

VILLAGE OF HODGKINS
BUILDING COMMITTEE MEETING

June 28, 2016

Meeting called to order: 7:02 pm

Those present: Paul Struve, Chairman
Dominic Misasi, Member
Larry Rice, Member

Those absent: Don Cuttill, Member

Also Present: Noel Cummings, President
Stephanie Gardner, Clerk
John O'Connell, Attorney
Tim Kovel, Building Inspector
Dan Tholotowsky, Code/Life Safety Officer
Richard Piccolo, B&F Construction Code Services

Pledge of Allegiance

Mr. Struve opened the meeting with tonight's discussion which will be regarding Building Codes.

Mr. Struve started with pg.39, Mr. Piccolo said these sections are referring to the Illinois and National codes for plumbing and electrical.

Page 42 there are some date changes that will be made, in section I 201.5, these will be updated to 2015.

Mr. Tholotowsky stated on page 44, #9 wording will be added of standard NFPA 901, entitled Standard Classification for Incidence Reporting and Fire Protection Data, 2011 edition. This is just the more current and date standard.

Mr. Tholotowsky asked about unused fire hydrants on page 47, that need to be taken out of service. Some existing fire hydrants did not meet the water supply criteria and have been since replaced with new ones. Mr. Struve feels these inadequate fire hydrants need to come out. The new ordinance and code with discuss this criteria.

Mr. Tholotowsky discussed on page 48, #5, elevator car size on new installation was increased to accommodate larger car size. All of the fire codes have been reviewed by the Fire Department and they are in agreement.

Mr. Tholotowsky discussed on page 52 #14, there is a wording insertion that needs to be added. The monitoring requirements have changed. Signals are no longer required to come directly to the Fire Department. Mr. Piccolo said the signal has to go to an organization that is approved by the Fire Department.

Mr. Struve discussed Fireworks and that they are illegal. Anything found can be seized, and there will be no changes to this section.

Mr. Piccolo discussed there are new codes for swimming pools and spas, but no new change in requirements, you just have to look in a new section.

Mr. Tholotowsky discussed page 59, 8-7-2, this section will be discussed with Pleasantview Fire Department.

Mr. Struve asked about the lending practices section. His concern is about Parkview Mobile Home Park and their credit lending. Mr. Piccolo said that people are purchasing the mobile homes and renting the property. Mr. Struve is concerned about people missing payments and then the person not owning the trailer. Mr. O'Connell discussed that prior there were agreements that if a person missed any payments as far in as the 47th month then they would lose the property. Mr. O'Connell thinks this has been changed and he will research this section. Mr. Struve discussed some concerns he has with the trailer parks in the Village and being sure they are doing proper financial checks prior to selling homes. There is a question as to whether we have the ability to govern criteria at each mobile home park. Mr. Struve asked if there is some regulation by the State that is not known at this time.

Mr. Tholotowsky suggested that once all the revisions are made, he would like it to be reviewed one more time, before going to the board for approval or denial. Everyone was in favor of the things discussed at this time.

Mr. Struve discussed that there are 3 mobile home parks in the community. There are questions as to what can or cannot be done. We have one that has had a lot of problems and are concerned about a second being the same. Mr. Tholotowsky said currently mobile home regulations are in the zoning ordinance. Mr. Piccolo said he has a discussion with the head of the mobile home department in Springfield. The question was an existing mobile home are there any changes that can be made and the answer

is no, unless there is a change in the state law. As long as it is properly maintained there is nothing that can be done. There can be a proper maintenance program, for painting, windows, stairs etc., and that can be enforced. Mr. Piccolo asked about if a person puts an addition on the mobile home what rules are to be followed and the answer was you follow your local building codes. It is up to the architect to determine if the addition would be safe. Follow your local code. Stairs, roofs for mobile homes have to meet codes. Existing mobile homes as long as they are properly maintained, not much can be done, but if they are not properly maintained the local maintenance code that is adopted will regulate this. Mr. Piccolo said there is real-estate transfer code that requires an inspection to be done. Mr. Piccolo thinks the code says one or 2 family home dwellings. In property inspections, not to update to new codes, but to make sure it is in good repair. Mr. Tholotowsky questioned if we can make them do that being it is a safety issue. If there is a safety hazard you can make them update it. Mr. Struve asked if we need permission to go in for an inspection. It is a title not real-estate. Mr. Piccolo said the property inspection ordinance requires an inspection. Mr. O'Connell said that we do not have a transfer tax, we just have a transfer approval, which is done by the clerk that they meet the codes. At this time there is an ordinance that if there is a transfer of property they need to notify the clerk to get approval. Mr. Struve questioned a mobile home park, being it is just a title. Mr. Tholotowsky said sometimes the park is not notified, so he let the parks know that the need to notify the Village of any properties. There is question as to how we are going to know when trailers change ownership, and if there can be a change to the wording on the ordinance to add this.

Mr. Struve would like to make sure that everything is done properly and safely for the mobile home park. Mr. Tholotowsky said the park is supposed to be sure credit wise, and occupant wise they are supposed to be sure it is being done properly. Mr. Tholotowsky feels it is up to us to regulate this. The mobile home park has to keep leases on file in the mobile home parks. Mr. Tholotowsky said we have the right to look at these leases at any time. Mr. Struve would like the office to have to notify us of property leases. There are at least two cases of sub leasing and this is against code. Mr. Struve says there is a \$250.00 fine if the clerk is not notified of property sales.

Mr. O'Connell says there are legal threshold questions as to what can be applied to privately owned property.

Mr. Tholotowsky believes it is up to the mobile home park to notify us, since they approve or deny the sale. Mr. Struve would like to have something added in our ordinances that we must be notified of sales. Mr. O'Connell says this is another legal threshold question. Mr. Tholotowsky knows and the mobile home park know there are things that are going on that are against code and it is being allowed to be done.

Mr. O'Connell asked about a few new units in Valley Oaks and asked what happened. Mr. Tholotowsky said the inspections today did pass, it is a newer home and the next ones are homes that have not been occupied so those have been approved.

Mr. Struve was concerned about a few homes, and especially the older homes. These are the homes that are very unsafe and some did not have stairs even. These are the ones he would like to stop sales on. There are limited repairs that can be enforced. Are we allowed in for inspections or not? Mr. Struve would not like to have people taken advantage of and sold subpar homes so the park owner can collect rent. Mr. Piccolo said he does not see anything in the mobile home park ordinance that requires an inspection. The only tool that can be used is to rewrite the transfer of homes to include mobile homes. You have to enforce the property maintenance code. There has to be a checklist of things to inspect so it is part of the ordinance. There is still a question as to if it applies to a mobile home. Mobile homes are called real property. It will need to be researched to see if the ordinance can be changed to include mobile homes. Mr. Cummings feels if conditions are as bad as they suggested we need to come up with a fine for the mobile home park owners if they do not comply with codes. Mr. Tholotowsky wanted to know should rules and regulations for mobile homes be moved into building codes, or leave it in zoning. Mr. Piccolo said we can add requirements and proper maintenance into the codes. It should refer back to codes required for a single family home that may be applied to a mobile home. Other communities are doing inspections on mobile home property transfers. Mr. Piccolo says you cannot write a set a rules that just applies to a mobile home park or just a set a rules that applies to single family dwellings. He feels they should be the same. There are a lot of legal questions that need to be looked into. Mr. O'Connell said there are about 6 criteria in the current code that applies to mobile homes that are relocated or moved. We would need to change that to mobile homes that are moved or sold. Mr. O'Connell would like to have some legal bases, which we now have to make things that have been discussed occur.

Mr. Kovel would like to discuss shed codes in mobile home parks. At this time there are no regulations as to what size shed you can have at this time. We only have the parks own rules. Mr. Misasi said that Weeping Willow does have a shed ordinance for their park. The area manager for Valley Oaks, Sharon Watson, mentioned 6x6 sheds and would like a height. Mr. Kovel would like no taller than 8 feet tall. They also asked about the exterior of the sheds and they proposed vinyl. Mr. Kovel would like to have the parks regulate themselves. Mr. Tholotowsky would like to come up with a consensus on what the Village would like to have, so it can be given to the mobile home park managers. Mr. Kovel and Mr. Tholotowsky would like the regulations to be 6x6, with 8ft at peak, sloping down to 7 feet on the sides, with 4" concrete slabs, so they can

be tied down which would be acceptable. There are shed requirements for the rest of town, based on the amount of property. Mr. Piccolo said as long as there are shed requirements for all parts of town then it is fine to create requirements for sheds for the mobile home parks.

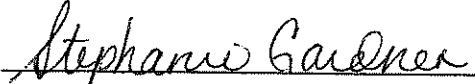
Mr. Struve said if we have a transfer tax in place it stops a home that is not up to code from being sold multiple times before bringing up to code. Mr. Struve feels it is a viable and needed thing. Mr. Kovel stated it would help us inspect homes. Mr. O'Connell said it would need to be put for referendum at the next election.

Mr. Piccolo said that HUB now requires that mobile homes have an entire concrete slab that is insulated. The ordinance just needs to mimic HUB and Illinois requirements.

Mr. Tholotowsky discussed overcrowding being a concern for mobile homes, and for homes themselves. Sharon Watson, of Valley Oaks, said there is basically a rule of 2 people for a bedroom, so technically there should only be 4 people in a trailer. Mr. Struve said some of the HUB codes say you can use living room space also. Mr. Struve feels if we deal with the issues of being sure everything is up to code, hopefully everything else will correct itself. Mr. Tholotowsky will have a data base and things will be monitored more closely. Mr. Struve feels this is why the transfer tax is so important, so things can be monitored. Mr. O'Connell said if there is going to be a referendum on a transfer tax, there has to be a specific vote that you would like to put it to referendum.

Mr. Piccolo will review everything and then present the changes to be reviewed. Mr. Struve will make a recommendation to the Village Board that we pass the amended codes. Mr. O'Connell and Mr. Piccolo will work on some of the questions that are still had regarding the mobile home parks.

Meeting adjourned at 8:22 p.m. by Mr. Struve. Everyone was in favor of closing the meeting with no other topics to be discussed.


Stephanie Gardner, Village Clerk