

**ORDINANCE 7521
PAMPHLET**

**TEXT AMENDMENTS TO SECTION 150.030 OF THE BUILDING CODE
CONSTRUCTION TYPE IIB & IIBB LIMITATIONS**



PUBLISHED IN PAMPHLET FORM THIS 18th DAY OF MAY 2018, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Sharon Kuderna".

Sharon Kuderna
Village Clerk

ORDINANCE 7521

AN ORDINANCE AMENDING TITLE XV, CHAPTER 150, SECTION 150.030 OF THE LOMBARD VILLAGE CODE IN REGARD TO CONSTRUCTION TYPE IIB AND IIIB LIMITATIONS

WHEREAS, the Lombard Board of Building Appeals met on May 2, 2018, to consider amendments to Chapter 150, Section 150.030 of the Village Code pertaining to limitations of use for Construction Type IIB and Construction Type IIIB buildings; and

WHEREAS, the Lombard Board of Building Appeals offers its recommendations to the President and Village Board of Trustees, recommending approval of the Village Code amendments set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title XV, Chapter 150, Section 150.030 of the Lombard Village Code shall be amended to read in its entirety as follows:

ARTICLE II. – INTERNATIONAL BUILDING CODE – 2012 EDITION

§ 150.030 - Adoption by reference.

All provisions as listed in the International Building Code, 2012 Edition, are incorporated by reference with the following changes:

Section R101.1 Title: Insert "Village of Lombard"

Section 101.4.3 Plumbing: Add to apply Illinois Plumbing Code, latest edition, most restrictive.

Section 103.1 Delete "Department of Building Safety" and insert "Building Division".

Section 103.2 Delete "shall be appointed by the chief appointing authority of the jurisdiction"; add "to work under the direction of the Community Development Director."

Section 105.2 Work exempt from permit: Delete the following exemption: 1, 2, 4, 5, 6, and 9.

Section 105.5 Expiration: Delete this section entirely and refer to Section 150.142, paragraphs A, B, C and D.

Section 109.2 Add to end of paragraph...See Section 150.141 for fee schedules.

Section 110.3.7 Delete Chapter 13 reference and replace with most current version as adopted by the State of Illinois International Energy Conservation Code.

Section 114.4 Add the following: Penalties for violation of Title XV are established by local ordinance.

Section 115.3 Change the last line to read as follows:...shall be liable for a fine as established by local ordinance.

Section 202 Add the following: Structure. One or more buildings constructed and attached together.

Section 310.2 Swimming Pools—See Sections 150.317 - 150.324 for additional requirements.

Chapter 6: Construction Type Limitations.

Construction Type IIB shall be limited to Use and Occupancy Classification Groups F (Factory), S (Storage) and U (Utility and Miscellaneous).

Construction Type IIIB shall be limited to Use and Occupancy Classification Groups F-2 (Low-hazard factories-assemble non-combustibles), S-2 (Low hazard storage mainly non-combustibles) and U (Utility and Miscellaneous). Furthermore, Type IIIB Construction shall also be limited to structures of two (2) stories or less.

Exception: Type IIB construction can be used for parking garage construction where unprotected structural members support only the parking garage itself.

Add Section 503.1.4 Type V B construction. Buildings of Type V B construction shall be limited to Townhouse and One and Two Family Dwellings as regulated by the International Residential Code. Refer to Chapter 150.040 Special Residential Requirements.

Add Section 503.1.5 Type V construction shall have access per Chapter 150.107 of the Building Code, and International Building Code Section 503.7 to each area and level of roof(s), and shall have a maximum roof pitch of 5/12.

Add Section 503.1.6 Type V A construction shall be prohibited in all Occupancy and Use classifications of Group I and Group R-4.

Add Section 503.4

Section 503.4 Type 5 construction shall only be used for Townhouses and One and Two Family Dwellings. See Section 150.040 Special Residential Requirements.

Add the following to Section 506.2.2: All fire lanes shall be approved by the Fire Chief or his/her designee and shall meet the detailed engineering and construction specifications for public improvements as enumerated in the Village of Lombard specifications Manual. See Section 154.402 for additional requirements.

Section 508.3.3 One hour tenant separation walls required for all occupancy types.

Section 901.6 Fire Protection System Supervision: All required fire protection systems shall be supervised by and terminate with the Village of Lombard Communications Center (DUCOMM), or such other central station monitoring service approved by the Fire Code Official.

Exceptions: Supervisory Service is not required for:

- (1) Single and multiple station smoke alarms required by 907.2.11 of the International Building Code, 2012 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

Section 901.6.1 delete Exception 2

Section 901.6.2 change to read as follows: Fire Protection System Supervision: All required fire protection systems shall be supervised by and terminate with the Village of Lombard Communications Center (DUCOMM), or such other central station monitoring service approved by the Fire Code Official.

Exceptions: Supervisory Service is not required for:

- (1) Single and multiple station smoke alarms required by 907.2.11 of the International Building Code, 2012 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

TABLE 601, Note B shall be changed to "Fire Protection shall not be required for roof construction including columns, beams, girders and trusses supporting roofs only in areas devoted to mercantile use, business group, or the storage, shelter and/or servicing of motor

vehicles, provided that the entire structure is protected by an approved, supervised automatic sprinkler system."

Add to Note d Table 601: The 1-hour substitution for fire resistance with an automatic sprinkler system shall not be permitted for buildings of Type V A construction.

Add Section 704.1.2: All lightweight and engineered wood floor/ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

Add Section 704.4.1.3: All lightweight and engineered wood roof ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

Section 903.2 Where required: Shall be changed to read as follows: An approved automatic fire sprinkler system shall be installed and maintained in full operating condition in all parts of all buildings with the following exceptions:

1. Residential Dwellings and Townhouses defined and constructed under the scope of the International Residential Code, 2012 Edition.
2. Auxiliary structure (i.e.; detached garages, sheds) used in conjunction with residential occupancies, (use).
3. One (1) Story Buildings, without basements, having a total area of less than one thousand (1,000) square feet. This requirement shall not be reduced by fire wall separation.
4. Buildings or portions of buildings that comply with Section 406.5 Open Parking Garages.
5. Existing buildings: (For the purpose of this section, occupancy shall be defined as the purpose for which a building or portion thereof is used or intended to be used in accordance with the International Fire Code, 2012 Edition.
 - a. When an addition or additions of 500 square feet or more in aggregate are added, increasing the total area to 2,500 square feet or more, an automatic sprinkler system shall be installed in the entire building.

Note: A fire alarm system installed in the complete building, to include smoke and or heat detection in accordance with NFPA 72 can be approved in place of a sprinkler system where the addition is less than 1,000 square feet (except for occupancy types A, F, H, I and R) as approved by the Fire Code Official.

- b. When the occupancy (use) of a building of 2,000 square feet or more is changed to any of the following uses: assembly, educational, health care, child care, industrial, storage or residential, other than as exempted in Item (1) of this section, an automatic sprinkler system shall be installed in the entire building or in that portion of the building in which the change of occupancy occurred.

Note: A fire alarm system installed in the complete building, to include smoke and or heat detection in accordance with NFPA 72 can be approved in place of a sprinkler system where the proposed occupancy (use) is determined to be of an equal or lessor hazard than the original occupancy (except for occupancy types A, F, H, I and R) as approved by the Fire Code Official.

- c. When the cost of remodeling would be greater than 50% of the market value of a building of 2,000 square feet or more, an automatic sprinkler system shall be installed. Market value of the structure shall be as established by the Township Assessor or by the average of two or more independent appraisals.

6. One-story self-service storage facilities of minimum Type IIB construction: no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

7. Revise Section 903.2 add the following: Approved automatic sprinkler systems in buildings and structures of Type V A construction shall meet the installation requirements of Section 903.3.1.1

Add Section 903.3.5.3 Safety Factor: Provide a minimum 10% or 5 psi minimum safety factor in the fire protection system hydraulic calculation. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.

Add Section 903.4.2.1. Visual: Provide a weather resistant visual alarm device installed on the exterior wall of the building above the fire department connection (FDC) to activate upon fire sprinkler system water flow only.

Add Section 903.6

Section 903.6 A diagram showing areas served by control valves shall be submitted. This diagram shall be placed in the buildings adjacent to the risers.

Add Section 903.2.13—Car Wash Facilities: For structures built to contain self-service car washes that are divided into individual wash area units of not more than three hundred (300) square feet each, with said individual wash area units being divided by solid masonry walls that extend from the floor to the underside of the roof and being open on two (2) sides with no permanently fixed enclosures, a fire resistance rating for the roof

construction shall not be required relative to those portions of the roof over the wash area units.

Add Section 907.1.3.1 Equipment: All fire alarm control panels or full function annunciator panels shall be of the addressable type and shall be installed within ten (10) feet of the main entrance or within a location approved by the Fire Code official.

Section 907.6.5 Change to read as follows: Monitoring. All required fire protection systems shall be supervised and monitored by the Village of Lombard communications Center (DU-COMM) in accordance with NFPA 72 and Section 901.6.4 of this Code.

Exceptions: Supervisory Service is not required where:

- (1) Single and multiple station smoke alarms required by 907.2.11 of the International Building Code, 2012 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

Section 1101.1 Change as follows: Scope: The Village Building Official shall require the provisions of the current "Illinois Accessibility Code" as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purpose of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions.

Section 2303.1.2 Floor Trusses. Changes to read as follows: Light weight wood truss assemblies and "I" joists are not permitted unless installed in an accessory building, or a building with drywall covering all "open-web" and "I joists" and complete NFPA 13 sprinkler system is installed in the entire building.

Section 2901.1 Scope: To read as follows: The Village Building Official shall require the provisions of the current "Illinois Plumbing Code", 225 ILCS 320/1 et seq., as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purposes of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions. Remainder of Chapter text sections 2902.1 thru 2903.3 shall be deleted in their entirety.

Add Section 3001.5—See Lombard Code Section 150.075 for additional elevator requirements.

Change Section 3401.3-Compliance with other codes, delete all references to indicated codes and insert the following: ...in the currently adopted building and fire codes of the Village of Lombard.

Add Section 3401.7 Fire Suppression: Fire Suppression systems shall be installed as outlined in section 903.

Section 3412.2 Insert date January 1, 1950.

SECTION 2: That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of ____, 2018.

First reading waived by action of the Board of Trustees this 17th day of May, 2018.

Passed on second reading this 17th day of May, 2018, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Pike and Ware

Nays: None

Absent: Trustee Johnston

Approved by me this 17th day of May, 2018.


Keith T. Giagnorio, Village President

ATTEST:


Sharon Kuderna, Village Clerk

Published by me in pamphlet form on this 18th day of May, 2018.


Sharon Kuderna, Village Clerk