

Item #6:
Resolution Waiving Bids & Approving Agreement With B&F

VILLAGE OF LONG GROVE

RESOLUTION NO. 2010-R-__

**RESOLUTION APPROVING A SERVICE CONTRACT FOR CONSULTING SERVICES
RELATING TO BUILDING AND ZONING PLAN REVIEW AND INSPECTIONS**

WHEREAS, the President and Board of Trustees of the Village of Long Grove have determined that it is necessary and desirable to engage a consultant to assist the Village and its staff with building and zoning plan review, inspections, and related matters for residential, mixed use, and commercial projects within the Village; and

WHEREAS, B&F Technical Code Services, Inc. ("**B&F**") has provided to the Village a general summary of its available professional services, including assistance with building plan review, building inspections, property maintenance inspections, annual business inspections, zoning and planning matters, ordinance development, and redevelopment planning, and the terms and fees therefore, as set forth in Exhibit A hereto ("**B&F Proposal**"); and

WHEREAS, the Village has determined that B&F has the requisite expertise to serve the needs of the Village and its residents; and

WHEREAS, the Village has previously used the services of B&F in other Building Code enforcement matters, and has developed a satisfactory relationship for such services with B&F; and

WHEREAS, in light of the Village's prior satisfactory relationship for Building Code-related services with B&F, the Village has determined that the professional services selection procedures of 50 ILCS 510 are not required; and

WHEREAS, the President and Board of Trustees, being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the B&F Proposal and retain B&F to provide the consulting services described therein;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section 2: Approval of Professional Services.

The President and Board of Trustees hereby (i) approve the retainer of B&F based on the general terms of the B&F Proposal, (ii) direct the Village Manager in consultation with the Village Attorney to formalize the terms of engagement in a contract or other appropriate documentation therefor in accordance with Exhibit A attached hereto, and (iii) authorize the Village Manager to execute such contract or other appropriate documentation with B&F following receipt of such documentation from B&F.

Section 3: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 9TH DAY OF NOVEMBER, 2010.

AYES:

NAYS:

ABSENT:

APPROVED THIS 9TH DAY OF NOVEMBER, 2010.

ATTEST:

Village President Maria Rodriguez

Village Clerk Karen Schultheis

EXHIBIT A
B&F PROPOSAL



VILLAGE OF LONG GROVE, IL
REQUEST FOR PROPOSAL

FOR

BUILDING PLAN REVIEW & INSPECTION SERVICES

November 4, 2010

SUBMITTED TO:

Margerita Romanello
Building Department Assistant
Village of Long Grove
3110 RFD
Long Grove, IL 60047

A. Introduction

B & F Technical Code Services Inc., is submitting a bid to provide consulting services to the Village of Long Grove, IL. The consulting services consist of building plan review, inspections, property maintenance inspections, annual business inspections, assistance with zoning and planning, ordinance development and redevelopment planning. The types of projects include: residential, mixed use and commercial projects.

B. Qualifications

B & F Technical Code Services Inc., provides building and fire protection plan review, inspections and training services for municipal building departments. All technical personnel are certified and/or licensed to provide the services as described.

This range of complete building department operation is currently being performed for the Village of Barrington Hills, the Village of Lake Barrington, the Village of Winfield and the Village of Hampshire. We have assisted with complete building department operations in the Village of Gilberts and the City of West Chicago and City of Highwood.

Plan review services and inspections are also performed for the DuPage County Airport, and for the commercial and industrial projects in the Village of Burr Ridge. These same services are performed for specific projects in the Village of Winfield, Brookfield and Mettawa.

There are other municipalities where fill-in inspections are performed when municipalities are in need of inspectors because of large short-term workload or they are down staff members. These municipalities would be the City of Wheaton and Village of Glen Ellyn.

B & F Technical Code Service, Inc., performs plan review services for numerous other communities in Illinois and other states such as Michigan, New Jersey and Pennsylvania.

All B & F Technical Code Services Inc., staff members are certified or licensed to perform plan review and inspections. A list of the senior and management staff members is provided at the end of this proposal.

C. Schedule

All first reviews are performed in nine (9) business days from date they are received in our office, and second and all subsequent reviews are performed in five (5) business days. There is no additional fee for any re-reviews.

B & F TECHNICAL CODE SERVICES, INC.

2401 W. Hassell Road • Suite 1550 • Hoffman Estates, IL 60195
Phone (847) 490-1443 • Fax (847) 490-1476

**Village of Long Grove
Plan Review and Inspection Services
November 4, 2010
Page 2 of 17**

All inspections are performed with less than twenty-four (24) hours notice. All inspections received by 4:00 PM will be performed the next business. There is no limit to the number of reviews or inspections which can be performed.

B & F Technical Code Services, Inc., has twenty-three (23) technical staff with an administrative/non-technical staff of ten (10). These numbers include staff members used in the Building and Fire Code Academy. The Academy is a subsidiary of B & F Technical Code Services, Inc., and performs the training which is offered to the industry.

B & F Technical Code Services, Inc. shall:

- a. Review architectural and site plans to determine compliance with building codes and zoning regulations for residential and commercial projects.
- b. Prepare written reports for distribution to Village staff and permit applicants detailing plan review comments.
- c. Attend preliminary or post plan review meetings as necessary.
- d. Attend other Village meetings as requested.
- e. Conduct complete building, mechanical, electric, energy and plumbing inspections for all accessory projects such as, but not limited to barns, garages, swimming pools etc.
- f. Provide a B & F Technical Code Service, Inc., vehicle to conduct inspections as requested.
- g. Provide a certified inspector to review miscellaneous construction plans for permits and answer code questions on a schedule as agreed upon between the Village and B & F Technical Code Services. New single-family homes, substantial additions and commercial projects will be reviewed at our office.
- h. Meet with residents, contractors, builders and property owners to discuss proposed and/or existing projects.
- i. Perform zoning reviews, conduct inspections and investigations of zoning violations and prepare detailed and accurate records for use in legal procedures as directed, conduct annual business inspections to confirm that the occupancy and utilization of the premises is in conformity with the code.

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OFFICE TIME

Fifty-Nine Dollars (\$59.00) per hour. This will include miscellaneous plan reviews, zoning, annual business inspections, meeting with residents/builders on projects, property violations and miscellaneous inspections if done within this time frame. Miscellaneous reviews are sheds, decks, driveways, fences, above ground swimming pools, roof, etc. Miscellaneous plan reviews requested to be conducted at our office will be invoiced at an additional fee.

D. Costs – Single Family

PLAN REVIEW FEES

Single Family Homes up to 3,200 square feet:

Four Hundred Eighty Dollars (\$480.00) per dwelling unit (includes building, plumbing, mechanical, electrical and energy).

Single Family Homes over 3,200 square feet:

\$0.15 per square foot (actual square footage) (includes building, plumbing, mechanical, electrical and energy).

Single Family Home Additions

\$0.15 per square foot (actual square footage) (includes building, plumbing, mechanical, electrical and energy) with a minimum fee of Two Hundred Dollars (\$200.00).

Single Family Home Zoning - Seventy Five Dollars (\$75.00) per house

Residential Energy Reviews are now required by the State of Illinois.

Single Family Home first reviews will be performed within nine (9) business days and second reviews within five (5) business days. This fee is for a standard house with no accessory structures or out of the ordinary construction timing.

Single Family Homes will use the two (2) level format. The first level is items which shall be corrected on the plan. The second level is items which have to be field verified.

The above fees include unlimited reviews, and there is no charge for re-reviews.

INSPECTIONS FEES

Single Family Homes up to 7,500 square feet:

Forty Five Dollars (\$45.00) per inspection per discipline.

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Single Family Homes over 7,500 square feet:
Fifty Five Dollars (\$55.00) per inspection per discipline.

Single Family Home Additions/Alterations
Forty Five Dollars per inspection per discipline.

Conduct as-built site reviews to evaluate compliance with approved engineering criteria (Top-of-Foundation Surveys and Final Engineering) \$75.00 per review.

Single Family Home Addition Zoning - Seventy Five Dollars (\$75.00) per house

Re-inspections for commercial projects are invoiced at the rate of Fifty-Five Dollars (\$55.00) per inspection per discipline.

Small commercial and/or residential projects which do not fit into a category shall be invoiced at the rate Forty Five Dollars per inspection per discipline.

Fuel surcharge – In the event fuel cost increase to a national average of Five Dollars (\$5.00) or more per gallon there will be eight percent (8%) added to the inspection (first and re-inspections) fee.

REQUIRED INSPECTIONS - SINGLE FAMILY HOMES

1. **FOOTING FORMS**
When the forms are set and before the concrete is poured.
2. **FOUNDATION FORMS**
When the forms are set and before the concrete is poured.
3. **BACKFILL**
When the concrete is poured, waterproofed, drain tile is in place and covered with gravel, but before the foundation is backfilled.
4. **PLUMBING UNDERGROUND**
When the piping is located between the floors or underground, but before the covering is in place. Flushing of the underground shall be witnessed.
5. **WATER SERVICE**
When the water service is installed, but before it is backfilled.
6. **SEWER SERVICE**
When the sewer service is installed, but before it is backfilled.

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7. **FRAMING OR STRUCTURAL**
Before any drywall, plaster or interior finish is applied. Rough-in of the electrical, plumbing, ductwork must be in place before the inspection. An inspection per floor is required.
8. **HVAC ROUGH**
When the piping and ductwork is installed.
9. **ELECTRICAL ROUGH IN**
When the rough in work is complete and before the drywall, concrete or backfill is in place.
10. **PLUMBING ROUGH IN**
When the rough in work is complete.
11. **ENERGY ROUGH-IN**
When all rough-in work has been completed and prior to insulation being installed
12. **INSULATION**
When the insulation is installed prior to the drywall.
13. **CONCRETE FLOOR BASEMENT**
When the base reinforcing is prepared and in place and before the concrete is poured. All the utilities and service equipment in the concrete must be in place before the inspection.
14. **CONCRETE FLOOR GARAGE**
When the base reinforcing is prepared and in place and before the concrete is poured. All the utilities and service equipment in the concrete must be in place before the inspection.
15. **EXTERIOR SERVICE WALK**
When the sub-grade for the exterior flatwork is installed and before the concrete is placed.
16. **EXTERIOR LANDING, STAIRS AND/OR PORCH**
When the sub-grade for the exterior flatwork is installed and before the concrete is placed.
17. **DRIVEWAY**
When the sub-grade has been installed and wired mesh, if applicable, prior to installing concrete or asphalt.
18. **MASONRY**
When the masonry is partially erected to verify the proper installation.

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**Village of Long Grove
Plan Review and Inspection Services
November 4, 2010
Page 6 of 17**

19. MASONRY FIRE PLACE HEARTH
When hearth is framed out prior to pour.
20. MASONRY FIRE BOX ROUGH
After firebox is installed.
21. ELECTRIC SERVICE
When the meter socket and main panel are installed
22. FINAL PLUMBING
When the final work is complete, and before the system is operational.
23. FINAL HVAC
When all the HVAC components are complete.
24. FINAL ELECTRIC
When all electrical components are complete.
25. FINAL ENERGY
When all energy components are completed and installed.
26. FINAL BUILDING
When all the building components are complete.

Costs – Commercial, Industrial, Multi-Family

Plan review fees invoiced as shown in our current fee schedule include: Building, Mechanical, Plumbing, Electrical plus any additional reviews such as Energy. This does not include engineering, storm water or special use.

The above fees include unlimited reviews, and there is no charge for re-reviews.

Specialized Commercial and Industrial or processes: One Hundred and Fifty Dollars (\$150.00) per hour.

Zoning: One Hundred Twenty Dollars (\$120.00) per 10,000 square feet of site and building floor area per review.

COMMERCIAL & INDUSTRIAL (*New Construction, Additions, Existing*)

1. FOOTING FORMS
When the forms are set and before the concrete is poured.
2. FOUNDATION FORMS
When the forms are set and before the concrete is poured.

**Village of Long Grove
Plan Review and Inspection Services
November 4, 2010
Page 7 of 17**

3. **WATER SERVICE**
When the water service is installed, but before it is backfilled.
4. **SEWER SERVICE**
When the sewer service is installed, but before it is backfilled.
5. **FOUNDATION BACKFILL**
When the concrete is poured, waterproofed, drain tile is in place and covered with gravel, but before the foundation is backfilled.
6. **FLUSH OF FIRE SPRINKLER UNDERGROUND SUPPLY**
When the sprinkler system supply is installed, but before the sprinklers are connected.
7. **PLUMBING UNDERGROUND**
When the piping is located between the floors or underground, but before the covering is in place. Flushing of the underground shall be witnessed.
8. **FRAMING OR STRUCTURAL**
Before any drywall, plaster or interior finish is applied. Rough in of the electrical, plumbing, ductwork must be in place before the inspection. An inspection per floor is required for all uses.
9. **HVAC ROUGH**
When the piping and ductwork is installed.
10. **ELECTRICAL ROUGH IN**
When the rough in work is complete and before the drywall, concrete or backfill is in place.
11. **PLUMBING ROUGH IN**
When the rough in work is complete.
12. **MASONRY**
When the masonry is partially erected to verify the proper installation.
13. **MASONRY FIRE PLACE HEARTH**
When hearth is framed out prior to pour.
14. **MASONRY FIRE BOX ROUGH**
After firebox is installed.
15. **ENERGY CONSERVATION**
Inspect for energy conservation as each area is completed.
16. **ELECTRIC SERVICE**
When the meter socket and main panel are installed.

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17. **FIRE PROTECTION SYSTEM ROUGH**
When the rough in work is complete before the drywall is installed.
18. **DRYWALL**
When the drywall is installed prior to the taping.
19. **CONCRETE FLOORS**
When the base reinforcing is prepared and in place, and before the concrete is poured.
All utilities and service equipment in the concrete must be in place before the inspection.
20. **EXTERIOR SERVICE WALK**
When the sub-grade for the exterior flatwork is installed and before the concrete is placed.
21. **EXTERIOR LANDINGS, STAIRS AND/OR PORCH**
When the sub-grade for the exterior flatwork is installed and before the concrete is placed.
22. **FINAL PLUMBING**
When the final work is complete and before the system is operational.
23. **FINAL HVAC**
When all the HVAC components are complete.
24. **FINAL ELECTRIC**
When all the electrical components are complete.
25. **FIRE PROTETCION SYSTEM TEST ANBND FINAL**
When the work is completed.
26. **STRUCTURAL FINAL**
When all the work is completed.
27. **OCCUPANCY**
When all the work is complete and before occupancy.

Inspections

Building	.14 per square foot
Plumbing	.04 per square foot
Mechanical	.04 per square foot
Electrical	.04 per square foot
Energy	.02 per square foot

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Fire protection Based on size and type of system

Fuel surcharge – In the event fuel cost increase to a national average of Five Dollars (\$5.00) or more per gallon there will be eight percent (8%) added to the inspection (first and re-inspections) fee.

Miscellaneous Plan Reviews: Twenty-Five Dollars (\$25.00) per Trade *(Miscellaneous Plan Review shall include sheds, decks, fences, pools, re-roofing, satellite dishes, appliance and minor plumbing installations.)*

Miscellaneous Inspections: Thirty-Five Dollars (\$35.00) Per Inspection (per Trade)
(Miscellaneous inspections shall include sheds, decks, fences, pools, re-roofing, satellite dishes, appliance and minor plumbing installations.)

E. Other services

Ordinance development

Assistance with the rewriting of existing ordinances or the development of new ordinances can be provided. This can include building, zoning, fees, property maintenance or any area where a building, zoning or planning department is involved.

Fees - Any ordinance related to fees or services in our contract would be prepared at no charge. This would include agreements for building inspections, property maintenance inspections, zoning and planning and ordinances for building safety, zoning and fees.

Other ordinances at the rate of One Hundred Fifty Dollars (\$150.00) per hour.

F. References – See list attached to this proposal

G. Zoning and Planning

A staff member experienced in zoning and planning can be provided to assist with the zoning, planning and downtown redevelopment. This service can be customized

to fit the needs of the municipality. It can be zoning and planning reviews for new or potential projects or assistance with long range planning.

This does not include engineering, storm water or special use.

H. Transmittal Method

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**Village of Long Grove
Plan Review and Inspection Services
November 4, 2010
Page 10 of 17**

All plan reviews will be faxed or e-mailed to the municipal office. A copy of the plan review will also be forwarded to one project contact from the developer or architect.

- I. **Start Date** – Full services including all plan reviews and inspections can start immediately.
- J. **Point of Contact** – Kenneth J. Garrett, Vice President
Telephone: (847) 490-1443 E-Mail: kgarrett@bftechcs.com

Additional information

When performing a comparison between different organizations, it is important to compare the products or services which are provided. If there are different services which are provided, there has to be some way to create a fair comparison. If one organization provides a more complete service, this should be used as the standard unless the more complete service is not requested.

I would like to take the level of service which is provided by B & F Technical Code Services, Inc., and compare it to each of the other services. We provide the most complete service to the industry, and our one fee approach with fast turnaround time along with other services gives the municipality the best value.

Our director of quality control and head plumbing inspector monitor all inspections and plan reviews to ensure the quality of all our work. They make sure the reviews and inspections are correct without creating the need for additional unnecessary inspections and reviews.

All of the B & F Technical Code Service, Inc., inspectors and plan reviewers are licensed or certified in their areas. This provides tremendous advantage to the municipality in quality of the reviews and for their ISO evaluations.

The ability to provide inspection services with certified inspectors or in-house plan reviewers when the municipality is in need of these services is an asset to our clients.

When a municipality is using B & F Technical Code Services, Inc., for their plan review services, we offer at reduced rate assistance with general code consulting and ordinance preparation.

All reviews are complete with no extra fees for accessibility, and application of local amendments.

There is no cost to the municipality to send plans to our office. The shipping and packaging of the plans is paid for by B & F Technical Code Services, Inc. This includes the initial plan submittal, re-submittals and returning the plans to the municipality when the project is complete.

All first reviews are finished in nine (9) business with re-reviews completed in five (5) business days.

**Village of Long Grove
Plan Review and Inspection Services
November 4, 2010
Page 11 of 17**

All of the employees of B & F Technical Code Services, Inc., are covered by workman's compensation insurance in compliance with the state law, general liability, automobile insurance and professional liability insurance. This provides added protection because the municipality can be named as an additional insured at no additional charge.

All reviews with the exception of elevators are performed by employees of B & F Technical Codes Services, Inc. The plans are not forwarded to another agency for review or re-reviews. This makes the reviews timely, and there is one source if questions on the review.

When the reviews or other work is performed without proper insurance such as workman's compensation liability can extend to the municipality, if a sub-contractor does not have the proper insurance coverage.

The overall cost of a plan review has to be considered and not just the first review. The fee which is charged by B & F Technical Code Services, Inc., is the full plan review fee and there is no additional charge for re-reviews. All other agencies charge at sometime in their process for re-reviews. Most projects have a minimum of three reviews, and at times there are more reviews. Please consider this when comparing proposals.

Additional Notes

1. All Building, Plumbing, Mechanical and Electrical Plan Review Services are performed in-house. All inspections contracted for shall be performed by employees of B & F Technical Code Services, Inc.
2. All B & F Technical Code Services, Inc., employees are covered by Workers Compensation Insurance.
3. B & F Technical Code Services, Inc., carries general liability insurance underwritten by Navigators Insurance through First Insurance Funding Corporation. The Village of Long Grove may request to be named as additional insured.
4. B & F Technical Code Services, Inc., has in force professional liability insurance underwritten by First Insurance Funding Corporation. The Village of Long Grove may request to be named as additional insured.
5. A certificate of insurance for each policy will be provided upon acceptance of this proposal and annually when the policy is renewed.

The Village of Long Grove agrees not to hire an employee of B & F Technical Code Services, Inc., for a period of one (1) year after the employee is no longer employed by B & F Technical Code Services, Inc.

B & F TECHNICAL CODE SERVICES, INC.

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QUALIFICATIONS OF STAFF



Richard A. Piccolo, President

Master Code Professional, Certified Building Official, Certified Fire Official, Certified Property Maintenance Inspector, Certified Building Inspector, Certified Plans Examiner, Certified Fire Plans Examiner, Certified Fire Inspector, Illinois Certified Fire Inspector, Certified Fire Fighter III, Certified Fire Official II, Certified Property Maintenance Inspector, Certified Plans Examiner, Certified Building Inspector, Certified Fire Service Instructor IV.

Mr. Piccolo is the Chairman of the Codes and Standards Committee of Illinois Fire Inspectors Association since 1983. He is the past-President of the Illinois Council of Code Administrators and is a member of the Regional Business Advisory Council.

QUALIFICATIONS OF STAFF

B & F TECHNICAL CODE SERVICES, INC.

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Kenneth J. Garrett, Vice President

Master Code Professional, Certified Building Official, Certified Fire Inspector I, Certified Fire Inspector II, Certified Building Inspector, Certified Commercial Building Inspector, Certified Accessibility Inspector/Plans Examiner.

Mr. Garrett has years of Building Official experience and has served as the Building and Zoning Administrator and the Assistant Director of Community Development for two municipalities.



Richard A. Blondin, Director of Quality Control

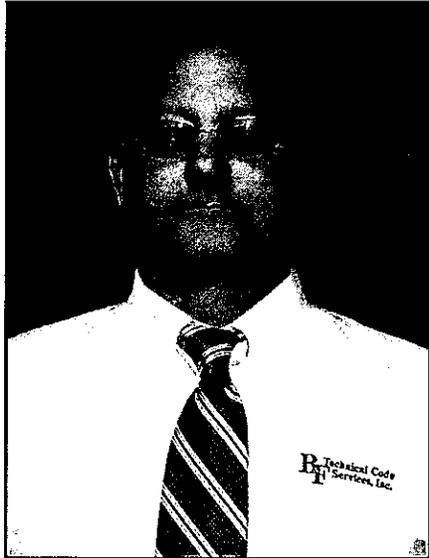
Certified Building Plans Examiner, Certified Building Inspector, Certified Fire Inspector I, Certified Property Maintenance & Housing Inspector, Certified Commercial Building Inspector, Certified Accessibility Inspector/Plans Examiner.

Mr. Blondin has over 32 years of code enforcement experience. He was employed by various municipalities from 1975 to 1989. He worked as a Staff Engineer for BOCA International from 1989 to 1994 and as an independent code consultant.

QUALIFICATIONS OF STAFF

B & F TECHNICAL CODE SERVICES, INC.

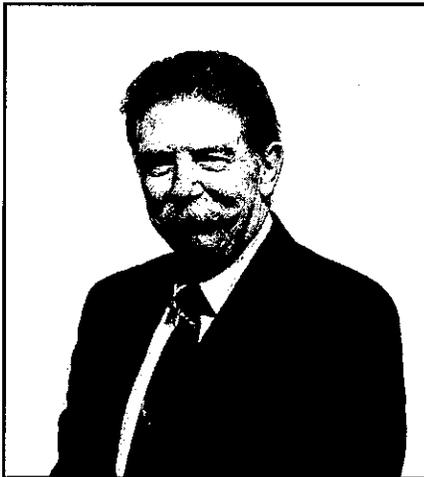
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Joe Godlewski, Director of Technical Services

Certified Building Plans Examiner, Certified Building Inspector (Commercial and Residential), Certified Mechanical Inspector (Commercial and Residential), Certified Accessibility Inspector/Plans Examiner, Certified Property Maintenance and Housing Inspector

Mr. Godlewski has over 9 years of code enforcement experience. He has both municipal and independent code consulting experience having worked with B&F Technical code service for 6 years and Lake Havasu City, AZ. For 3 years. During this time Mr. Godlewski has also served as project coordinator for numerous large projects as a representative for B&F Technical Code Services.



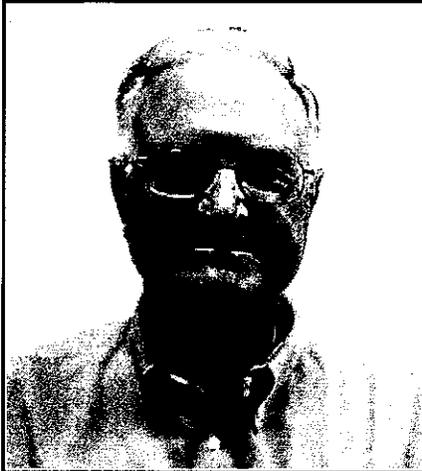
Ray Dean, Plumbing Inspector / Plans Examiner

Mr. Ray Dean brings more than 35 years of contracting, inspecting and academic background to this comprehensive educational program. An Illinois Licensed Plumber, Illinois Certified Inspector and apprentice instructor, master's degree in urban planning and public affairs.

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QUALIFICATIONS OF STAFF



John E. Spurgeon, Building Inspector / Plans Examiner

Master Code Professional, Certified Fire Code Official, Certified Fire Plans Examiner, Certified Fire Inspector I, Certified Fire Inspector II, Certified Accessibility Inspector, Certified Building Inspector, Certified Building Plans Examiner, Certified Building Official, Certified Electrical Code Official, Certified Housing Code Official, Certified Mechanical Code Official, Certified Plumbing Code Official, Certified Coastal & Flood plan Construction Inspector, Certified Combination Inspector, Certified Combination Plans Examiner, Certified Commercial Combination Inspector, Certified Commercial Electrical Inspector, Certified Electrical Inspector, Certified Electrical Plans Examiner, Certified Mechanical Inspector, Certified Mechanical Plans Examiner,

Certified Permit Technician, Certified Plumbing Inspector, Certified Plumbing Plans Examiner, Certified Property Maintenance & Housing Inspector, Certified Residential Combination Inspector, Certified Residential Electrical Inspector, Certified Zoning Inspector. Certified Building Inspection in State of TN, Certified Fire Inspector in State of TN.

Mr. Spurgeon has many years of municipal experience. He has worked as the Codes Director for the City of Portland, TN and for the City of Goodlettsville, TN. He was also the Building Division Supervisor for the Village of Bensenville, IL and the Building Commissioner for the City of Rochelle, IL.

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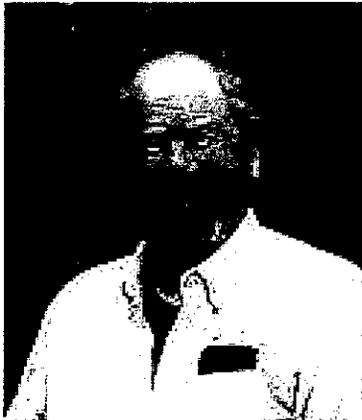
QUALIFICATIONS OF STAFF



Steve Gardner, Building Inspector / Plans Examiner

Certified Commercial Energy Plans Examiner, Certified Commercial Mechanical Inspector, Certified Mechanical Inspector, Certified Mechanical Plans Examiner, Certified Residential Building Inspector, Certified Residential Combination Inspector, Certified Residential Electrical Inspector, Certified Residential Energy Inspector / Plans Examiner, Certified Residential Mechanical Inspector and Certified Residential Plumbing Inspector.

Steve has a bachelor's in engineering. He had spent 20 years as an engineering design professional for HVAC and plumbing systems. He also has experience in all phases of commercial building instruction from design through completion.



Richard Lingle, Building Inspector / Plans Examiner

Certified Accessibility Inspector / Plans Examiner, Certified Building Inspector, Certified Building Plans Examiner, Certified Commercial Building Inspector, Certified Property Maintenance & Housing Inspector, Certified Residential Building Inspector, Certified Residential Combination Inspector, Certified Residential Electrical Inspector, Certified Residential Mechanical Inspector, Certified Residential Plumbing Inspector

Mr. Lingle has worked for B & F Technical Code Services, Inc. for 5 years and has conducted inspections throughout Illinois and has performed plan review services for clients nationwide.

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QUALIFICATIONS OF STAFF



Jim Fasano, Electrical Plans Examiner

Jim has 30 years of experience as an electrical contractor. He has spent years working as a municipal inspector and plans examiner. He has his electrical inspector certification through IAEI and is a Certified Commercial Electrical Inspector.

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B & F Technical Code Services, Inc.

*Plan Review, Inspection, Training and Code Consulting Services for
Municipalities and Private Industry*

Since 1990, B & F Technical Code Services, Inc. has performed more than 100,000 building, plumbing, mechanical, electrical and fire suppression (sprinkler) plan reviews for municipalities nationwide. Our inspectors have conducted more than 250,000 inspections for new and existing structures. We have also provided consulting services such as system testing, code writing and adoption assistance and help with projects that required special attention.

Additionally, through the Building & Fire Code Academy, we have provided training for thousands of industry professionals across the country on model building and fire codes.

Why do more municipalities choose B & F Technical Code Services:

SERVICE

The No. 1 reason municipalities choose B & F Technical Code Services, Inc. is our service. We understand that, although municipalities are similar in organization, each one is unique in its operation. That's why we place special emphasis on learning the details of your municipality, so we are able to customize our services to fit your needs. It's all the major conveniences and little extras we provide that keep our clients satisfied and coming back time and again.

EXPERIENCE

Our team of certified and licensed professionals provides the knowledge, skill and expertise required to provide code enforcement services to municipal building departments and private companies. Our staff members have backgrounds in construction, plumbing, electrical wiring, fire departments and municipal building departments; they represent the very best our industry has to offer.

QUALITY

In addition to our unbeatable service, B & F Technical Code Services, Inc. takes special care to deliver exceptional quality over and over again. At every stage of code enforcement, from plan review to personally meeting with municipal officials and design/construction professionals, the quality of our work is unsurpassed.



About B & F Technical Code Services, Inc.

Our History

B & F Technical Code Services started when Richard A. Piccolo, company president, began to operate a freelance inspection business. Already employed full time with the Elk Grove Village Fire Department as a firefighter, lieutenant and public educator, Mr. Piccolo performed inspections during his time off. His devotion to continuing education and attaining high professional standards, created a wealth of new business opportunities and he was able to turn his side business into a full-time job.

B & F Technical Code Services, Inc. continued to grow. Now, a technical staff of almost 30 inspectors and plan reviewers performs examinations of plans and building sites nationwide. Since 1990, B & F Technical Code Services, Inc. has literally performed services on hundreds of thousands of projects.

Some of those projects include the \$80 million auditorium for the Willow Creek Community Church of South Barrington, Ill.; several major additions to Gilberts, Ill.; a new Village Hall in Bartlett, Ill; a Super Target in Streamwood, Ill.; and the new regional offices of the Department of Veterans Affairs in Chicago.

Through this growth, B & F Technical Code Services, Inc. continued its devotion to education and professional standards. Mr. Piccolo is a Master Code Professional, a Certified Building Official, a Certified Fire Official, a Certified Property Maintenance Inspector, a Certified Building Inspector, a Certified Plans Examiner, an Illinois Certified Fire Inspector and a Certified Firefighter III.

A certified instructor, Mr. Piccolo has taught training seminars nationwide in all the model building codes and served as adjunct faculty at William Rainey Harper College for a number of years. With that type of expertise, it became obvious the next area of growth should come from providing training and continuing education for professionals in code-related careers.

In 2000, the training aspect was committed to a subsidiary company, the Building & Fire Code Academy. Today, BFCA teaches classes pertaining to the International Codes, the Illinois Plumbing Code, the National Electrical Code, the Life Safety Code and legal aspects of code administration.

Currently, B & F Technical Code Services provides a variety of services related to the various building codes:

- Plan Reviews
- Inspections
- General Code Consulting
- Specialized Plan Reviews and Inspections
- Ordinance Creation, Code Updates and Procedure Creation
- ISO Review Preparation
- Hydrant Flow Testing
- Employment Testing
- Expert Testimony
- And Training.

The services are provided to municipalities and private companies, nationwide.

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