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**B&F CONSTRUCTION CODE SERVICES, INC.**  
**BUILDING & FIRE PROTECTION PLAN REVIEW**  
**TRAINING • INSPECTIONS • CODE CONSULTING**

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To: Village Board of Trustees, Robert Kosin – Village Administrator

From: Kenneth Garrett, Building and Zoning Official

Date: January 18, 2017

RE: Building Code Adoption

The building codes currently adopted by the Village are as follows:

1987 1 & 2 Family Dwelling Code  
1990 BOCA Building Code  
1993 BOCA Fire Code  
2008 National Electrical Code  
1978 BOCA Mechanical Code  
2014 Illinois Plumbing Code

The building codes are published on a three year cycle and subsequently the Village is a number of editions behind (30 plus years). Predominately most architects produce their drawings in accordance with either the 2009, 2012 or 2015 editions. The 2000 International Building Code was the first attempt at the compilation of joining the three model code groups (these groups comprised the building codes throughout the country) into one comprehensive code. The code has since been improved not only in comprehension among the three codes, but in the latest technology and engineering.

The amendments adopted by the code when it was last adopted may be absorbed by the latest code versions and may be unnecessary amendments or at least need fine tuning. In addition, homeowners insurance rates are reflected in the Villages ISO (Insurance Services Organization) rating referred to as the Building Code Enforcement Program, which is based on the adopted code in the jurisdiction and qualified plan reviewers and inspectors among other qualifiers. The Village does not participate in this program; due to the fact the current code is so outdated (more than one edition behind the current code).

To bring the Village up to date in the building codes, I recommend the Village consider adoption of the 2015 International Series of Codes. This will include the following codes

Service With Integrity

Member  
ICC NFPA IFIA IACET

2015 International Building Code  
2015 International Residential Code  
2015 International Fire Code  
2015 International Existing Building Code  
2015 International Mechanical Code  
2015 International Fuel Gas Code  
2015 International Energy Conservation Code (State Mandated)  
2014 Illinois Plumbing Code (State Mandated – currently adopted)  
1997 Illinois Accessibility Code (State Code - new version is scheduled to be released later this year)  
2014 National Electrical Code

The advantage of adopting any of the State mandated codes will provide a higher degree of enforcement should it be necessary.

One of the significant changes to codes occurred beginning in the 2009 version, which requires all new residential construction (Single Family, Duplexes and Townhomes) to be equipped with an Automatic Sprinkler System. This does not apply to additions and/or renovations of existing residential structures.

We have assisted numerous communities in adopting new codes for their jurisdiction. We will evaluate all of the Villages amendments and indicate whether they are relevant or conflict with the new code, make recommendations for any new amendments, work with the Fire District(s) on changes and any other agency that is pertinent. Mr. Piccolo handles our code adoptions (President/Owner) and will avail himself to a maximum of two meetings including the Village Board to explain and answer any questions. I will be available as well. He will prepare a draft of the Building Codes to be adopted along with the recommended amendments. After discussion/meetings, a final version will be prepared for the Village Board. We work with the Village Attorney if necessary for a cohesive document for the ordinance format.

The cost for the preparation of the draft and final code adoption, three meetings, which can comprise of cooperating agencies, meeting with staff and/or elected officials and/or meeting with the Village Board will be \$2,800.00.

Should you have any questions regarding this recommendation, please let me know.

Respectfully Submitted,

Kenneth Garrett  
Building and Zoning Official

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January 9, 2017

Mr. Robert Kosin  
Village of Barrington Hills  
112 Algonquin Road  
Barrington Hills, IL 60010

**RE:** Proposal Code Update

Dear Mr. Kosin:

Thank you for the opportunity to provide this proposal, we look forward to working with you on this project. This proposal is for reviewing and updating the current building codes to the 2015 International Code Series for the Village of Barrington Hills .

For this project B & F Construction Code Services, Inc., will provide the following items:

1. A review of the current code;
2. Two (2) code development meetings;
3. Final draft of the updated code on paper and electronic version (in Microsoft Word format);
4. One (1) presentation at a Village Board Meeting;
5. Additional meetings at \$150.00 per hour

The code study and meetings would be completed no later than two (2) months from the approval of the contract and the receipt of an electronic version of the current village codes. This project will be invoiced one month from the date of contract. Should you be in agreement with this proposal please sign where indicated. Please retain one (1) copy for your records and return the original copy for our files. The fee for the code study is Two Thousand Eight Hundred Dollars (\$2,800.00).

We would be able to schedule the first meeting during February.

Sincerely,

*Richard A. Piccolo*

Richard A. Piccolo  
President  
Master Code Professional  
Certified Fire Official

B & F Construction Code Services, Inc. is hereby authorized to provide consulting services for the code study as stated above.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date