions. This change resulted from a specific fact-finding study and report from Underwriters Laboratories. These new alternatives include use of both circuit-breaker and outlet-device types of AFCI protection in accordance with the specific conditions in each list item. In list items (3) and (4), note that outlet-device AFCI protection is permitted under restrictive conditions that include maximum length of home runs of 50 feet for 14 AWG (15A circuits) and 70 feet for 12 AWG (20A branch circuits).

Section 210.12(C) Dormitory Units

A new subdivision (C), "Dormitory Units," has been added to 210.12. The AFCI protection requirements are expanded to 125V, single-phase, 15- and 20A outlets

installed in dormitory unit bedrooms, living rooms, hallways, closets and similar rooms. This new subdivision continues the incremental expansion of AFCI protection for dwelling units, which most dormitories are considered.

Section 210.13 Ground-Fault Protection of Equipment (GFPE)

A new Section 210.13, “Ground-Fault Protection of Equipment,” has been added to Article 210. The same ground-fault protection for equipment requirements in 230.95 for services and 215.10 for feeders now apply to qualifying branch circuits.

Section 210.17 Electric Vehicle Branch Circuit

A new Section 210.17, “Electric Vehicle Branch Circuit,” has been added to Article 210. This new provision requires any outlet installed for electric vehicle charging loads be provided with a separate (individual) branch circuit. The revision aligns with the load profile requirements for electric vehicle supply equipment (EVSE) and correlates with continuous duty load restrictions included in 210.19(A)(1) and 210.23.

Section 220.12 Lighting Loads

A new exception has been added to 220.12. Lighting loads are now permitted to be calculated at values specified in an applicable energy code where it is adopted by the jurisdiction. Three conditions of the new exception include monitoring, alarms and not applying demand factors to the general lighting load as provided in 220.42.

240.87 Arc-Energy Reduction

This section is now titled “Arc Energy Reduction” and arranged in a list format. As revised, it now applies to breakers with a highest adjustable trip rating of 1,200A or greater. Subdivision (B) includes new list items (4) and (5), which recognize other methods of arc energy reduction by a specific method, system, equipment or other approved means.

Section 250.102(C)(1) and Table 250.102(C)(1)

Table 250.102(C)(1), notes, and informational notes have been added to Part V of Article 250. The new table provides sizes for grounded conductors, main bonding jumpers, supply-side bonding jumpers, and system bonding jumpers and requires using the 12.5 percent rule if exceeding the table values. References in Article 250 have been changed from 250.66 to 250.102(C)(1) and Table 250.102(C)(1). Table 250.66 is now used for sizing only grounding electrode conductors and bonding jumpers in the grounding electrode system.

Section 250.186 Ground-Fault Circuit Conductor Brought to Service Equipment

This new section requires a fault current path installed from the source to the service equipment. This means, for grounded systems, a grounded conductor must be installed and routed with the ungrounded conductors to each service disconnecting means. For ungrounded systems, a supply-side bonding jumper must be installed and routed with the ungrounded conductors to each service disconnecting means.

Chapter 3 Wiring Methods and Materials

Section 310.15(B)(3)(c) and Table 310.15(B)(3)(c)

The word “circular” has been removed from this section and the title of the table. The words “or cables” have been added to this section and in the title of the table. Ambient temperature correction factors in Table 310.15(B)(2)(a) or Table 310.15(B)(2)(b) apply to conductors in raceways and cables on or above rooftops and exposed to direct sunlight.

Section 310.15(B)(3)(c) Exception

A new exception has been added following 310.15(B)(3)(c). Ambient temperature correction factors in Table 310.15(B)(2)(a) or Table 310.15(B)(2)(b) do not apply to XHHW-2 insulated conductors in raceways and cables on or above rooftops and exposed to direct sunlight. The new exception is the result of performance testing by both General Cable and Underwriters Laboratories.

Section 310.15(B)(7) and Table 310.15(B)(7)

Table 310.15(B)(7) has been deleted, and Section 310.15(B)(7) has been revised and restructured into a list format. An 83 percent multiplier is provided for calculating ampacity for feeders and service conductors supplying dwelling units if the conditions of this section are met. A new informational note references a new Annex (D7) where an example calculation is provided. There are no changes in the reduced ampacity provisions previously included in 310.15(B)(7); it’s just a different way of determining the reduced service and feeder conductor sizes. The same restrictions to dwelling units are still provided in this section as these allowances relate to the load diversity in dwelling units.

Section 314.25 Covers and Canopies

A new last sentence has been added to 314.25. Screws for covers or attaching equipment to boxes shall be compatible and have matching machine threads or be in accordance with the manufacturer’s instructions. Drywall screws and other inappropriate screws are not permitted for use with boxes unless otherwise listed or identified for use with those types.

Section 314.28(A)(3) Smaller Dimensions

A new paragraph has been added to list item (3) addressing conduit body sizes in relation to conductor fill. The new text allows use of conduit bodies smaller than those required in 314.28(A)(2) with conditions. The revision provides a practical allowance for conductor combinations in conduit bodies where marked to indicate suitability for such use.

Section 330.10(A)(11) b and c Uses Permitted

List item has been revised to clarify that a corrosion-resistant jacket is required over the metallic covering. The revision aligns this section with UL Standard 1569 Metal Clad Cables. MC cable in wet locations must have a corrosion-resistant jacket as the outer layer of the cable assembly and meet one of a, b or c.

Section 330.30(B) Securing

A new last sentence has been added to 330.30(B). Vertical installations of listed MC cables in sizes 250 kcmil and larger are permitted to be secured at intervals not exceeding 10 feet. Some MC cables are listed and identified for vertical installation where supported at intervals not exceeding 10 feet.

Section 330.30(D)(3) MC Cable—Securing and Supporting

A new list item (3) has been added to 330.30(D). Unsupported interlocking armor-type MC cable is permitted in lengths not exceeding 3 feet from the last point where it is securely fastened. This practical relief applies where flexibility is necessary to minimize the transmission of vibration from equipment or to provide flexibility after installation.

Section 338.10(B)(4)(b) Exterior Installations

A new exception has been added following 338.10(B)(4)(b). Underground service-entrance cable is defined in 338.2 and can be a single conductor, or it can be an assembly of multiple conductors. Type USE cable installed as feeders or branch circuits is not subject to the ampacity limitations provided in 340.80.

Section 348.30(A) Exception No. 4 and 350.30(A) Exception No. 4 Securing and Supporting FMC and LFMC

A new last sentence has been added to Exception No. 4 to 348.30(A) and 350.30(A). Listed flexible metal conduit fittings and listed liquidtight flexible metal conduit fittings shall be permitted as a means of support for lengths up to 6 feet. This revision clarifies that, for the purpose of this exception, additional support for flexible metal conduit is not required.

Section 376.22(B) Adjustment Factors

This section has been revised by adding the words “at any cross-section of the wireway.” The revised text clarifies that correction factors are not based on the total number of current-carrying conductors in the wireway exceeding 30. The correction factors apply where the total of current-carrying conductors at any cross-section exceeds 30.

Section 376.56(B)(1) Power Distribution Blocks

List item (1) was revised by adding a second sentence. Power distribution blocks are permitted to be installed on the line side of the service disconnect or the load side. Power distribution blocks installed on the line side of the service equipment shall be listed.

Article 393 Low-Voltage Suspended Ceiling Power Distribution Systems

A new Article 393 has been added to NEC Chapter 3 and equips the Code with requirements for new technology DC wiring systems and equipment in the form of suspended ceiling grids. This type of equipment and associated fittings must be listed, driving the requirement for installation instructions.

Not all of the changes to the NEC are covered in this article. The next part in this series will look at some revisions in chapters 4 through 9.

For complete details about these and other NEC revisions, refer to the NFPA 2014 NEC Report on Proposals and Report on Comments. The terms National Electrical Code and NEC are registered trademarks of the National Fire Protection Association.

Chapter 4 Equipment for General Use

404.2(C) Grounded Conductor at Switch Locations

This section has been restructured into a list format, and the former exception has been incorporated into positive text. New list item (3) relaxes the grounded conductor requirement at switches with integral enclosures. New list item (5) relaxes the grounded conductor requirement in locations where multiple switches control the same lighting load.

406.3(E) Marking for Controlled Receptacles

A new subdivision (E), Controlled Receptacle Marking, Exception, and associated figure been added to 406.3. This requirement applies to receptacles controlled by building automation or energy management systems. A specific power symbol marking must be applied to nonlocking type, 125-volt (V), 15- and 20-ampere (A) automatically controlled receptacle outlets and be visible after installation.

406.5(E) and (F) Receptacles in the Face-Up Position

Subdivision (E) has been revised and expanded to all occupancies, and 210.8 ground-fault circuit interrupter (GFCI) protection applies. New Subdivision (F), Receptacles in Seating Areas or Similar Surfaces, states that receptacles installed in seating areas or similar surfaces are not permitted in the face-up position unless the installation meets one of list items (1) through (4). [ROP 18-32, 18-33, 18-34;

406.9(B)(1) Receptacles in Wet Locations

The words “other than one- and two-family dwellings” have been removed from this section. The text related to how the receptacle outlet is supported has also been removed from this section. Listed and identified extra-duty receptacle covers (hoods) are required for all 15- and 20A, 125- and 250V receptacles installed in a wet location.

408. 3(F)(3), (4), (5) Panelboards, Switchboards, and Switchgear Identification

Three list items have been added to 408.3(F) and the word “switchgear” has been added. Additional caution markings are now required for switchboards, switchgear and panelboards used with high-impedance grounded neutral systems, ungrounded direct current systems and resistance grounded direct current systems. The “caution” markings in list items (1) through (5) must comply with 110.21(B).

422.5 Ground-Fault Circuit-Interrupter Protection

Section 422.5, Ground-Fault Circuit Interrupter (GFCI) Protection, has been added to Part I of Article 422. GFCI protective devices installed for appliances covered by Article 422 must be readily accessible, which is consistent with the readily accessible requirements for GFCI devices in 210.8.

422.23 Tire Inflation and Automotive Vacuum Machines

Tire Inflation and Automotive Vacuum Machines, 422.23, has been added to Article 422. Tire inflation equipment or vacuum machine for public use must have GFCI protection for personnel. The GFCI protection (circuit breaker or outlet device) is required to be readily accessible.

424.66 Installation

Subdivision (B), Limited Access, has been added to 424.66. The width and depth of working space in 110.26 is required in front of duct heater enclosures containing equipment that requires servicing while energized. The revision requires duct heater equipment enclosures to be located so as to provide the minimum clearances.

445.20 Protection for Portable Generators

A new 445.20, Ground-Fault Circuit Interrupter Protection for Receptacles on 15 kW or Smaller, Portable Generators, has been added to Article 445. If a 15-kilowatt (kW) or smaller portable generator has a 125/250V locking receptacle, then all 125V, single-phase, 15- and 20A receptacles must have GFCI protection or not be usable when the 125/250V locking receptacle is in use.

450.10(A) Dry-Type Transformer Enclosures

A new subdivision (A) and exception have been added to 450.10. This new provision provides specific requirements for grounding and bonding connections in transformer enclosures. A separate grounding terminal bar must now be installed but not on vented portions of the enclosure.

480.9(D) and (E) Marking for Personnel Access to Energized Batteries and Egress

Two subdivisions have been added to 480.9: (D) Marking for Personnel Access to Energized Batteries and (E) Egress. Marking for battery rooms must meet the warning sign requirements in 110.27(C). Personnel doors for battery rooms must swing in the direction of egress and be equipped with listed panic hardware.

490.25 Backfeed

A new 490.25, Backfeed, has been added to Part II of Article 490. The new requirement is for a sign that warns qualified people of the possibilities of contacts within the equipment being energized by backfeed. A reference to 110.21(B) has been provided for additional requirements related to danger signs installed on equipment. The specific text on the sign must read as follows:

**DANGER—CONTACTS ON EITHER SIDE OF THIS DEVICE MAY BE ENERGIZED BY
BACKFEED**

Chapter 5 Special Occupancies

501.15(C)(6) Fiber Optic Tubes Within a Seal

Optical fiber tubes (metallic or nonmetallic) are now recognized for installation in a seal, and they shall not exceed 25 percent of the cross-sectional area of a rigid metal conduit unless specifically marked otherwise. The cross-sectional area of the optical fiber tube(s) must be used, not that of the optical fibers themselves. Expanded cross-sectional area seals are readily available for use in fill applications up to and not exceeding 40 percent. These expanded sealing fittings are listed and identified.

514.3(B)(1) Motor Fuel Dispensing and Aboveground Fuel Storage

Superscript note 2 to Table 514.3(B)(1) has been revised to refer to two figures. Existing Figure 514.3(a) has been revised to show a new below-grade sump classified area as Class I, Division 1. A new Figure 514.3(b) was added to show the classified area adjacent to a dispenser mounted on aboveground storage tanks. Both of the figures and associated text are extracted material from NFPA 30A 2012.

514.3(C) Motor Fuel Dispensing Stations in Boatyards and Marinas

All boat and marina motor fuel dispensing station requirements were relocated from Article 555, Marinas and Boatyards, to Article 514, Motor Fuel Dispensing Stations. New Section 514.3(C) is titled “Motor Fuel Dispensing Stations in Boatyards and Marinas.” All NEC requirements for boatyard and marina motor fuel dispensing facilities are under the purview of NEC Code-Making Panel 14. Section 555.21 now provides only a reference to Article 514 for the specific requirements for these fueling facilities in marinas and boatyards.

517.18(B) Number of Receptacles in Normal Patient Bed Locations

The minimum number of receptacles required in a general care patient bed location has increased to eight. These receptacles must be listed and identified as “hospital grade” and connected to an insulated copper equipment grounding conductor. This revision aligns with the new requirements in Section 6.3.2.2.6.2 (A) of NFPA 99 Health Care Facilities Code.

517.19(B) Number of Receptacles in Critical Care Patient Bed Locations

The minimum number of receptacles required in a critical care patient bed location has increased from six to 14. These receptacles must be listed and identified as “hospital grade” and connected to an insulated copper equipment grounding conductor. This revision aligns with the new requirements in Section 6.3.2.2.6.2 (B) of NFPA 99 Health Care Facilities Code. At least one of the 14 receptacles shall be connected to either the

normal system branch circuit required in 517.19(A) or to a critical branch circuit supplied by a different transfer switch than the other receptacles at the same patient bed location.

517.19(C) Operating Room Receptacles

New subdivision (C), Operating Room Receptacles, was added to 517.19, and the balance of the section was renumbered accordingly. The minimum number of receptacles required is increased from six to 36. The revision provides direction on which system branch the receptacles must be connected and that they be “hospital grade” type. NFPA 99 2012 Health Care Facilities Code has been revised by increasing the number of receptacles in patient care locations of healthcare facilities, including operating rooms. This revision aligns the NEC with Section 6.3.2.2.6.2 of NFPA 99.

590.4(J) Cable and Cord Supports

Cable assemblies and flexible cords and cables installed as branch circuits or feeders must not be installed on the floor or on the ground. Extension cords connected to receptacles and laid on the floor are considered suitable for this use because they “extend” the GFCI protection of the outlet. Construction locations are almost always wet locations. This revision aligns the NEC requirements with existing OSHA requirements and addresses a serious safety issue with feeders and branch circuits installed on the floor or laying on the ground on construction sites.

Chapter 6 Special Equipment

600.6(A)(1) Disconnect Required for Signs

Section 600.6(A)(1) is a significant worker safety issue requiring a sign disconnect to be located at the point where the circuit conductors enter the sign enclosure or pole. The revision provides the specific detail to restrict conductors on the line side of the disconnect switch from being routed into the enclosure to connect to a switch that is installed on the sign enclosure. If the disconnect is in the open or off position, live conductors are still present within the sign enclosure. This revision provides the needed clarification and prohibition. This safety-driven change simplifies worker compliance with both NFPA 70E and OSHA rules.

625.41 Electric Vehicle Supply Equipment Circuit Ratings

Former 625.14 has been revised and relocated to 625.41 as a result of Article 625 being reorganized. A new last sentence that includes provisions for an automatic load management system has been added to 625.41. The maximum electric vehicle supply equipment load on a service and feeder shall be the maximum load permitted by the automatic load management system. This revision provides relief from service upgrades in some cases, but an automatic load management system has to limit the load on the service to its capacity.

Article 646 Modular Data Centers

Article 646, Modular Data Centers, is new to NEC Chapter 6. This article includes four parts addressing general requirements, equipment, lighting and workspace. Modular data centers are prefabricated units of information technology equipment and support equipment. Modular data centers are intended for fixed installation either indoors or outdoors. This new article closely follows the arrangement and information contained in Article 645, Information Technology Equipment; and NFPA 75, Standard for the Protection of Information Technology Equipment. Some configurations use support equipment housed in a separate enclosure.

680.22(A)(2) Locking Receptacles and Attachment Plugs Not Required

List item (2), requiring a locking configuration, has been deleted. Removing this locking configuration from 680.22(A)(1) matches existing requirements of "Other Receptacles, Location" not less than 6 feet from a pool in 680.22(A)(2). Single receptacles of the grounding type and provided with GFCI protection for personnel are now considered sufficient safety measures for these locations.

680.42(B) Bonding for Outdoor Spas and Hot Tubs

This revision originated as Tentative Interim Amendment 1005 for the 2011 NEC. Based on four specific criteria, spas and hot tubs listed for outdoor use may be exempt from the perimeter surfaces equipotential bonding requirements of 680.26(B)(2). The class of spas referred to in this section is a self-contained outdoor/indoor-rated UL1563 listed product.

690.12 Rapid Shutdown of PV Systems on Buildings

Photovoltaic (PV) system circuits installed on or in buildings must now be provided with a rapid shutdown function that controls specific conductors in accordance with 690.12(A) through (D). Controlled conductors shall be limited to no more than 30V and 240 volt-amperes (VA) within 10 seconds of a rapid shutdown initiation. Where the need for an electrical safety product or system is demonstrated, prescriptive operational and safety requirements are incorporated in the NEC to stimulate the industry into meeting that need. Limiting firefighter exposure to electrical shock is an important safety requirement for first responders. Limited time to achieve a lower voltage level after shutdown is a system operational requirement. This new rapid shutdown requirement applies to PV systems or circuits installed on or in buildings.

690.31(G)(1) Marking for PV Circuits Embedded in Building Surfaces

Marking requirements of embedded PV circuits hidden within roofing material and other building surfaces have been strengthened. Hidden PV circuits must now be clearly marked using an approved method suitable for the weather and continuous exposure to sunlight. This requirement is necessary to protect personnel from hazards that could arise from accidental contact with PV conductors embedded in roofs.

694.1 Wind Electric Systems

The provisions of Article 694 apply to wind (turbine) electric systems that consist of one or more wind electric generators and covered by the NEC as determined in 90.2. The former size limitation of 100 kilowatts has been removed from the scope of this article. These systems can include generators, alternators, inverters and controllers. Wind electric systems can be interactive with other electrical power production sources or might be stand-alone systems. Wind electric systems can have alternating current (AC) or direct current (DC) output, with or without electrical energy storage, such as batteries.

695.4(B)(2)(2) Overcurrent Protection Selection

Past calculations sizing the disconnecting means and the overcurrent protective device included the sum of locked-rotor currents of all fire pump and jockey pump motors, plus the full-load current of the remaining loads. As revised, the calculations now include locked-rotor currents of only largest fire pump motor, plus the sum of other motor and remaining loads. The overcurrent protection must be by an assembly listed for fire pump service. Also, the overcurrent protective device shall not open within 2 minutes at 600 percent of the full-load current of the fire pump motor(s), it shall not open with a restart transient of 24 times the full-load current of the fire pump motor(s), it shall not open within 10 minutes at 300 percent of the full-load current of the fire pump motor(s), and the trip point for circuit breakers shall not be field-adjustable. This change aligns with the requirements in Section 9.2.3.4.1 of NFPA 20, Standard for Stationary Fire Pumps.

Chapter 7 Special Conditions

700.12(F)(2) Exception

The existing exception to 700.12(F)(2)(2) permitting unit equipment supplied by three or more normal circuits, no longer permits multiwire branch circuits to serve the uninterrupted area. Section 210.4(B) contains a general requirement to simultaneously disconnect all ungrounded conductors of multiwire branch circuits either with identified handle ties or by use of a common trip breaker. Using normal multiwire branch circuits increases the risk of an area being without emergency lighting if one of the circuits were to trip causing the others to be disconnected due to the handle tie arrangement. Forbidding multiwire normal branch circuits in these specific instances provides additional safety during loss of normal lighting.

700.19 Multiwire Branch Circuits Prohibited

A new 700.19 has been added addressing multiwire branch circuits used in emergency systems. This new provision prohibits multiwire branch circuits protected by common trip circuit breakers to serve emergency lighting and power circuits. Emergency lighting and power could be unavailable during ordinary line to ground faults and other problems where common trip circuit breakers or handle ties are employed. Continued reliability of emergency circuits requires this change.

700.28 Selective Coordination

The definition of the term selective coordination in Article 100 has been revised to clarify that the coordination is across the full range of available overcurrents. This change in 700.28 requires a professional engineer or other qualified person to choose the overcurrent protective device types, ampere ratings, and settings to achieve selective coordination. This responsible party must provide documentation to the authority having jurisdiction (AHJ) that the selection of the overcurrent protective devices achieves the required selective coordination. This process will ensure selective coordination for a project without an additional burden on the AHJ. Documentation is required to be made available to others involved in the original construction process, or post installation, to ensure the system is installed, maintained and modified with the knowledge of how the original system was selectively coordinated. The same revision has been incorporated into sections 620.62, 701.27 and 708.54 dealing with requirements for selective coordination of overcurrent devices.

Article 728 Fire-Resistive Cable Systems

A new Article 728 titled "Fire-Resistive Cable Systems" provides the necessary information required for the proper installation of fire-rated cables. Precise installation requirements for fire-resistive cables are critical component of egress and safety during a fire. Many building and specific areas require the continued use of electrical energy during fire and other emergency conditions. This article contains specific requirements related to survivability of these fire resistive cable systems. As with many required products required in the NEC, fire resistive cables require proper installation to achieve their original purpose of providing electricity in a building during fire. As more fire resistive cables are installed, this article will play a prominent in these installations.

760.24 Circuit Integrity (CI) Cable

A new 760.24(B) covers installation instructions for supporting circuit integrity (CI) fire alarm cable. Generally, CI cables must be supported at a distance not exceeding 24 inches by using only steel supports and fasteners. Circuit integrity cables installed within 7 feet of the floor must be fastened at intervals of not more than 18 inches.

Article 750 Energy Management Systems

A new Article 750 titled "Energy Management Systems" defines and controls building systems while protecting the safety concerns of the NEC or building codes. With the application of the smart grid initiatives, premises energy management systems must be compatible with NEC and other personnel and building safety concerns. Article 750 provides a safe and systematic approach for load shedding and disconnection of power. Performance requirements in other energy codes should refer to the NEC for prescriptive electrical installation requirements. The most important aspect here is to ensure an overall energy management system does not override a system specific to addressing load shedding for an alternate power source for fire pumps and emergency systems.

Chapter 8 Communications Systems

800.24 Mechanical Execution of Work

Nonmetallic cable ties or other nonmetallic accessories installed in other spaces used for environmental air are now required to be listed as having low smoke and heat release properties. This revision aligns the NEC with similar provisions contained in NFPA 90A. The same revisions have been incorporated into 770.24, 820.24 and 830.24.

800.179(G) Circuit Integrity (CI) Cable or Electrical Circuit Protective System

Requirements for CI cable or electrical circuit protective systems listing requirements have been added to 800.179(G). Listing information includes specific installation requirements in accordance with the listing to maintain minimum fire ratings. The new provisions clarify what constitutes a circuit protective systems and how circuit integrity cables must be part of a system installed to meet established fire resistive rating criteria. The same revisions have also been incorporated into Articles 725, 760 and 770.

Attachment NEC-2

Major Changes from the 2014 to 2017 NFPA 70, National Electric Code

Note:

The following discussion on the changes from the 2014 to the 2017 edition of the NFPA 70, National Electric Code, were written by Michael Johnson, Executive Director of standards and safety for the National Electrical Contractors Association (NECA), in an article titled *2014 NEC Outlook*, published on the *Electrical Contractor* magazine website www.ecmag.com.

This list is not all-encompassing. We have highlighted in yellow the section titles for which the new requirements are believed to have the most affect on electrical work performed within the Village of Glen Ellyn.

Section 90.2(A) Covered

The words “and removal” have been added in the first sentence of 90.2(A). This addition expands the NEC’s scope beyond installation requirements to include requirements addressing equipment removal. Current NEC rules require removal of equipment such as those for temporary power wiring removal and those for abandoned communications cables removal.

Section 90.3 Arrangement and Figure 90.3

Section 90.3 and associated Figure 90.3 have been revised. The revision clarifies that chapters 5–7 may modify or supplement requirements in chapters 1 through 7. The rules in chapters 5–7 can supplement or modify each other in addition to the provisions in chapters 1–4.

For example, Article 770 contains requirements for optical fiber cables, and Section 770.3(A) indicates listed optical fiber cables shall be permitted in hazardous (classified) locations, and the cables shall be sealed in accordance with the requirements of 501.15, 502.15, 505.16 or 506.16, as applicable.

Article 100—Definitions

Multiple definitions of words and terms pertaining to hazardous (classified) locations previously located in 500.2 have been relocated to Article 100. The words “as applied to Hazardous (Classified) Locations” have been added in brackets following each relocated term.

Article 100—Readily Accessible

The definition of “readily accessible” has been revised. The definition maintains most of its existing text and now includes “other than keys.” A new informational note addresses the common practice and use of keys in gaining accessibility under controlled conditions.

Article 100—Field Evaluation Body and Field Labeled

New definitions of “field evaluation body” and “field labeled” have been incorporated into Article 100. These definitions have been developed from concepts derived from terms in NFPA 790, Standard for Competency of Third-Party Field Evaluation Bodies.

Article 100—Structure

The definition of “structure” has been revised by adding “other than equipment.” The revision provides a clear differentiation between what constitutes electrical equipment as compared to structures.

Article 100—Substation

Article 110—Requirements for Electrical Installations

110.3(A) Examination

A new informational note No. 1 has been added to 110.3(A)(1). Previous Informational Note No. 1 has been renumbered as Informational Note No. 2. The new note clarifies that the term “equipment” used in this section can apply to new, reconditioned, refurbished or remanufactured equipment.

110.3(C) Listing

The title of 110.3 has been revised to include the words “(product certification).” A new Subdivision (C) and associated informational note have been added to Section 110.3.

The revision clarifies that listing (product certification) must be performed by recognized, qualified electrical testing laboratories, and the new informational note indicates that the Occupational Safety and Health Administration (OSHA) provides a list of such qualified laboratories.

110.14(D) Installation

A new subdivision (D), “Installation,” has been added following 110.14(C). This subdivision incorporates mandatory torque tightening requirements for electrical terminations in accordance with the manufacturer’s instructions. It also allows for alternative methods as provided in the instructions. The informational note to 110.14 has been deleted because it is no longer necessary.

110.16(B) Service Equipment

A new (B), “Service Equipment,” and informational note have been added to 110.16. The provisions in 110.16 now require more installation-related detail and information for determining arc-flash energy levels and required PPE. The nominal system voltage, available fault current, the service overcurrent protective device clearing time, and the label date must now be included in the arc-flash warning label. The informational note references NFPA 70E for specific criteria related to arc-flash labels and determining appropriate PPE.

110.21(A) Equipment Markings

The title of subdivision (A) has been changed to “Equipment Markings” from “Manufacturer’s Markings.” Section 110.21(A) has been renumbered as list items (1) and a new list item (2) with a new exception and informational note. New list item (2) provides marking requirements for reconditioned equipment including the responsible organization and date of reconditioning.

110.24(A) Field Marking

A new last sentence has been added to 110.24(A) addressing calculations. The additional requirements are intended to document the calculation and make it available to those authorized to design, install, inspect, maintain or operate the system. The maximum level of available fault current can be obtained from published utility data or by use of calculation methods.

Article 210—Branch Circuits

210.8(B) GFCI Protection in Other than Dwelling Units

Section 210.8(B) now applies to all single-phase receptacles rated 150 volts (V) to ground or less and 50 amperes (A) or less as well as three-phase receptacles rated 150V to ground or less and 100A or less. The list of locations is expanded to include receptacle outlets in crawl spaces and receptacles in unfinished basements in 210.8(B)(10).

210.12(B) Branch Circuit Extensions or Modifications—Dwelling Units and Dormitory Units

The existing requirements for arc-fault circuit-interrupter (AFCI) protection of branch-circuit extensions or modifications in dwelling units have been expanded to include dormitories. The same hazards exist in dormitories. AFCI protection in dormitories is expanded to include all outlets and devices in dormitory bathrooms.

210.12(C) Guest Rooms and Guest Suites

New subdivision (C), Guest Rooms and Guest Suites, has been added to Section 210.12. All 120V, single-phase, 15A and 20A branch circuits supplying outlets and devices installed in guest rooms and suites of hotels and motels must be protected by any of the AFCI methods listed in 210.12(A)(1) through (6). This new AFCI requirement applies to all guest rooms and suites without regard to cooking provisions.

210.52(B)(1) Receptacle Outlets Served

Exception No. 2 to 210.52(B)(1) previously permitted only refrigeration equipment to be supplied by an individual branch circuit 15A or greater. This revision eliminates the potential conflict with 210.22, which provides general permission for individual branch circuits. This expands this permissive exception to other appliances, such as dishwashers, garbage disposals and microwaves, that may be supplied from a receptacle outlet.

210.71 Meeting Rooms

A new Section 210.71, Meeting Rooms, has been added to Article 210. This rule provides minimum requirements for installing receptacles in meeting rooms. All meeting rooms of not more than 1,000 square feet in other than dwelling units are now required to have receptacle outlets installed. Where movable partitions exist, room size is determined with partitions resulting in the smallest size meeting room(s). A minimum number of receptacle outlets is required and location are permitted to be determined by the owner or designer.

As an aside, the National Electrical Contractors Association still believes this is a design issue, and the new requirement will result in inconsistent application in the field. However, it is a good start to address an identified need for required receptacles to minimize misuse of cords and power strips.

Article 240—Overcurrent Protection

240.67 Arc Energy Reduction

Section 240.67, Arc Energy Reduction, has been added to Article 240. A means of “arc energy reduction” applies to all fuses rated 1,200A or higher. This requirement has a delayed implementation of Jan. 1, 2020, to permit the industry to develop feasible solutions. The methods to reduce arc energy in 240.67 are similar to those in 240.87 with an additional provision permitting a fuse that would open the circuit in 0.07 seconds or less at or below the available arcing current.

Article 250—Grounding and Bonding 250.30(A)(4) Electrode

Section 250.30(A)(4) has been revised and simplified, and Exception No. 1 was deleted. There is no longer a hierarchy of electrodes that must be used for grounding separately derived systems. The revision clarifies that the building grounding electrode system must be used when establishing a grounding electrode for a separately derived system. If installed outdoors, the grounding electrode for the separately derived system must comply with 250.30(C).

250.104(A) Metal Water Piping

Section 250.104(A) has been revised by adding “if or sufficient size” to (A)(3) and (A)(4). The wording “that is interconnected to form a building frame” has been added to subdivisions (C) and (D). The minimum bonding conductor or jumper sizes must be in accordance with Table 250.102(C)(1) rather than 250.66.

250.122(F)(2) Multi-conductor Cables

Section 250.122(F)(2) has been revised and arranged in a list format. The revisions address minimum sizes for equipment grounding conductors (EGCs) in multiconductor cables in parallel arrangements. A single EGC in each cable can be connected in parallel at each end and connected to a full-size EGC sized based on the overcurrent protection device for the entire circuit.

Article 300—General Requirements for Wiring Methods and Materials 300.5(D) Protection From Damage

Electrical metallic tubing (EMT) has been added to the list of raceways permitted to provide physical protection for direct-buried conductors and cables emerging from grade EMT, and associated elbows, couplings and fittings are permitted to be installed in concrete, in direct contact with the earth, approved as suitable for the condition. Section 358.10(B) requires that, where EMT is used in this manner, it must be where protected by corrosion protection and approved as suitable for the condition.

300.5(G) Raceway Seals

The general requirements of first-level subdivision 300.5(G) are now correlated with sections 225.27 and 230.8. Where necessary, spare or unused raceways shall also be sealed. The type of sealants applied must be identified for use with the cable insulation, conductor insulation, bare conductor, shield or other components.

300.22(B) Ducts Specifically Fabricated for Environmental Air

[SB]A new exception in 300.22(B) correlates requirements for wiring in ducts specifically fabricated for environmental air between the NEC and NFPA 90A. NFPA 90A permits cables that are “directly associated with the air distribution system” and not to “exceed four feet.” This revision correlates existing requirements within the NEC. For example, in Chapter 8, first-level subdivision 800.113(B) contains the same permission.

Table 310.15(B)(3)(c)

Table 310.15(B)(3)(c), containing rooftop temperature correction factors, has been deleted. Raceways or cables must be installed a minimum distance of $\frac{7}{8}$ -inch above the roof. Where installed less than $\frac{7}{8}$ -inch above the roof to the bottom of the raceway or cable, use a temperature adder of 60°F.

314.27(E) Separable Attachment Fittings

New subdivision (E) permits a new product referred to as a “separable attachment fitting.” This product is a listed locking support and mounting receptacle used in combination with compatible attachment fittings designed for the support of luminaires, paddle fans and so forth. These devices are designed to facilitate quick and easy interchange of luminaires or other equipment.

328.14 Installation

Section 328.14 requires type MV cable to be installed, terminated and tested by qualified people. NECA 600 2014, Standard for Installing and Maintaining Medium-Voltage Cable, has been added to the Informational Note. It provides valuable information on installation requirements, guidelines for qualified installers, cable splicing and more.

336.10 Uses Permitted

New list item (9) in 336.10 permits type TC-ER cable containing both power and control conductors to be used in one- and two-family dwelling units. In these installations, type TC-ER cable must be additionally marked "JP" to identify it as suitable for pulling through structural members. An exception permits the use of TC-ER cable for generators and associated equipment without the need to apply ampacity correction factors in accordance with 334.80 or 340.80.

338.10(B) Branch Circuits and Feeders

Type SE cable with ungrounded conductor sizes 10 AWG and smaller, installed in thermal insulation, is limited to ampacity rating at 60°C. Larger SE cable installed in thermal insulation is no longer limited to an ampacity in the 60°C and can be applied at 75°C rating.

358.10 Uses Permitted

Section 358.10 has been revised for clarity and consistency with other .10 sections covering uses permitted for raceways. Permissive applications for EMT in 358.12 are relocated in 358.10 for clarity. Section 358.10(B) now addresses stainless steel EMT for corrosive environments.

366.20, 368.20, 376.20 and 378.20 Conductors Connected in Parallel

New requirements for conductors connected in parallel are added in the .20 section of articles 366, 368, 376 and 378. Alternating current (AC) circuits connected in parallel must have conductors installed in groups consisting of not more than one conductor per phase, neutral or grounded conductor. The intention is to prevent current imbalance that can create heat and subsequent failure in the paralleled conductors due to inductive reactance.

392.22(A) Number of Multiconductor Cables, Rated 2000 Volts or Less, in Cable Trays

Each section of cable tray containing dividers must be treated individually with respect to fill calculations. A ladder-type tray that is divided with power on one side and control on the other side may now have the fill calculated by both 392.22(A)(1) and (A)(2) permitting a 50 percent fill calculation on the signal side of the tray.

Article 400—Flexible Cords and Cables

404.2(C) Switches Controlling Lighting Loads

The reference to “habitable room” has been deleted. Bathrooms, hallways, stairways and rooms suitable for human habitation require the grounded conductor to be installed. A reference to the applicable building code has been included. The section parent text has been modified for clarity, for multiple switch locations. New text requires connection to switch devices (where required) beginning Jan. 1, 2020. New Section 404.22 has been added and correlates with this section.

404.22 Electronic Lighting Control Switches

All electronic lighting control switches are required to be listed. As of Jan. 1, 2020, electronic lighting control switches (with exceptions) will not be permitted to introduce current on the equipment-grounding conductor during normal operation. Manufacturers will only make devices that place current on the equipment-grounding conductor during normal operation for replacement/retrofit.

406.2 Outlet Box Hood

Section 406.2 now contains a definition for “Outlet Box Hood” that applies where the term is used within Article 406. The hood does not serve to complete the electrical enclosure; it reduces the risk of water coming in contact with electrical components. Outlet box hoods are commonly known as a “bubble cover” or “in-use cover.”

406.3(F) Receptacles with USB Charger

New 406.3(F), Receptacles with USB Charger, permits these devices to be installed if they are listed and constructed so the Class 2 circuitry is integral with the receptacle. These devices are listed to ANSI/UL 498.

406.12 Tamper-Resistant Receptacles

Section 406.12 now addresses all 125- and 250V, nonlocking-type, 15- and 20-ampere receptacles. New occupancies have been added to the receptacle tamper-resistant requirements: Preschools and elementary education; business offices; corridors; waiting rooms and the like in clinics, medical and dental offices and outpatient facilities; assembly occupancies described in Section 518.2; and dormitories.

422.16(B)(2) Built-in Dishwashers and Trash Compactors

Flexible cords supplying trash compactors are permitted to be between 3–4 feet long. A longer, flexible cord to facilitate connection for dishwashers in an adjacent space is permitted to be between 3–6½ feet long. The receptacle for a trash compactor must be located in the space occupied by the appliance or adjacent, and the receptacle for a built-in dishwasher must be located in the space adjacent to the space occupied by the dishwasher.

422.31(A) and (B) Appliance Disconnects

Permanently connected appliances rated at not over 300 volt-amperes or 1/8 horsepower (hp) and motor operated appliances over 1/8 hp now require disconnects within sight or lockable in accordance with 110.25. The provisions for locking shall remain in place with or without the lock installed. This will require an identified accessory for circuit breakers.

424.99(C) Installation Under Floor Covering

A grounding braid or sheath is required for all heating panels and heating panel sets installed under floor covering. Ground-fault circuit interrupter (GFCI) protection is required for all heating panels and heating panel sets installed under floor covering. The combination of a grounding braid or sheath and GFCI increases protection from shock.

Article 425—Industrial Process Heating Equipment

Article 425 is added to cover fixed industrial process heating employing electric resistance or electrode heating technology. Article 425's requirements are similar to those in existing Article 424. It does not apply to heating and room air conditioning for personnel spaces, fixed heating equipment for pipelines/vessels, and induction and dielectric heating equipment and other special applications.

430.99 CC Available Fault Current Documentation

Section 430.99 is new and requires documentation of the amount of available short-circuit current at a motor control center and the date the calculation was made. This information must be documented and available for the authority having jurisdiction to ensure compliance with 430.98(A). While a label or marking of available short-circuit current is not required on the motor control center, it may be the most feasible method of complying with this new requirement.

430.130(A)(4) Circuits Containing Power Conversion Equipment

New Section 430.130(A)(4) replaces the previous informational note to address the type of protective device for circuits containing power conversion equipment.

Where an instantaneous trip circuit breaker or semiconductor fuses are used, they must be an integral part of a single listed assembly. This revision aligns the NEC with the applicable product standard, UL 508C.

440.9 Grounding and Bonding

Section 440.9 now requires a “wire-type” equipment grounding conductor (EGC) for outdoor portions of metallic raceway systems that use nonthreaded fittings installed on a roof. Physical damage caused by activities on a roof combined with the weather can cause nonthreaded connectors and couplings to open, eliminating the fault return path on the metal raceway.

While this is a significant revision, there will be little impact on the industry because the vast majority of EMT installations include a “wire-type” EGC by specification without regard to where the EMT is installed.

440.65 Protection Devices for Room Air Conditioners

Section 440.65 was retitled “Protection Devices.” The permitted protective devices are a leakage-current detection interrupter (LCDI), an arc-fault circuit interrupter (AFCI) or a heat-detecting circuit interrupter (HDCI). An HDCI incorporates all of the protection functions of an LCDI and includes a thermal detecting function to the air conditioner’s compressor against overheating.

445.13(B) Ampacity of Conductors

New Section 445.13(B) clarifies that generator-supplied conductors on the load side of an overcurrent protective device are not required to be sized at 115 percent of the generator nameplate current. Generator-supplied conductors on the load side of an overcurrent protective device (OCPD) may be applied in accordance with 240.21(B). The 115 percent rule applies only to conductors from the generator output terminals to an OCPD.

445.18 Disconnecting Means and Shutdown or Prime Mover

Section 445.18 has been separated into three first-level subdivisions to provide a more logical layout. Section 445.18(A) requires one or more disconnecting means (110.25) that simultaneously open all ungrounded conductors for all generators other than cord- and plug-connected portable generators. Section 445.18(B) requires a means to shut down the prime mover, disabling all prime mover start control circuits, rendering the prime mover incapable of starting. Section 445.18(C) provides clarity for required disconnects where generators are installed in parallel.

480.3 Listing of Batteries and Management Equipment

Section 480.3 is new and requires all batteries and their associated battery management equipment to be listed. The listing requirement excludes lead-acid-type batteries. Catastrophic failures in new battery technology systems mandate rigorous testing for safety.

500.2 Definitions

Multiple definitions previously located in 500.2 have been relocated to Article 100.

Section 2.2.2.1 of the NEC Style Manual requires that, if a term appears in more than two articles, it shall be included in Article 100. The words “as applied to Hazardous (Classified) Locations” have been added in brackets following each relocated defined term.

500.5(A) Ammonia Areas are permitted to be Unclassified

The title of Subdivision (A) has been changed from “Classifications of Locations” to “General.” Classification of ammonia system refrigerant machinery rooms has been revised and clarified based on provided ventilation. Ammonia areas provided with adequate, continuous mechanical ventilation or initiation by a detection system at concentrations not exceeding 150 parts per million shall be permitted to be as unclassified locations. Section 505.5(A), covering the hazardous location classification zone system, includes a similar revision.

505.15(A) New Limits for Protection Techniques in Zone 0 Locations

Section 505.15(A) provides requirements for allowable wiring methods in Class I, Zone 0 locations. The previous allowance for all intrinsically safe wiring methods in accordance with Article 504 has been reduced. Type “ia” intrinsically safe circuits and type “ma” encapsulation are suitable protection techniques for installations in Zone 0 hazardous locations.

511.3(D) Classification of Locations in Commercial Repair Garages

Section 511.3(D) has been revised and titled “Repair Garages, Major.” This subdivision and new associated Table 511.3(D) provide area classification for major repair garages that use lighter-than-air gaseous fuels. The new informational note provides a reference to NFPA 30A and Table 8.3.2, the origin of these area classification requirements.

511.8 Underground Wiring

A new Section 511.8, Underground Wiring, and an exception have been added. The driving text requires either threaded rigid metal conduit or intermediate metal conduit. The exception permits nonmetallic wiring methods under restrictive conditions dealing with depth, transitions to metallic conduit methods and installing an equipment grounding conductor.

514.3(B)(3) Storage Tank Area Classifications

A list item (3) in Section 514.3(B) is new and addresses liquefied natural gas (LNG), compressed natural gas (CNG), and liquefied petroleum gas (LPG) storage tank areas and locations. The new requirements provide separation distances from property lines and from other gas storage tanks. Table 514.3(B)(2) is referenced from this new list item for establishing classification of areas containing CNG, LNG or LPG storage or dispensing operations.

514.11 Emergency Disconnects for Motor Fuel Dispensing Equipment

Section 514.11 has been revised to align with the requirements in NFPA 30A 2015. Subdivision (A) now addresses only emergency disconnects for dispensing equipment and no longer addresses circuit maintenance disconnects and breaking all conductors of the circuit(s). Section 514.13 still provides these requirements. Subdivisions (B) and (C) address locations of disconnects for attended and unattended dispensing facilities, respectively.

Article 516 Rewritten

Article 516, Spray Application, Dipping, Coating, and Printing Processes Using Flammable or Combustible Materials, has been rewritten to align more closely with NFPA 33 and 34 including extracted material. The rewrite includes organizing the previous requirements into separately titled parts of Article 516. The revisions provide a more logical layout, which enhances usability, and more consistency with NEC Style Manual requirements.

517.2 Governing Body of Health Care Facilities

The term “governing body” appears in multiple sections in NEC Article 517. A new definition of the term has been added to Section 517.2 to meet NEC Style Manual requirements. The new definition correlates between NFPA 99, Health Care Code, and NFPA 70, National Electrical Code, as it is an extracted definition. This definition is important because it directly relates to the governing body that makes decisions about the level of patient care in all facility spaces. A critical aspect of the new definition is that this body has the overall legal responsibility for the operation of the healthcare facility.

517.2 Invasive Procedure

A new definition of the term “invasive procedure” has been added to 517.2 and includes any procedure that penetrates the protective surfaces of a patient’s body (i.e., skin, mucous membrane, cornea) and that is performed with an aseptic field. Note that not included in this category are placement of peripheral intravenous needles or catheters used to administer fluids or medications, gastrointestinal endoscopies, insertion of urethral catheters and other similar procedures. This revision aligns NEC Article 517 with the term defined and used in NFPA 99, Health Care Facilities Code.

517.2 Patient Care Spaces

The defined terms under the main definition of “patient care space” have been revised, and descriptive informational notes follow each term. The revisions incorporate numerical categories (1 through 4) following each definition, and the bracketed information contains the location of the extract. The care locations within a healthcare facility are now defined as “spaces” and are each provided with a specific category that indicates the level of care under that designation. The revision aligns Article 517 with terms defined and used within NFPA 99.

517.16 Use of Isolated Grounding Receptacles

This section has been expanded into two subdivisions. Subdivision (A) provides a clear prohibition of isolated grounding (IG) receptacles within any patient-care vicinity and is extracted from NFPA 99. Subdivision (B) provides allowable installations of IG receptacles that are outside of a defined patient-care vicinity. IG receptacles must be wired to meet the requirements in 517.13(A) and (B) and include an insulated copper equipment grounding conductor for the IG receptacle in accordance with 250.146(D). The wire-type insulated equipment grounding conductors are required, and the conductor installed for the IG receptacle must be identified with green insulation that includes one or more yellow stripes.

517.29 Essential Electrical Systems for Hospitals and Other Health Care Facilities

A new Section 517.29 has been added in Part III of Article 517. This provides information relative to types of essential electrical systems (EESs) required for Category 1 and Category 2 care locations. Subdivision (B) clarifies that critical care (Category 1) spaces shall be served only by a Type 1 EES. The type designations for the essential electrical systems in healthcare facilities are new to Article 517, and they align with the “Type 1” and “Type 2” designations included in NFPA 110, Standard for Emergency and Standby Power Systems.

517.30 Sources of Power Expanded

The required sources of power have been relocated from Section 517.35 to 517.30 for usability. Fuel cells are now included as a source of power for the essential electrical system, and it must be listed for that use. Subdivision (C) has been revised to remove the subjective phrase “careful consideration” and now clearly includes mandatory requirements for location of EES components and services.

517.40 Essential Electrical System for Nursing Homes and Limited Care Facilities

The words “Type 2” have been added to the title of 517.40. The revision clarifies the type of EES required for nursing homes and limited-care facilities. The informational note assigns categories to the types of care in these facilities and provides the trigger for application of 517.29 through 30.

600.2 Definitions and 600.34 PV Powered Signs

Photovoltaic (PV) powered signs are now defined in 600.2 as a complete sign powered by solar energy consisting of all components and subassemblies for installation either as an off-grid, stand-alone; on-grid, interactive; or non-grid, interactive system. New Section 600.34 provides installation requirements for PV-powered signs.

625.2 Definitions

Article 625 covers electric vehicle supply equipment (EVSE) and specifically addresses conductive charging and inductive (wireless) charging. Eight definitions are added to support new requirements for electric vehicle charging.

Multiple new definitions are added to address wireless power transfer. These definitions mirror terminology used in SAE J2954, a standard that covers wireless charging of electric and plug-in hybrid vehicles. A new Part IV of Article 625 provides rules for wireless power transfer equipment.

680.2 Electrically Powered Pool Lifts

An electrically powered pool lift is now defined in 680.2 as a lift that provides accessibility to and from a pool or spa for people with disabilities. New Article 680 Part VIII provides requirements for electrically powered pool lifts. Only the requirements in Part VIII of Article 680 apply to pool lifts. This equipment is required to be listed.

680.7 Grounding and Bonding Terminals

New Section 680.7, Grounding and Bonding Terminals, has been added and provides specific requirements for all grounding and bonding terminals. All must be identified for use in wet and corrosive environments and listed for direct burial use. Where field-installed in a damp, wet or corrosive environment, all must be composed of copper, copper alloy or stainless steel.

680.11 Location of Underground Pool Wiring

Requirements from 680.10 for location of underground wiring have been relocated to 680.11. The prohibition of wiring within 5 feet of the pool is removed; all permitted wiring methods are listed. Former Table 680.10 for minimum cover depths has been deleted. Now, all underground wiring cover depths in the pool area must be in accordance with Table 300.5.

690.12 Rapid Shutdown of PV Systems

Section 690.12 was significantly revised and separated into parent text and four first-level subdivisions. An array boundary is established with requirements for circuits outside and inside the array boundary. Three rapid-shutdown methods are provided for circuits inside the array boundary with an effective date of Jan. 1, 2019. The requirements for rapid shutdown of PV systems and equipment installed on buildings are in direct response to concerns expressed by first responders. Rapid shutdown provides responders with a method to reduce the output of PV systems to 30 volts within 30 seconds to allow for safe firefighting operations.

690.56(C) Marking Requirements for Buildings With PV Systems

Marking requirements for rapid shutdown were significantly revised to warn emergency responders of hazards presented by a PV system and associated conductors. Two specific types of markings now address the type of rapid shutdown of the PV system and conductors in 690.12. Two new figures provide prescriptive and consistent detail in the required markings.

691 Large-Scale PV Systems

Large-scale PV electric power production facilities are covered by new Article 691. The number of large-scale PV systems is relatively small, but they generate more power than the combined output of all residential and commercial PV. To qualify for applying Article 691, all provisions in 691.4 must be met.

A system is considered large-scale PV if it has a capacity of 5,000 kilowatts and is not under exclusive utility control. Only qualified personnel are permitted to maintain and operate these systems.

695.3 Power Sources for Electric-Driven Fire Pumps

A new informational note in 695.3 provides Code users with useful guidance for determination of reliability. NFPA 20, Standard for the Installation of Stationary Pumps for Fire Protection, has purview over fire pump performance and the reliability of the power source. Shutdowns, routine loss of power and overhead service conductors are identified as factors that would cause consideration that the source as unreliable.

700.2 Definitions

A new definition of “directly controlled luminaires” was added to 700.2. Article 700.24 was added during the 2014 revision cycle. It permits directly controlled luminaires as emergency lighting, but the term was not defined. These luminaires may be dimmed but must be driven to full illumination upon loss of normal power.

700.3(C) and 701.3(C) Maintenance

Sections 700.3(C) and 701.3(C) have been revised to require maintenance on all emergency and legally required system equipment. Electrical equipment in these emergency and legally required standby systems must be maintained in accordance with the manufacturer’s instructions and NFPA 70B, Standard for Electrical Equipment Maintenance.

700.10(A) Identification of Emergency System Wiring

Where boxes or enclosures are not encountered, exposed cable or raceway systems must be marked as a component of an emergency circuit or system at intervals not to exceed 25 feet. Receptacles supplied from the emergency system must have a distinctive color or marking on the cover plates or the receptacles themselves. The NEC does not specify a color, but red is often used.

702.12(C) Power Inlets Rated 100 Amperes or Greater

A new Section 702.12(C) requires power inlets rated 100 amperes (A) or greater for portable generators in optional standby systems to be listed for the intended use. Power inlets must be equipped with an interlocked disconnecting means. Exceptions are included for inlet devices that are rated as a disconnecting means and for supervised industrial installations.

Article 706 Energy Storage Systems

Energy storage is becoming essential to meeting load-leveling capabilities along with demand response as it relates to smart grid initiatives and Department of Energy mandates on energy use. Associated and emerging technology coupled with the need for energy storage systems (ESSs) is growing rapidly, and new Article 706 provides requirements for ESSs in the NEC. Article 706’s scope specifically limits application to permanently installed ESSs over 50 volts (V) AC or 60V DC to correlate with existing requirements. This article correlates multiple other energy storage requirements in the NEC.

708.10(A)(2) COPS Receptacle Identification

Nonlocking-type, 125V, 15- and 20A receptacles in buildings with critical operations power systems (COPS) and other power systems must have an illuminated face or an indicator light to signal there is power to the receptacle. All COPS-supplied receptacles installed where other power systems are present must have a distinctive color or marking on the cover plates or receptacles themselves so as to be readily identifiable.

Article 712 DC Microgrids

New Article 712 provides installation requirements for DC microgrids. DC microgrids eliminate power conversion resulting in more efficient use of renewable energy sources. DC power sources include AC-DC converters (rectifiers), bidirectional DC-AC inverters/converters, photovoltaic systems, wind generators, ESSs (including batteries) and fuel cells.

725.144 Transmission of Power Over Limited Energy Cables

A new Section 725.144 was added to address requirements for Class 2 and Class 3 circuits that transmit power and data to a powered device. Table 725.144 is new and lists permitted ampacities based on conductor types, sizes, number of cables bundled and ambient temperatures. Conductors that supply power for data circuits must be copper.

725.5(C) Fire-Resistive Cable Installation

Section 725.5(C) has been modified to mandate that raceway fill for each system comply with the listing requirements for the system and not be greater than the fill permitted in Table 1, Chapter 9.

Article 840 Part VI and 840.160

A new Part VI in Article 840 addresses power over ethernet (PoE). Section 840.160 requires compliance with section 725.144 for PoE installations. A new Section 840.170 provides listing requirements for PoE power sources.

Attachment NEC-3

NFPA 70, National Electric Code – Existing Amendments

Chapter 2 - ELECTRICAL CODE

4-2-1. - Short title.

This chapter shall be known as and may be called the Electrical Code of Glen Ellyn.

(Ord. 3130, 8-26-1985, eff. 10-1-1985)

4-2-2. - Purpose.

The purpose of this chapter is to:

- (A) Establish regulations for the installation, alteration and use of all electrical equipment within the Village;
- (B) Adopt the provisions of the 2011 National Electrical Code as the basic regulations for the installation, alteration, and use of electrical equipment within the Village; and
- (C) Establish certain regulations in addition to those contained in the 2011 National Electrical Code.

(Ord. 3130, 8-26-1985, eff. 10-1-1985; Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-3. - Administration and enforcement.

The Electrical Code shall be administered and enforced in accordance with chapter 1, "Building Code", of this Title and in accordance with the provisions of the ICC International Building Code, chapter 1, part 2 as adopted and amended by the Village of Glen Ellyn, and as follows:

- (A) *Permit documents:* The documents required to be submitted with the building permit application for electrical work on commercial projects shall include, but not be limited to, the following:
 - 1. A layout and riser diagram and specifications of the complete electrical system from the utility provider source to all new and existing transformers, meters, switchgear, and distribution panels; and
 - 2. A panel load schedule for each new and existing altered distribution panel that identifies the electrical devices, the calculated load, and the overcurrent protection for each circuit, and the total calculated load and the overcurrent protection device for each panel; and
 - 3. A floor plan diagram indicating and specifying new conduit and conductors run to each electrical outlet, fixture or device.
- (B) *Electrical inspection:* The electrical inspections required to be completed and approved for all new or existing altered electrical systems and equipment shall include, but not be limited to, the following:
 - 1. When underground electrical work is completed and before it is concealed by backfill, or beneath or within a concrete slab on grade; and
 - 2. When the permanent electrical service to the building or structure has been completed and before an electrical system is energized by the utility provider; and
 - 3. When all framework has been erected, and all electrical and mechanical work has been roughed in place, and before any insulation has been installed, and before any wall or ceiling coverings have been placed over the framework or electrical components; and
 - 4. When all electrical work has been completed and prior to occupancy in new spaces and prior to utilization of new or altered electrical systems in existing buildings and structures.

Attachment NEC-3

NFPA 70, National Electric Code – Existing Amendments

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-4. - Adoption of the National Electrical Code.

The 2011 NFPA National Electrical Code is adopted by reference as the standards and regulations for governing the design, installation, alteration, and use of electrical systems and equipment, as this Code is intended, recommended, maintained and published by the National Fire Protection Association except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2011 NFPA National Electrical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

- (A) The provisions of the 2011 NFPA National Electrical Code are hereby deleted, modified, and amended as follows:
1. Add new section 230.70(A)(4) to read as follows:
 - (4) Service entrance conductors: Service entrance conductors within a building shall not exceed five feet (5') without an exterior over current protection device.
 2. Amend section 334.1 to read as follows:

334.1 Scope. This article covers the use, installation and construction specifications of nonmetallic-sheathed cable. Nonmetallic sheathed cable and nonmetallic boxes, raceways and conduits are prohibited for any use exceeding 50 volts within a building except as follows:

 1. In environments where exposed to serve corrosive influences, or
 2. Encased in a minimum of two inches of concrete.
 3. Add new section 310.3 to read as follows:

310.3 Conductors. All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2011 National Electrical Code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2011 National Electrical Code for remote control, low energy power and signal circuits.
 4. Delete section 230.79(C) in its entirety and substitute the following:
 - (C) One-Family Dwellings. The minimum service capacity approved for a single phase dwelling service shall be a 3-wire, grounded neutral, service rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors. Conduit shall not be less than one and one-fourth inches (1 1/4").
 5. Amend section 210.60(G)(1) to read as follows:
 - (1) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage for each vehicle bay, and in each detached garage for each vehicle bay, or accessory building with electric power.
 6. Amend section 410.139 to read as follows:

410.139 Switches. Snap switches shall comply with 404.14. Luminaires operating at 277 line voltage shall be controlled by snap switches on a system using a voltage of 120 volts or less.

Attachment NEC-3

NFPA 70, National Electric Code – Existing Amendments

7. Amend section 210.8(A)(5) Exception to (5) to read as follows:

Exception to (5): A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system, sump pump, ejector pump, refrigerator appliance, or freezer appliance shall not be required to have ground-fault circuit-interrupter protection.

8. Add new section 230.34 to read as follows:

230.34 Underground electric service shall be provided as follows:

- (a) Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.
- (b) Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.
- (c) Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.

Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer, and shall be paid prior to any permits being issued.

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

Attachment NEC-4

NFPA 70 National Electric Code – Proposed Amendments (Redlined)

Chapter 2 - ELECTRICAL CODE

4-2-1. - Short title.

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(Ord. 3130, 8-26-1985, eff. 10-1-1985)

4-2-2. - Purpose.

The purpose of this chapter is to:

- (A) —Establish regulations for the installation, alteration and use of all electrical equipment within the Village;
- (B) —Adopt the provisions of the ~~2017~~2011 National Electrical Code as the basic regulations for the installation, alteration, and use of electrical equipment within the Village; and
- (C) —Establish certain regulations in addition to those contained in the ~~2017~~2011 National Electrical Code.

(Ord. 3130, 8-26-1985, eff. 10-1-1985; Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-3. - Administration and enforcement.

The Electrical Code shall be administered and enforced in accordance with chapter 1, "Building Code", of this Title and in accordance with the provisions of the ICC International Building Code and the ICC International Residential Code, chapter 1, part 2 as adopted and amended by the Village of Glen Ellyn, and as follows:

- (A) —*Permit documents*: The documents required to be submitted with the building permit application for electrical work on commercial projects shall include, but not be limited to, the following:
 - 1. A layout and riser diagram and specifications of the complete electrical system from the utility provider source to all new and existing transformers, meters, switchgear, and distribution panels; and
 - 2. A panel load schedule for each new and existing altered distribution panel that identifies the electrical devices, the calculated load, and the overcurrent protection for each circuit, and the total calculated load and the overcurrent protection device for each panel; and
 - 3. A floor plan diagram indicating and specifying new conduit and conductors run to each electrical outlet, ~~fixture~~fixture, or device.

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NFPA 70 National Electric Code – Proposed Amendments (Redlined)

(B) ~~—~~*Electrical inspection:* The electrical inspections required to be completed and approved for all new or existing altered electrical systems and equipment shall include, but not be limited to, the following:

1. When underground electrical work is completed and before it is concealed by backfill, or beneath or within a concrete slab on grade; and
2. When the permanent electrical service to the building or structure has been completed and before an electrical system is energized by the utility provider; and
3. When all framework has been erected, and all electrical and mechanical work has been roughed in place, and before any insulation has been installed, and before any wall or ceiling coverings have been placed over the framework or electrical components; and
4. When all electrical work has been completed and prior to occupancy in new spaces and prior to utilization of new or altered electrical systems in existing buildings and structures.

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-4. - Adoption of the National Electrical Code.

The ~~20172014~~ NFPA 70 National Electrical Code is adopted by reference as the standards and regulations for governing the design, installation, alteration, and use of electrical systems and equipment, as this Code is intended, recommended, ~~maintained~~maintained, and published by the National Fire Protection Association except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the ~~20172014~~ NFPA National Electrical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

~~(A)~~ ~~(A)~~—The provisions of the ~~20172014~~ NFPA 70 National Electrical Code are hereby deleted, modified, and amended as follows:

1. The following articles of the 2017 NFPA 70 National Electric Code are hereby deleted in their entirety. Any electrical systems, devices or methods described in these sections are not permitted.
 - a. ARTICLE 320 Armored Cable: Type AC
 - b. ARTICLE 322 Flat Cable Assemblies: Type FC
 - c. ARTICLE 324 Flat Conductor Cable: Type FCC
 - d. ARTICLE 326 Integrated Gas Spacer Cables: Type IGS
 - e. ARTICLE 328 Medium Voltage Cable: Type MV
 - f. ARTICLE 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS
 - g. ARTICLE 338 Service Entrance Cable: Types SE and USE
 - h. ARTICLE 340 Underground Feeder and Branch-Circuit Cable: Type UF
 - i. ARTICLE 356 Liquidtight Flexible Nonmetallic Conduit: Type LFNC

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- j. ARTICLE 362 Electrical Nonmetallic Tubing: Type ENT
- k. ARTICLE 378 Nonmetallic Wireways
- l. ARTICLE 388 Surface nonmetallic Raceways
- m. ARTICLE 394 Concealed Knob-and-Tube Wiring
- n. ARTICLE 398 Open Wiring on Insulators

2. Add new section 110.14 (E) to read as follows:

110.14 (E) Branch Circuit Conductors.

- (1) All branch circuit conductors shall be connected to receptacles and switches by means of the screw terminal(s) that are so designed and/or manufactured with the said device. The insertion and/or installation of any conductor into the screwless terminals of any electrical device shall not be an accepted method of connection.
- (2) The continuity of any branch circuit conductor and/or to include any identified grounded neutral conductor shall not depend upon any device connections, such as receptacles, where the removal of such devices would interrupt the continuity.

3. Add new paragraph 210.8 (A) (11) to read as follows:

- (11) Sump Pumps - ground Fault Circuit protection shall not be required in single family dwelling units for sump pumps. (Unless specifically required by the manufacturer.)
 - a. A separate 20 amp dedicated simplex type receptacle shall be provided for each pump.

4. Amend paragraph 210.52 (C) to read as follows:

- (C) Dwelling Unit Receptacle Outlets. In kitchens and dining areas of dwelling units, a receptacle outlet shall be installed at each counter space 12 inches or wider (300 mm). Receptacles shall be installed so that no point along the wall line is more than 24 inches (600 mm), measured horizontally from a receptacle outlet in that space. Island counter tops 12 inches (300 mm) or wider shall have at least one receptacle for each four (4) feet (1.22 m) of countertop length. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces. Receptacles rendered inaccessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.

Island/peninsula countertops shall have one receptacle per the island lengths and configurations listed below.

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NFPA 70 National Electric Code – Proposed Amendments (Redlined)

a. 48 inches or less = 1 receptacle

b. 49 inches to 96 inches = 2 receptacles

c. 97 inches to 120 inches = 3 receptacles

Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

(1) Construction for the physically impaired.

(2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet.

5. Retitle FIGURE 210.52(C)(1) to read FIGURE 210.52 (C).

6. Add new paragraph 210.70 (A) (2) (5) to read as follows:

(5) Ground Fault Circuit-Interrupter Protection for Personnel Above Bathtubs or Showers. All lighting outlets located above bathtubs or showers shall be protected by ground fault circuit-interrupter protection.

7. Add new paragraph 210.70(A) (4), to read as follows:

(4) Illumination in Basement Areas: Provide illumination in basement areas as follows:

(A) Panelboards that are installed in basement areas shall have a minimum of one lighting fixture installed within three feet (3') of the panelboard cover.

(B) A minimum of one lighting fixture shall be installed within four feet (4') of the serviceable area of the furnace and/or heating system that is installed in the basement area.

8. Add new paragraph to section 210.70 (A) (5), to read as follows:

(5) Three-Way and Four-Way Switch Locations. All rooms with more than one entrance and/or exit to said room(s), shall have lighting fixtures, and/or a

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NFPA 70 National Electric Code – Proposed Amendments (Redlined)

wall-mounted receptacle that is installed for general lighting purposes controlled by a three-way and/or four-way switching arrangement.

9. Add new paragraph 230.23 (D) to read as follows:

(D) *Minimum Service Size Single Family Dwelling.* All services to single family dwellings exceeding 5,000 square feet of occupiable area shall be required to have a 400-ampere single phase service.

Exception: Garages shall not be included in the gross area calculations of the electrical demand.

10. Add new section 230.34 to read as follows:

230.34 Underground electric service shall be provided as follows:

(a) Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.

(b) Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.

(c) Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.

Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer and shall be paid prior to any permits being issued.

11.1. _____—Add new ~~paragraph~~section 230.70(A)(4) to read as follows:

(4) *Service entrance conductors:* Service entrance conductors within a building shall not exceed five feet (5') without an exterior over-current protection device.

12. Add new section 230.73 Shunt Trip – Service Equipment – Disconnecting Means, to read as follows:

Shunt Trip: For a new commercial or industrial building, or main electrical service upgrade of said buildings, with a service size of 800 amperes or greater, a shunt trip may be required and installed in a location per direction of the Fire Prevention

Attachment NEC-4

NFPA 70 National Electric Code – Proposed Amendments (Redlined)

Bureau. If there is an entrance door within five feet (5') of the main distribution panel, a shunt will not be required.

13. Delete paragraph 230.79 (C) in its entirety and substitute the following:

(C) *One-Family Dwellings.*

(A) The minimum overhead service capacity approved for a single-phase dwelling service shall be a 3-wire, grounded neutral, service rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors.

(B) The minimum underground service capacity shall be 200 amperes. Service entrance conductors shall not be rated smaller than two hundred (200) amperes for all conductors.

14. Amend paragraph 250.64 (A) to read as follows:

(A) *Grounding Electro Conductors.* Only Copper Grounding and Bonding Conductors shall be permitted.

15. Amend paragraph 250.64 (B) to read as follows:

(B) *Securing and Protection from Physical Damage.* A grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. All grounding electrode conductors shall be in an approved raceway. The following raceways shall be approved: rigid metal conduit RMC, intermediate metal conduit IMC, or electrical metallic tubing EMT. Grounding electrode conductors in raceways shall be permitted to be installed on or through framing members.

16. Add new section 250.87 as follows:

250.87 Conduit Installed Underground or Under Concrete Slabs. All underground conduit systems, such as rigid heavy wall galvanized steel conduit RMC, intermediate metallic conduit IMC, or PVC conduit, shall have an insulated grounding conductor installed in each conduit system.

Exception: Service entrance conduit(s) from a utility company transformer to a metering section or metering device is not required to have a grounding conductor installed in the conduit system(s).

17. Add the following paragraphs to section 300.18:

(C) *Electrical Conduit at Rooftops:* All conduit systems that are installed on roofs shall be rigid heavy wall galvanized steel conduit RMC or intermediate metallic conduit IMC and supported at intervals not to exceed seven feet (7').

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NFPA 70 National Electric Code – Proposed Amendments (Redlined)

(D) Abandoned Materials: All abandoned or unused rooftop electrical equipment, conduits, circuitry, fittings and/or devices shall be removed and disposed of properly.

18. Add new paragraph 310.1 (A) to read as follows:

(A) Type of Conductor Materials Allowed. Conductors in this article shall be of copper type, except conductors for utility installation.

19. Add new section 310.3 to read as follows:

310.3 Conductors. All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2017 National Electrical Code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2017 National Electrical Code for remote control, low energy power and signal circuits.

20. Amend paragraph 310.106 (B) to read as follows:

(B) Conductor Material. Conductors in this article shall be of copper type unless otherwise specified.

21. Add paragraph 330.12 (3) to read as follows:

(3) When the extended length is greater than twenty feet.

~~2. Amend section 334.1 to read as follows:~~

~~334.1 Scope.~~ This article covers the use, installation and construction specifications of nonmetallic sheathed cable. Nonmetallic sheathed cable and nonmetallic boxes, raceways and conduits are prohibited for any use exceeding 50 volts within a building except as follows:

~~1. In environments where exposed to serve corrosive influences, or~~

~~2. Encased in a minimum of two inches of concrete.~~ 25. Amend paragraph 352.10

(F) to read as follows:

(F) Exposed. PVC conduit shall not be permitted for outdoor exposed work. PVC conduit used in other exposed areas subject to physical damage shall be identified for that use.

22. Amend paragraph 366.10 (B) to read as follows:

(B) Non-Metallic Auxiliary Gutters: Non-metallic auxiliary gutters shall not be permitted.

Attachment NEC-4

NFPA 70 National Electric Code – Proposed Amendments (Redlined)

23. Amend paragraph 408.54 to read as follows:

(A) Tandem (duplex), mini-circuit breakers shall not be permitted.

~~3. Add new section 310.3 to read as follows:~~

~~310.3 Conductors. All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2011 National Electrical Code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2011 National Electrical Code for remote control, low energy power and signal circuits.~~

~~4. Delete section 230.79(C) in its entirety and substitute the following:~~

~~(C) One Family Dwellings. The minimum service capacity approved for a single phase dwelling service shall be a 3-wire, grounded neutral, service-rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors. Conduit shall not be less than one and one-fourth inches (1 1/4").~~

~~5. Amend section 210.60(G)(1) to read as follows:~~

~~(1) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage for each vehicle bay, and in each detached garage for each vehicle bay, or accessory building with electric power.~~

24 .6. —Amend section 410.139 to read as follows:

410.139 Switches. Snap switches shall comply with 404.14. OutletsLuminaires operating at 277 line voltage shall be controlled by snap switches on a system using a voltage of 120 volts or less.

25. Delete paragraph 760.135 (I) in its entirety.

~~7. Amend section 210.8(A)(5) Exception to (5) to read as follows:~~

~~Exception to (5): A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system, sump pump, ejector pump, refrigerator appliance, or freezer appliance shall not be required to have ground fault circuit-interrupter protection.~~

~~8. Add new section 230.34 to read as follows:~~

~~230.34 Underground electric service shall be provided as follows:~~

Attachment NEC-4

NFPA 70 National Electric Code – Proposed Amendments (Redlined)

- ~~(a) — Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.~~
- ~~(b) — Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.~~
- ~~(c) — Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.~~

~~Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer, and shall be paid prior to any permits being issued.~~

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

Attachment NEC-5

NFPA 70, National Electric Code – Proposed Amendments (Clean)

Chapter 2 - ELECTRICAL CODE

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(Ord. 3130, 8-26-1985, eff. 10-1-1985)

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The purpose of this chapter is to:

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- (B) Adopt the provisions of the 2017 National Electrical Code as the basic regulations for the installation, alteration, and use of electrical equipment within the Village; and
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 - 2. A panel load schedule for each new and existing altered distribution panel that identifies the electrical devices, the calculated load, and the overcurrent protection for each circuit, and the total calculated load and the overcurrent protection device for each panel; and
 - 3. A floor plan diagram indicating and specifying new conduit and conductors run to each electrical outlet, fixture, or device.

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NFPA 70, National Electric Code – Proposed Amendments (Clean)

(B) *Electrical inspection:* The electrical inspections required to be completed and approved for all new or existing altered electrical systems and equipment shall include, but not be limited to, the following:

1. When underground electrical work is completed and before it is concealed by backfill, or beneath or within a concrete slab on grade; and
2. When the permanent electrical service to the building or structure has been completed and before an electrical system is energized by the utility provider; and
3. When all framework has been erected, and all electrical and mechanical work has been roughed in place, and before any insulation has been installed, and before any wall or ceiling coverings have been placed over the framework or electrical components; and
4. When all electrical work has been completed and prior to occupancy in new spaces and prior to utilization of new or altered electrical systems in existing buildings and structures.

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

4-2-4. - Adoption of the National Electrical Code.

The 2017 NFPA 70 National Electrical Code is adopted by reference as the standards and regulations for governing the design, installation, alteration, and use of electrical systems and equipment, as this Code is intended, recommended, maintained, and published by the National Fire Protection Association except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2017 NFPA National Electrical Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(A) The provisions of the 2017 NFPA 70 National Electrical Code are hereby deleted, modified, and amended as follows:

1. The following articles of the 2017 NFPA 70 National Electric Code are hereby deleted in their entirety. Any electrical systems, devices or methods described in these sections are not permitted.
 - a. ARTICLE 320 Armored Cable: Type AC
 - b. ARTICLE 322 Flat Cable Assemblies: Type FC
 - c. ARTICLE 324 Flat Conductor Cable: Type FCC
 - d. ARTICLE 326 Integrated Gas Spacer Cables: Type IGS
 - e. ARTCILE 328 Medium Voltage Cable: Type MV
 - f. ARTICLE 334 Nonmetallic-Sheathed Cable: Types NM, NMC, and NMS
 - g. ARTICLE 338 Service Entrance Cable: Types SE and USE
 - h. ARTICLE 340 Underground Feeder and Branch-Circuit Cable: Type UF
 - i. ARTICLE 356 Liquidtight Flexible Nonmetallic Conduit: Type LFNC

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- j. ARTICLE 362 Electrical Nonmetallic Tubing: Type ENT
- k. ARTICLE 378 Nonmetallic Wireways
- l. ARTICLE 388 Surface nonmetallic Raceways
- m. ARTICLE 394 Concealed Knob-and-Tube Wiring
- n. ARTICLE 398 Open Wiring on Insulators

2. Add new section 110.14 (E) to read as follows:

110.14 (E) Branch Circuit Conductors.

- (1) All branch circuit conductors shall be connected to receptacles and switches by means of the screw terminal(s) that are so designed and/or manufactured with the said device. The insertion and/or installation of any conductor into the screwless terminals of any electrical device shall not be an accepted method of connection.
- (2) The continuity of any branch circuit conductor and/or to include any identified grounded neutral conductor shall not depend upon any device connections, such as receptacles, where the removal of such devices would interrupt the continuity.

3. Amend paragraph 210.8(A)(5) Exception to (5) to read as follows:

Exception to (5): A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system, refrigerator appliance, or freezer appliance shall not be required to have ground-fault circuit-interrupter protection.

4. Add new paragraph 210.8 (A) (11) to read as follows:

(11) *Sump Pumps* - ground Fault Circuit protection shall not be required in single family dwelling units for sump pumps. (Unless specifically required by the manufacturer.)

a. A separate 20 amp dedicated simplex type receptacle shall be provided for each pump.

5. Amend paragraph 210.52 (C) to read as follows:

(C) *Dwelling Unit Receptacle Outlets.* In kitchens and dining areas of dwelling units, a receptacle outlet shall be installed at each counter space 12 inches or wider (300 mm). Receptacles shall be installed so that no point along the wall line is more than 24 inches (600 mm), measured horizontally from a receptacle outlet in that space. Island counter tops 12 inches (300 mm) or wider shall have at least one receptacle for each four (4) feet (1.22 m) countertop. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces. Receptacles

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rendered inaccessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.

Island/peninsula countertops shall have one receptacle per the island lengths and configurations listed below.

- a. 48 inches or less = 1 receptacle
- b. 49 inches to 96 inches = 2 receptacles
- c. 97 inches to 120 inches = 3 receptacles

Exception: To comply with the following conditions (1) and (2), receptacle outlets shall be permitted to be mounted not more than 300 mm (12 in.) below the countertop or work surface. Receptacles mounted below a countertop or work surface in accordance with this exception shall not be located where the countertop or work surface extends more than 150 mm (6 in.) beyond its support base.

(1) Construction for the physically impaired.

(2) On island and peninsular countertops or work surface where the surface is flat across its entire surface (no backsplashes, dividers, etc.) and there are no means to mount a receptacle within 500 mm (20 in.) above the countertop or work surface, such as an overhead cabinet.

6. Retitle FIGURE 210.52(C)(1) to read FIGURE 210.52 (C).
- 7.5. Amend paragraph 210.60(G)(1) to read as follows:
 - (1) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage for each vehicle bay, and in each detached garage for each vehicle bay, or accessory building with electric power.
8. Add new paragraph 210.70 (A) (2) (5) to read as follows:
 - (5) *Ground Fault Circuit-Interrupter Protection for Personnel Above Bathtubs or Showers.* All lighting outlets located above bathtubs or showers shall be protected by ground fault circuit-interrupter protection.
9. Add new paragraph 210.70(A) (4), to read as follows:
 - (4) *Illumination in Basement Areas:* Provide illumination in basement areas as follows:

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(A) Panelboards that are installed in basement areas shall have a minimum of one lighting fixture installed within three feet (3') of the panelboard cover.

(B) A minimum of one lighting fixture shall be installed within four feet (4') of the serviceable area of the furnace and/or heating system that is installed in the basement area.

10. Add new paragraph to section 210.70 (A) (5), to read as follows:

(5) *Three-Way and Four-Way Switch Locations.* All rooms with more than one entrance and/or exit to said room(s), shall have lighting fixtures, and/or a wall-mounted receptacle that is installed for general lighting purposes controlled by a three-way and/or four-way switching arrangement.

11. Add new paragraph 230.23 (D) to read as follows:

(D) *Minimum Service Size Single Family Dwelling.* All services to single family dwellings exceeding 5,000 square feet of occupiable area shall be required to have a 400-ampere single phase service.

Exception: Garages shall not be included in the gross area calculations of the electrical demand.

12. Add new section 230.34 to read as follows:

230.34 Underground electric service shall be provided as follows:

- (a) Underground electric service lines shall be provided to serve a new building and structure and any existing overhead service lines shall be removed.
- (b) Underground electric service lines shall be provided to serve an existing building or structure when an addition is constructed that increases the floor area of the existing building or structure by more than 150% and any existing overhead service lines shall be removed.
- (c) Underground electric service lines shall be provided to serve an existing building or structure when more than 50% of the existing exterior wall and roof area is structurally altered and any existing overhead service lines shall be removed.

Exception: The Village Board may waive this requirement provided the applicant pays a fee to cover the cost of future placement of the wires underground in a comprehensive manner by the Village. The fee shall be based on an itemized cost estimate prepared by the applicant and approved by the Village Engineer and shall be paid prior to any permits being issued.

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13. Add new paragraph 230.70(A)(4) to read as follows:

- (4) *Service entrance conductors:* Service entrance conductors within a building shall not exceed five feet (5') without an exterior over current protection device.

14. Add new section 230.73 Shunt Trip – Service Equipment – Disconnecting Means, to read as follows:

Shunt Trip: For a new commercial or industrial building, or main electrical service upgrade of said buildings, a shunt trip may be required and installed in a location per direction of the Fire Prevention Bureau. If there is an entrance door within five feet (5') of the main distribution panel, a shunt will not be required.

15. Delete section 230.79 (C) in its entirety and substitute the following:

- (C) *One-Family Dwellings.* The minimum service capacity approved for a single-phase dwelling service shall be a 3-wire, grounded neutral, service rated one hundred (100) amperes, one hundred twenty (120) to two hundred forty (240) volts. Service entrance conductors shall not be rated smaller than one hundred (100) amperes for all conductors. Conduit shall not be less than one and one-fourth inches (1 1/4").

16. Amend paragraph 250.64 (A) to read as follows:

- (A) *Grounding Electrode Conductors.* Only Copper Grounding and Bonding Conductors shall be permitted.

17. Amend paragraph 250.64 (B) to read as follows:

- (B) *Securing and Protection from Physical Damage.* A grounding electrode conductor or its enclosure shall be securely fastened to the surface on which it is carried. All grounding electrode conductors shall be in an approved raceway. The following raceways shall be approved: rigid metal conduit RMC, intermediate metal conduit IMC, or electrical metallic tubing EMT. Grounding electrode conductors in raceways shall be permitted to be installed on or through framing members.

18. Add new section 250.87 as follows:

250.87 Conduit Installed Underground or Under Concrete Slabs. All underground conduit systems, such as rigid heavy wall galvanized steel conduit RMC, intermediate metallic conduit IMC, or PVC conduit, shall have an insulated grounding conductor installed in each conduit system.

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Exception: Service entrance conduit(s) from a utility company transformer to a metering section or metering device is not required to have a grounding conductor installed in the conduit system(s).

19. Add the following paragraphs to section 300.18:

(C) *Electrical Conduit at Rooftops:* All conduit systems that are installed on roofs shall be rigid heavy wall galvanized steel conduit RMC or intermediate metallic conduit IMC and supported at intervals not to exceed seven feet (7').

(D) *Abandoned Materials:* All abandoned or unused rooftop electrical equipment, conduits, circuitry, fittings and/or devices shall be removed and disposed of properly.

20. Add new paragraph 310.1 (A) to read as follows:

(A) *Type of Conductor Materials Allowed.* Conductors in this article shall be of copper type, except conductors for utility installation.

21. Add new section 310.3 to read as follows:

310.3 Conductors. All electrical conductors shall be copper and of the capacity to serve the loads connected thereto and shall not be loaded in excess of the current ratings shown in the 2017 National Electrical Code. The minimum size conductor for use in residential wiring systems shall be no. 14 AWG and for commercial wiring systems shall be no. 12 AWG except as permitted by the 2017 National Electrical Code for remote control, low energy power and signal circuits.

22. Amend paragraph 310.106 (B) to read as follows:

(B) *Conductor Material.* Conductors in this article shall be of copper type unless otherwise specified.

23. Add paragraph 330.12 (3) to read as follows:

(3) When the extended length is greater than twenty feet.

24. Amend section 334.1 to read as follows:

334.1 Scope. This article covers the use, installation, and construction specifications of nonmetallic-sheathed cable. Nonmetallic sheathed cable and nonmetallic boxes, raceways and conduits are prohibited for any use exceeding 50 volts within a building except as follows:

1. In environments where exposed to serve corrosive influences, or
2. Encased in a minimum of two inches of concrete.

25. Amend paragraph 352.10 (F) to read as follows:

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(F) *Exposed*. PVC conduit shall not be permitted for outdoor exposed work. PVC conduit used in other exposed areas subject to physical damage shall be identified for that use.

26. Amend paragraph 366.10 (B) to read as follows:

(B) Non-Metallic Auxiliary Gutters: Non-metallic auxiliary gutters shall not be permitted.

27. Amend paragraph 408.54 to read as follows:

(A) Tandem (duplex), mini-circuit breakers shall not be permitted.

27. Amend section 410.139 to read as follows:

410.139 Switches. Snap switches shall comply with 404.14. Luminaires operating at 277 line voltage shall be controlled by snap switches on a system using a voltage of 120 volts or less.

28. Delete paragraph 760.135 (I) in its entirety.

(Ord. 6030, 5-14-2012, eff. 6-1-2012)

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NFPA 70, National Electric Code - Local Communities Survey

Communities which have Deleted Various Cable Types From the NEC						
NEC Section	Item	DuPage County	Elmhurst	Glen Ellyn (Proposed)	Lombard	Orland Park
320	Armored Cable	X	X	X	X	X
322	Flat Cable	X	X	X	X	X
324	Flat assemblies	X	X	X	X	X
326	Gas spacer cable	X		X		X
328	Medium voltage cable	X		X		X
330	MC cable	X	X	X		X
334	NM sheathed	X	X	X	X	X
338	SE cable	X	X	X	X	X
340	UF cable			X		X
362	ENT-flex nonmetallic seal tight	X	X	X	X	X
394	Concealed knob and tube	X	X	X	X	
398	Open wiring on insulators	X	X	X		
760.135(l)	PLFA non-concealed fire alarm circuits			X		X
330				X	X ¹	

1. When extended a length greater than 20' per circuit.