



## Legislation Text

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**File #:** 2017-0093, **Version:** 0

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Title/Name/Summary  
Zeigler Building Code Variance

### History

Plans were submitted to the Village for a formal plan review of the proposed construction of a new Infiniti car dealership. Village ordinance 501.3.2 requires exterior walls to be solid masonry or a veneer of masonry with a minimum 2 5/8" thickness on a steel stud frame back up. The proposed construction indicates no masonry on several areas of the exterior wall. The architect proposes to add masonry in areas where structural support can be readily achieved.

The areas in question are portions of exterior wall of which horizontal structural members are designed for wind loading and bracing the glazed storefront walls along main sales showroom areas. The steel sections / beams are designed for wind loading and not for the additional weight of concrete block of which will induce additional loads to both the horizontal beams and the vertical structural columns including all structural connections. The masonry provides no value to the building envelope in terms of structural loading or for fire resistance.

For clarification, the definition of a exterior wall per IBC Chapter 2 "Definitions" is a wall that is bearing or non bearing used to enclose the building and act as a weather barrier or thermal envelope. The percentage of wall surface below roof membrane that has only steel stud is approximately 14% of the total wall surface. The architect added an additional 6% of the wall area with a masonry back up of which meets the intent of the code. The variance is requested for 8% of the total exterior wall surface of the building to remain as a steel stud frame with an aluminum composite metal surface serving as the finished exposed surface.

### Recommended Action/Motion

I move to recommend to the Village Board approval of a variance for the Zeigler Infiniti dealership to allow the use of steel stud back up in lieu of masonry that is required per Village Code.