MEMORANDUM

Date: June 18, 2021

To: Village Manager

From: Julie Fitzgerald, Director of Community Development

Subject: Provision of Heat/Air-Conditioning in Apartment Buildings with Centralized Units – Informational (Referred from the 5/25 Village Board Meeting)

For: Planning, Building, and Development

Introduction

The village property maintenance code requires heat to be available until June 1st. This is an International Code Council (ICC) code requirement; the way the code is written the jurisdiction adopting the code passes a local amendment to specify the dates when heat needs to be provided. This code section is attached for reference. The current village code specifies heat be available September 15th to June 1st. The village code does not require air conditioning but does require it be in working order when provided.

At the May 25, 2021, Village Board meeting staff was directed to bring this matter to the PBD Committee for further discussion. This request was prompted by a resident of the Legend Park apartments. Following discussion at the June PBD meeting, staff continued to research and compile the following information so that the matter can be fully evaluated.

- Reviewed each of the multifamily complexes to determine which ones provide heat through a boiler system.
- Reviewed the complaint history to determine the average number of complaints received from residents and for which locations.
- Surveyed other communities to determine what heating date ranges they have adopted.

Discussion

Schaumburg Properties
Attached is a copy of survey results for Multifamily Residences Heat/Air Conditioning Supply. As a follow-up from the discussion at the June PBD committee meeting, staff verified that all of these properties have operable windows.

Sixteen out of the thirty multifamily residences surveyed operate with a boiler system. Boiler systems require a lengthy process to switch from heat to air; some properties hire a professional to perform these services and make necessary repairs to the boilers in lieu of in-house property maintenance staff. The boiler system can take eight hours and two maintenance individuals to remove air from the lines. Their computer systems may still detect air in the lines and the process needs to be repeated after 2 to 3 days. Property Management posts the switch date, so residents are aware that the heat to air conditioning change is occurring.

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Complaint History

Staff researched village records to compile the following summary of complaints from the past five years.

YEAR	# CSRs (Dates)	Air	Heat
2017	7 (1/16,1/31,2/21,3/31, 5/17,6/22,7/5	3	4
2018	4 (2/6,3/19,4/17,4/17)	0	4
2019	11 (1/30,2/11,2/12,3/11, 7/11,7/16,9/5,10/1, 10/3,11/8,12/3)	3	8
2020	10 (3/2,4/27,6/1,10/6, 10/6,10/26,10/27, 10/30,11/2,11/16	2	8
2021	7 (1/20,2/9,2/10,4/27, 4/30,5/21,5/21	4	3

- Highlighted CSR dates (6 out of 39 over 5 years) are related to [Date] to [Date] requirements adopted by VOS
- All other CSRs were driven by inoperable heat or air
- Four CSRs were removed from this data as they referenced common areas and this code only addresses habitable spaces

Community Comparison Survey

Staff surveyed twelve communities who have adopted some version of the International Property Maintenance Code (i.e. 2009, 2015 and 2018). All of the communities require heat as a health safety measure for habitable spaces. Air conditioning is not required, but if units are present they must be operational.

Four communities have removed the dates completely.

Heat Supply Required		
[Date] to [Date]	# of Communities	Communities
No Dates Included	4	Arlington Heights, Hoffman Estates, Park Ridge, Rolling Meadows
9/15 to 5/1	1	Palatine
9/15 to 6/1	3	Lombard, Mount Prospect, Schaumburg
10/1 to 5/15	3	Downer's Grove, Elk Grove Village, Orland Park
10/1 to 5/31	2	Naperville and Winnetka

Conclusion

The village receives a small number of complaints per year about the current ordinance. While some communities have adopted slightly different date requirements, most are similar to the dates adopted by Schaumburg.

The PBD committee has the following options at this time.

- Maintain the current ordinance with no revisions.
- Amend the code to omit the dates completely. This would require complexes to determine what date is appropriate for the switch over; however, they would be required to provide a heat if needed to a temperature of 68 degrees at any time.
- Amend the code to modify the dates that heat is required.

Recommendation

Informational