



Building Board of Appeals - Special Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Tuesday, July 21, 2026 - 1:30 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

- A. **Consideration and Action to Approve the Minutes of the June 6, 2026, Regular Session of the Building Board of Appeals.** (Recommended Motion: The proposed Minutes be Approved.)

5. Regular Agenda

All license creations, amendments or transfers are contingent upon compliance with all building, health and safety codes.

- A. **Presentation and Continued Discussion on the Planned Adoption of the 2021 Editions of the International Code Council Family of Codes, and the 2023 Edition of the National Electric Code.** (Recommended Motion: Presentation and Discussion Only.)

- B. **Presentation and Discussion on Property Maintenance Code appeals.** (Recommended Motion: Presentation and Discussion Only)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



For Building Board of Appeals: July 21, 2026

Ward Impacted: City Wide

Subject: Consideration and Action to Approve the Minutes of the June 6, 2026, Regular Session of the Building Board of Appeals.

Recommended Motion: The proposed Minutes be Approved.

Strategic Plan:

Goal: Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. BBA Minutes 02 JUN 2026 DRAFT



BUILDING BOARD OF APPEALS MEETING MINUTES

DATE: June 2, 2026

Staff present: Chris McAllister, Building Official; Kelly Pfiefer, Director of Development Services; Shane Young, Commercial Building Inspector; Clint Kilpatrick, Multi-Discipline Inspector; Gayle Price, Fire Inspector;

Called to Order

Roll Call

John Meek, Chair - absent
Mark Holderby - absent
Larry Stevig
Justin Gandhi
Micheal Raikes
Jerry Kelleher
Brian Kiley

Public Comment

None

CONSENT AGENDA

AGENDA ITEM 4A: Approval of Minutes of April 7, 2026 Special Session of the Building Board of Appeals.

Chair asked for a motion for approval of the December 3, 2024 minutes of the Building Board of Appeals. Motioned by Mr. Stevig and seconded by Mr. Kelleher. Approved viva voce vote, no nays to announce.

REGULAR AGENDA

AGENDA ITEM 5A: Presentation and Continued Discussion on the Planned Adoption of the 2021 Editions of the International Code Council Family of Codes, and the 2023 Edition of the National Electric Code.

Mr. McAllister outlined the planned presentation and discussion for the meeting. Mr. McAllister reviewed the purpose of the planned code adoption: to provide minimum requirements to protect health, safety and general welfare of the occupants of both new and existing buildings and structures; to provide modern building standards of construction and

incorporate new technologies and construction methods. Modern codes also assist in securing federal grants and in lowering insurance costs. List of proposed codes to be adopted were then also reviewed.

Mr. McAlister presented the updated timeline, with the goal of an October 1, 2026 implementation date. Implementation date may be extended depending on nature of public input and Board of Appeals comments and concerns. A target date of August 4, 2026 is proposed for the Building Board of Appeals to vote on final recommendation for code adoption approval. A date of August 17, 2026 is proposed for presentation to the City Council, and August 24, 2026 proposed as date for City Council Approval.

Mr. McAllister reviewed proposed ordinance language to changes presented at previous meeting. These included removal of language of contractor registration reciprocity for electrical and mechanical contractors and additional enforcement options for non-code-compliant electrical work. Mr. Raikes asked if contractors would have until March 1st to renew their registrations. Mr. McAllister confirmed that they would have until March 1st without having to reexamine. Mr. Raikes asked what test they would need to take. Mr. McAllister reported that it is the ICC Master Electrician certification.

Revised code language for additional enforcement option for non-code-compliant electrical work being proposed by staff was presented. It is proposed by staff that if electrical work is not corrected within 15 days, the contractor would not be able to pull additional permits. Mr. McAllister reported that the language was modified slightly from previous presentation to note that contractors retain their right to the formal appeal process.

Mr. McAllister reviewed and provided updated language for proposed modifications of the model building codes planned to be adopted. The allowable building height of apartment buildings utilizing NFPA 13R sprinkler system was reviewed, which was noted to be revised from 33' to 35' based on recommendation of the National Association of Home Builders. Mr. Stevig if the modification to 35' had been vetted at the code hearings. Mr. McAllister noted that he did not believe that it had been. Mr. McAllister noted that the 33' had been discussed with the fire department without concern. The 35' recommendation is to be further discussed with the fire department. Mr. Stevig asked if there was risk associated with not following NFPA recommendations. Mr. McAllister acknowledged that there could be some, but noted that it is standard practice for municipalities to make minor changes to codes during the adoption process.

Updated language for modification of previously adopted retroactive requirement for A-2 occupancies with an occupant load serving alcohol to install fire suppression systems was presented and discussed. Modifications include requiring installation within 18 months of the effective date of the code, but providing exceptions for certain hardships and fraternal / non-profit organizations. Exceptions would need to be approved by the Building Board of Appeals and City Manager. Mr. Stevig noted concern due to the life-safety concern for fires occurring in these types of establishments, but noted the exception may walk a fine line to allow if a valid case can be made for it. Mr. Gandhi expressed similar concerns for life safety and asked why fraternal organizations would be included in the exception. Mr. McAllister noted that these types of organizations often do not operate at the same intensity level as other restaurants and bars. Mr. Stevig inquired if an option would be to limit the occupant load of those locations to 300. Mr. McAllister noted that could be an option for a restriction placed on the location during the appeal / approval process by the Building Board of Appeals.

Updated language for food trucks kitchen hood fire suppression was presented and discussed, with proposed language making the hood suppression a recommendation rather than a requirement. This requirement has kept some food trucks from obtaining a license to operate in Bloomington. Other portions of the food truck requirements would remain. Mr. Raikes asked about reasoning of for the requirement not being mandatory. Mr. McAllister noted that is the expense associated with installing the hoods with an Ansul system. Mr. Stevig inquired about how common it is for ordinance language to provide recommendation rather than requirement, Mr. McAllister noted that it is rare.

Additional proposed code modifications were presented and discussed. These included requiring owners of commercial buildings to register as General Contractors if they are not self-performing work on their buildings, and changes to the Building Code and Residential Code to no longer require Building Permits for fences and small sheds.

Mr. McAllister noted that building owners often try to perform work on their buildings and coordinate other contractors that can present a safety concern. It was noted that it was thought that the intent of the current language of the code to only allow general trade work if the owners were self-performing the work, and that the language is intended to clarify this. Work by other trades requiring licensing would still be required to be performed by registered contractors. It was noted that there is not a testing requirement for general contractors, and only establishes an insurance requirement.

Mr. McAllister presented new code modifications to no longer require building permits for fences and small accessory sheds. The published Building Code and Residential Code editions exempt these from Building Permits, but previous code modifications eliminated these exemptions. The intent is to reestablish the exemption. Fences and sheds would be still be reviewed by City Staff, but for zoning compliance only. Mr. Gandhi asked if an electrical permit would be required if running power to a shed. Mr. McAllister responded yes.

Mr. McAllister presented new code modification to allow doors to swing into the right-of-way. This accommodation is being made primarily for downtown buildings that are constructed up to the property line. Zoning and Engineering Department approval is required on a case-by-case basis for these, with specific requirements to help protect pedestrians.

Community outreach items and opportunities for future meetings were discussed. Mr. McAllister will propose additional meeting dates to provide for at least two additional Building Board of Appeals meetings prior to presentation to the City Council.

NEW BUSINESS

No new business to report.

Adjourn

Moved and seconded. Approved viva voce vote.

CITY OF BLOOMINGTON

APPROVED this _____ day of June, 2026

BUILDING BOARD OF APPEALS

ATTEST

John Meek, Chair

Christopher McAllister, Building Official

ATTACHMENTS

None



For Building Board of Appeals: July 21, 2026

Ward Impacted: City Wide

Subject: Presentation and Continued Discussion on the Planned Adoption of the 2021 Editions of the International Code Council Family of Codes, and the 2023 Edition of the National Electric Code.

Recommended Motion: Presentation and Discussion Only.

Strategic Plan:

Goal: Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: Regular updates of Building Codes are necessary to protect the health and life-safety of the community, and to keep current with modern insurance and construction industry standards.

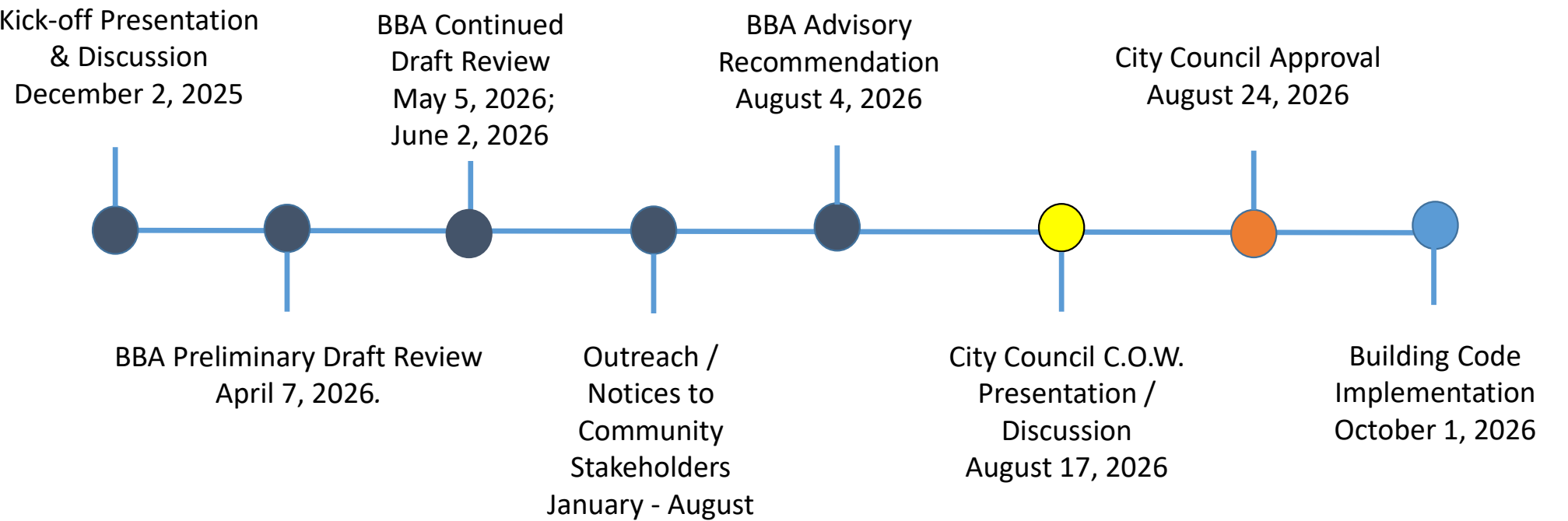
Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Code Adoption Timeline

Anticipated Timeline – Building Codes





For Building Board of Appeals: July 21, 2026

Ward Impacted: City Wide

Subject: Presentation and Discussion on Property Maintenance Code appeals.

Recommended Motion: Presentation and Discussion Only

Strategic Plan:

Goal: Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: Hearing appeals to the City's adopted Property Maintenance Code is a function of the Board.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

None