

Office & Shipping:
2420 Vantage Drive
ELGIN, IL 60124
CORRESPONDENCE:
P.O. Box 5178
ELGIN, IL 60121-5178

B&F CONSTRUCTION CODE SERVICES, INC.
Building & Fire Protection Plan Review
® Training • Inspections • Code Consulting

Phone (847) 428-7010
Fax (847) 428-3151
constructioncodes.com

January 10, 2024

Jackie Stern
City of West Chicago
475 Main Street
West Chicago, IL

RE: SFR – Green House
143 Conde Street, West Chicago, IL
Project No. 1129875
Permit No. 23070088

Dear Jackie Stern,

The plans and/or documents submitted were reviewed for compliance based on the codes and ordinances adopted by your municipality as listed on the following pages.

Based on the information submitted, these plans **DO NOT COMPLY** with the applicable code(s). Our report(s) identify areas of non-compliance followed by the applicable code and section referenced for the following disciplines:

| | | | |
|--------------------------|-------|--------------------------------|---------------|
| Building Review No. | _____ | Zoning Review No. | _____ |
| Electrical Review No. | _____ | Single Family Review No. | _____ 2 _____ |
| Energy Review No. | _____ | Single Family Solar Review No. | _____ |
| Mechanical Review No. | _____ | Fire Alarm Review No. | _____ |
| Plumbing Review No. | _____ | Sprinkler Review No. | _____ |
| Accessibility Review No. | _____ | | |
| Fire Code Review No. | _____ | | |
| NFPA 101 Review No. | _____ | | |
| Hood & Duct Review No. | _____ | | |

This review is limited to a review of the information submitted and no responsibility is implied or accepted for results of construction. Failure to identify a code violation does not relieve the owner of the obligation to compliance. Final construction and installations must be in conformance with the code. Only authority having jurisdiction may grant approval for permit issuance.

Please read all comment letters thoroughly. For specific questions related to each comment letter, please review the last page and contact the respective plan reviewer.

Sincerely,



Peter Tutanés
Technical Advisor & Building Plans Examiner

Report Processed By: pt

Service With Integrity

Member
ICC NFPA IFIA

January 10, 2024

SINGLE FAMILY PLAN REVIEW NO. 2

PROJECT NAME: SFR – Green House
PROJECT NUMBER: 1129875
PERMIT NUMBER: 23070088
LOCATION: 143 Conde Street, West Chicago, IL
CODE(S) REFERENCED: 2015 International Residential Code
2014 National Electrical Code
2014 Illinois Plumbing Code
2018 International Energy Conservation Code

These plans **DO NOT COMPLY** with the above applicable code(s). Please refer to the following comments to identify areas of non-compliance. Each comment references the appropriate code section(s).

Revised plans and specifications must be re-submitted including a written response stating the corrective action taken corresponding to the appropriate comment number.

This review is based on the documents received on January 4, 2024.

Note: This scope of this review is for an existing greenhouse and any future work.

Note: All comments are required to be revised on the plans.

1. Revision not found. Indicate on the plans all plumbing work shall be performed in accordance with the 2014 Illinois Plumbing Code. This comment remains.

Section: 890.110

2. Revision not found. Sheet EP-1 shows a future sink with a grey water filtration system. The Illinois Plumbing Code does not regulate greywater systems. The plans and specifications for a plumbing system whose design does not comply with this Part must be submitted to the Illinois Department of Public Health for approval prior to installation of such a plumbing system. Such approval shall be in writing from the Department and shall be based on a determination that the system is expected to perform and exhibit durability as if meeting the requirements of Plumbing Code. This comment remains.

Section: 890.1940

3. Revision not found. Sheet EP-1 shows a future sink. Indicate on the plans the sink shall be properly trapped and vented. This comment remains.

Section: 890.1420 b)

B & F CONSTRUCTION CODE SERVICES, INC.

2420 Vantage Drive - Elgin, IL 60124
Phone: 847/428- 7010 - Fax: 847/428-3151

SFR – Green House
Project Number: 1129875
Permit Number: 23070088
Single Family Plan Review No. 2
January 10, 2024

4. Revision not found. Sheet EP-1 shows a domestic water service extended from the house and supplying the green house. Indicate on the plans a reduced pressure back flow preventer (RPZ) shall be installed on the water service line and shall not be subject to freezing. A main shut-off valve shall be installed inside the house and inside the greenhouse. Also what type of material is the water service? This comment remains.

Section: 890.1130 f), 890.1190 f), 890.Appendix A Table A

5. Revision not found. Sheet EP-1 shows a hose bib. Indicate on the plans any and all hose bibs shall have proper backflow protection. This comment remains.

Section: 890.1130 f)

6. Revision not found. Indicate on the plans the water service and water distribution system shall be properly protected from freezing. This comment remains.

Section: 890.1210 a)

7. Revision not found. Indicate on the plans where a health or safety hazard exists because of an existing plumbing installation or lack thereof, the owner or his agent shall install additional plumbing or make such corrections as may be necessary to abate the hazard or violation. This comment remains.

Section: 890.140 c)

8. The revised plans show that this accessory building has exceeded the maximum height threshold of fifteen feet-six inches (15'-6"). Therefore, this comment remains.

Section: Local Amendment: 9.3-1(C)(1)

9. OK

10. Per Response Letter, the existing riser height is measured at seven inches (7"). However, Stair Detail 2/A1-3 shows a maximum riser height of eight inches (8"), which exceeds the required maximum of seven-and-three-fourths inches (7-3/4"). Revise accordingly. This comment remains.

Section: R311.7.5.1

- 11-33. OK

34. The sump pump requires its own separate branch circuit, per the City of West Chicago. Confirm this on the plans.

Section: E3703.7 as amended

SFR – Green House
Project Number: 1129875
Permit Number: 23070088
Single Family Plan Review No. 2
January 10, 2024

35. Per A1-2 Ground Floor Plan, a note for the heat sink pit has indicated that “Beron Design Group not responsible for design and construction.” Provide manufacturer’s specifications and installation instructions and / or detailed drawings of this heat sink.

Section: R106.1.1

36. Provide a response letter and cloud and highlight changes made to the drawings. Upon receipt of the requested information a subsequent plan review with additional comments may be necessary.

Section: R106.1.1

For questions concerning items 1-7 in this review contact Bob Del Principe.

For questions concerning items 8-35 in this review contact Benjamin Rohde.