

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: April 24, 2013 (B of T) Date: May 2, 2013

TITLE: Text Amendments to the Building Code (Chapter 150 of the Code of Ordinances)

SUBMITTED BY: Department of Community Development *WJO*

BACKGROUND/POLICY IMPLICATIONS:

The Board of Building Appeals (BOBA) transmits for your consideration an ordinance granting approval of text amendments to Title 15, Chapter 150, Section 150 et. seq. of the Lombard Village Code in regard to local amendments to the Lombard Building Code.

BOBA recommended approval of these amendments.

Please place this item on the May 2, 2013 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, AICP, ICMA-CM, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development ~~(WJH)~~

DATE: May 2, 2013

SUBJECT: **Text Amendments to the Building Code (Chapter 150 of the Code of Ordinances)**

Attached please find the following items for Village Board consideration as part of the May 2, 2013 Village Board meeting:

1. Board of Building Appeals (BOBA) referral letter;
2. Staff memorandum with a redlined version of the proposed amendments; and
3. An Ordinance granting approval of text amendments to Chapter 150 of the Village Code.

The Board of Building Appeals (BOBA) discussed the amendments at their March 21, 2013 meeting and unanimously recommended approval of the amendments herein. The attached staff memorandum includes an overview of the proposed changes.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

May 2, 2013

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Daniel Whittington, Dist. 1
Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Keith T. Giagnorio
Village President, and
Board of Trustees
Village of Lombard

Subject: Amendments to Title 15, Chapter 150 – Building Code Local Amendments

Dear President Giagnorio and Trustees:

The Board of Building Appeals (BOBA) transmits for your consideration its recommendation regarding the above-referenced request. The Village of Lombard is requesting text amendments to Title 15, Chapter 150, of the Lombard Building Code relative to several code changes recommended by staff.

On March 21, 2013 BOBA met to review this request. Keith Steiskal, Building Official, began the meeting by indicating that the proposed changes to Code are meant to clarify the Code and be more business friendly in order to help designers, architects, engineers and property owners find things easier.

The proposed amendments were presented to BOBA in a redlined version of the Code. Text being added to Code was denoted by underlining and any deletions were struck.

Below are the proposed changes (bolded and italicized) and any resulting discussion.

1. Section 150.008 – Number of copies of Code available for study at Village Hall

Mr. Steiskal referred to the Code books that he brought as samples and stated that they are required to be available at Village Hall for review. He pointed out how voluminous the books are and how costly they are to maintain especially as updates are occurring more frequently. He also noted that there is not and never has been a demand for three copies and that digital versions are available. Consequently, staff is recommending that the number of Code books available for study at Village Hall be changed from three to two.

Mr. Steiskal asked if anyone had any questions or comments. The members concurred with the amendment and had no questions or comments.

2. Section 150.011 Add Design Criteria

Mr. Steiskal exemplified an experience where the architect who was doing a commercial project questioned if the Residential Code was applicable to the Commercial Code and why he had to meet specific design criteria as it was not adopted in the Commercial Code. While the Residential Code is referenced in the Commercial Code to eliminate any confusion, staff is suggesting that the Design Criteria found in the Residential Code be added to the beginning of the Commercial Code in Section 150.011. This way it can be found in both locations and there is no ambiguity in Code. This additional language will be introduced by the following sentence with the design criteria following:

“All structures built within the Village, the following design criteria shall be followed:”

Ground Snow Load	25
Wind Pressure	80
Seismic Conditions	1
Weathering	Severe
Frost Depth	42”
Termite	Yes
Winter Design Temp	14
Radon	Zone 2

Mr. Steiskal asked if anyone had any questions or comments. The members concurred with the amendment and had no questions or comments.

3. Section 150.011 –Metal Roof Trusses

Mr. Steiskal explained that some designers screw the drywall to the metal truss. As the cold metal at the top contracts and the warm metal expands, this results in a buckled truss which lifts the ceiling and cracks the drywall. Staff wants to ensure that this does not happen. We want to make known that there are alternate installation methods that can be used such as spray foam insulation or hanging the ceiling from the bottom of the truss to isolate it from the truss. Truss uplift can be significant which was experienced by the Lombard Station building located at Charlotte and Grove. They had minimum insulation and this was a problem for them. Having alternate installation methods can be simple and uncostly, but will ensure that our residents will not encounter a hardship.

Staff recommends that the following sentence be added to Section 150.011 after the design criteria (found in 2. above).

“All metal trusses shall be installed with a method approved by the licensed designer that prevents “truss uplift”, or the finished ceiling material shall not be directly attached to the metal truss.”

Mr. Steiskal asked if anyone had any questions or comments. The members concurred with the amendment and had no questions or comments.

4. Section 903.2(5)(a) – Fire Alarms

Mr. Steiskal explained that this amendment is significant. Staff is proposing to allow the installation of a fire alarm in place of a sprinkler system when a building addition is less than 1,000 square feet.

Mr. Steiskal provided a brief history of existing code which says that if you have a commercial building and you propose a 500 square foot building addition increasing the total area to 2,500 square feet or more, currently you are required to install a sprinkler system throughout the whole building not just the addition. The problem with this is that a sprinkler system can cost anywhere from \$60,000 to \$100,000 and the building in most cases is not appraising for enough money. Consequently, business owners do not expand their operations and outgrow their location and move out resulting in a lost opportunity to maintain a business and gain important fire protection features.

As a result, staff is introducing an amendment whereby we can at least get that first level of protection by requiring a fire alarm. This amendment would not apply to high risk occupancy types such as a fireworks manufacturing building or a condominium building constructed of wood.

Chuck Riforgiate, Fire Marshal, stated that in a multi-family building with 16 units or more, a fire alarm system is required in the building. The next threshold is a high rise residential building that has units higher than 75 feet above grade.

Mr. Steiskal indicated that staff is not proposing to back off from the State requirements or expand those uses without a sprinkler system, we are taking about an office building, or a small storage business which, if approved, this amendment will enable them to survive while offering some form of fire protection.

Fire Marshal Riforgiate indicated that he has provided updated language which he distributed to the members. He indicated that this amendment does not include occupancy types A, F, H, I or R.

Mr. Steiskal stated that this amendment would be a benefit because if someone wants to do a commercial addition, we will be getting a fire alarm where there was not one before. He explained that A stands for assembly which includes restaurants with a capacity of over 49 people. Anything under 50 is not classified as assembly but as business.

Mr. Steiskal asked if anyone had any questions or comments. The members concurred and stated this was a great amendment.

5. Section 309.6 – Gutters and Garages

Mr. Steiskal indicated that language would be added to Section 309.6 that all garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Community Development

Director or his/her designee. "Equal" would mean something like a French drain, a trench with gravel, etc. which would have to be approved. What we want to avoid is water being directed to a neighbor's yard or having a trench dug too close to the side of the garage where it end up will rotting the side. Code currently states that gutters are required on habitable structures.

Mr. Steiskal asked if anyone had any questions or comments. The members concurred that the amendment made sense and had no other comments or questions.

6. Section 150.141(X) Plan Review Fees

Mr. Steiskal indicated that staff is proposing that the following language to be added into the plan review section fees.

"Plan review fees shall be paid if plan review has been completed. This would apply even if the permit applicant withdraws the permit, or does not pick up the permit."

There is a loophole that currently exists in Code which we want to close. This happened not too long ago when a homeowner wouldn't pay the plan review fee because the Code was unclear. The thought would be to not charge the fee upfront; rather, staff will send them a bill. If they choose to not pay it, we can send it to collections. This amendment would be forcing people to pay for a service they already received.

Mr. Steiskal asked if anyone had any questions or comments.

Steve Flint suggested charging upfront. Mr. Steiskal responded that some towns do it that way but we decided otherwise because in most cases, people come unprepared to pay. We can still begin the permit and when they pick it up, they can pay.

John Cullen suggested setting up an escrow account for people who process multiple permits throughout the year. Marty Igoe added that it was a great idea. Mr. Steiskal added that staff will look at this possibility with the New World software when E-Suite is up and running.

Steve Flint made a motion to recommend to the Board of Trustees the adoption of the proposed building text amendments to Chapter 150 as proposed by staff. The motion was seconded by Marty Igoe and unanimously approved by the members present by a vote of 4-0.

Respectfully,

VILLAGE OF LOMBARD

Board of Building Appeals



MEMORANDUM

TO: Board of Building Appeals Members
FROM: Keith Steiskal, Building Official *KS/MS*
DATE: March 15, 2013
SUBJECT: BUILDING CODE AMENDMENTS

Attached for the Board's review and consideration is a draft copy of the proposed amendments to the Village of Lombard's Building Code, Chapter 150 of the Village Code.

The proposed changes are as follows:

- Number of copies of code available for study at Village Hall
- Adoption by reference:
 - Ground Snow Load 25
 - Wind Pressure 80
 - Seismic Conditions 1
 - Weathering Severe
 - Frost Depth 42"
 - Termite Yes
 - Radon Zone 2
- All metal roof trusses shall be installed with a method approved by the licensed designer that prevents "truss uplift", or the finished ceiling material shall not be directly attached to the metal truss.
- Note: A fire alarm can be approved in place of installation of a sprinkler system where the addition is less than 1,000 Square feet (except occupancy types, H, R, and A) as approved by the Fire Code Official.
- All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Community Development Director or his/her designee.
- Plan review fees shall be paid if plan review has been completed. This would apply even if the permit applicant withdraws the permit, or does not pick up the permit.

Staff will provide a detailed discussion of the proposed amendments at the meeting.

Should you have any questions in the interim, please feel free to contact me at 620-5763 or by e-mail at steiskalk@villageoflombard.org.

(12) All advisory or text notes, other than the rules and regulations contained in the International Building Code, 2009 Edition and the International Residential Code, 2009 Edition are expressly excluded from this chapter.

(13) In the event that any provision of the International Building Code, 2009 Edition and the International Residential Code, 2009 Edition, is in conflict with any provisions of the zoning code, or any amendment thereto of the village, the latter shall prevail and the conflict shall be of no effect.

(Ord. 2561, passed 10-28-82; Am. Ord. 2672, passed 6-14-84; Ord. 5481, passed 5/6/04; Ord. 6602, passed 4/7/11)

§ 150.008 ADOPTION OF CERTAIN BUILDING CODES.

This chapter adopts and incorporates by reference certain codes. Not less than ~~three~~two copies of each code that is adopted and incorporated by reference shall be available for study at the village hall during normal hall hours.

(Ord. 2561, passed 10-28-82)

§ 150.009 MATERIALS OF EQUIVALENT STRENGTH.

Wherever the building regulations of the ordinances of the village prescribe specifications for materials to be used or methods to be followed, any materials or method which give equivalent strength, utility, and safety may be used in lieu of those specified in the building ordinances provided the materials or methods are approved in writing by the Community Development Director.

(Ord. 2561, passed 10-28-82)

§ 150.010 ACCESSIBLE SERVICES.

All public buildings, and public places of accommodation or amusement, as defined by Illinois Compiled Statutes, or buildings required to provide accessible services shall meet or exceed all of the provisions of the Environmental Barriers Act (EBA) (410 ILCS 25/1 et seq), the 1997 Illinois Accessibility Code and the 2010 Americans with Disability Act (ADA) Standard.

(Ord. 6710, passed 4/19/12)

§ 150.011 HELD IN RESERVE

§ 150.012 HELD IN RESERVE

§ 150.013 HELD IN RESERVE

§ 150.014 HELD IN RESERVE.

§ 150.015 RETAINING WALLS.

No plans for retaining walls as defined in § 150.030 shall be approved for a permit unless such plans are signed and sealed by a licensed architect, structural engineer, or professional engineer authorized to sign and seal such plans by state statute. If retaining walls are of timber construction, the retaining wall shall meet IDOT requirements for timber and preservation. No used timbers are allowed.

(Ord. 2830, passed 2-27-86; Am. Ord. 2880, passed 9-11-86) Penalty, see § 150.999

§ 150.016 LANDSCAPE WALLS.

Landscape walls as defined in § 150.030 of less than three feet shall not be required to be approved for a permit. Landscape walls in excess of three feet shall not be approved for a permit unless such plans are signed and sealed by a licensed architect, structural engineer, or professional engineer authorized to sign and seal such plans by state statute. If landscape walls requiring a permit are of timber construction, the landscape walls shall meet IDOT requirements for timber and preservation. No used timbers are allowed for walls in excess of three feet.

(Ord. 2880, passed 9-11-86) Penalty, see § 150.999

§ 150.017 DETERMINATION

INTERNATIONAL BUILDING CODE—2009 EDITION

§ 150.030 ADOPTION BY REFERENCE.

<u>Ground Snow Load</u>	<u>25</u>
<u>Wind Pressure</u>	<u>80</u>
<u>Seismic Conditions</u>	<u>1</u>
<u>Weathering</u>	<u>Severe</u>
<u>Frost Depth</u>	<u>42”</u>
<u>Termite</u>	<u>Yes</u>
<u>Radon</u>	<u>Zone 2</u>

All metal roof trusses shall be installed with a method approved by the licensed designer that prevents “truss uplift”, or the finished ceiling material shall not be directly attached to the metal truss.

All provisions as listed in the International Building Code, 2009 Edition, are incorporated by reference with the following changes:

Section R101.1 Title: Insert “Village of Lombard”

Section 103.1 Delete “Department of Building Safety” and insert “Building Division”.

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

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 310.2 Swimming Pools – See sections 150.317 – 150.324 for additional requirements.

Chapter 6: Construction Type Limitations.

Construction types 3A, 3B, 5A and 5B are deleted. Minimum construction type shall be 2A except, Construction type 2B shall be limited to Industrial Districts and certain CR districts only.

Building of Type 2B construction shall be located not less than 15 feet from another building on the same principal lot unless the wall facing such adjoining building is constructed of materials providing fire resisting of not less than two hours and with all opening protected as required.

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 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, 2009 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

Delete Section 901.6.1

Delete Section 901.6.2

Delete Section 901.6.3

Delete Section 901.6.4

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.”

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. 2009 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 406.3 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, 2009 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 can be approved in place of installation of a sprinkler system where the addition is less than 1,000 square feet (except occupancy types, H, R, and A) 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.
 - 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.

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, 2009 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.

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 3401.5 Fire Suppression: Fire Suppression systems shall be installed as outlined in section 903.

Section 3409.2 Insert date January 1, 1950.

Chapter 35 Delete NFPA 13R-07. Installation of Sprinkler Systems in Residential Occupancies Up To and Including Four Stories in Height.

(Ord. 4142, passed 3/21/96; Ord. 5210, passed 11/7/02; Ord. 5481, passed 5/6/04; Ord. 6436, passed 2/4/10; Ord. 6602, passed 4/7/11; Ord. 6710, passed 4/19/12; Ord. 6795, passed 2/7/13)

§ 150.035 ADOPTION BY REFERENCE.

All provisions as listed in the International Residential Code, 2009 Edition, are hereby adopted and incorporated by reference with the following changes:

Section R101.1 Title: Insert “Village of Lombard”

Section R105.2 Work exempt from permit; Delete the following exemptions: 1, 2, 3, 4, 5, 7 and 10.

Residing a single family home or accessory structure.

Sheds less than 80 square feet and less than 8 feet in height.

Section R105.5 Expiration: Delete this section entirely and refer to Section 150.042, paragraphs A, B, C, and D.

Table R301.2(1) Ground Snow Load: The following information shall be inserted in the table:

Ground snow load	25
Wind Pressure	80
Seismic Conditions	1
Weathering	Severe
Frost Depth	42
Termite	Yes
Winter Design Temp	14
Radon	Zone 2

Delete note “f” at the bottom of Table R301.2(1)

R302.2 Townhouses-Exception shall be amended to read
“A common 2-hour fire-resistance wall constructed of masonry is permitted for townhouses”.

R302.3 Two family dwellings shall be amended to read
“Dwelling units in two-family dwellings shall be separated from each other by a 2-hour masonry wall or a 2-hour floor meeting ASTM E 119 or UL 263”.

R302.3 Two family dwellings Exception 1 shall be amended to read “A fire-resistance rating of 1 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13”.

R302.3 Two family dwellings – Delete exception 2

Section R312.1 Delete “more than 30 inches” and insert “more than 16 inches”.

Delete Section R313

Delete Table R302.6 and replace with “The Minimum distance between a residence and accessory structures shall be 10 feet unless a 1-hour fire resistance wall is installed at the accessory structure”. Two (2) feet shall be the minimum separation.

Change section R309.2 Separation required.

To read as follows: The garage shall be separated from the residence and its attic by means of minimum 5/8” type X Fire Code gypsum board applied to the garage side of the wall and/or ceiling.

Add Section R309.5 Service Doors: All garages shall have a service door. The door shall be side-hinged, not less than 2 feet 8 inches in width, not less than 6 feet 8 inches in height and designed for exterior use. A switched electric light and a 3 foot by 3 foot landing are required at all service doors. One switched light, one ceiling mounted receptacle, and one wall mounted receptacle shall be required on the inside of each garage.

Add Section R309.6

All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Community Development Director of his/her designee.

Add to Section R315 Carbon Monoxide Detectors

R315.4 Provide a minimum of one Carbon Monoxide detector in every dwelling unit. Provide a minimum of one carbon monoxide detector on each story including basements in a multiple story dwelling. All carbon monoxide detectors shall be approved and listed and shall be installed in accordance with the manufacturer’s installation instructions.

R315.5 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the entire building shall be provided with carbon monoxide detectors located as required for new dwellings.

(T) SWIMMING POOLS.

Single Family and Two Family Dwellings

Above ground	\$55.00
Electric	\$55.00
Gas Heater	40.00

Inground:

Structure - as per division (C) above.	
Plumbing	\$83.00
Electric	\$83.00
Plan review	\$71.00

Commercial/Industrial/Multi-Family

Above ground	\$135.00
Electric	\$108.00

Inground:

Structure - as per division (C) above.	
Plumbing	\$200.00
Electric	\$157.00
Plan review	\$135.00

(U) FENCES & SIGNS

All fences shall be subject to a \$16.00 fee. Fences involving electrically operated gates shall be charged a fee in accordance with Section 150.141(F) of the Lombard Village Code.

Attention Getting Devices, Banners, Temporary Signs and Inflatable Devices shall be subject to a \$16.00 fee. Attention Getting Devices, Banners, Temporary Signs and Inflatable Devices permit fees shall not be applicable to any governmental unit or to any charitable organization as defined in "An Act to Regulate Solicitation and Collection of Funds for Charitable Purposes, Providing for Violations Thereof and Making an Appropriation Therefore", 225 ILCS 460/1.

All other Signs

Per Square Foot of Face: \$2.15/square foot or \$75.00 minimum

Electrical Service: \$108.00

(V) SHEDS. See subsection (C) above.

(W) GOVERNMENT ENTITIES.

Requirements relative to fees, bonds and letters of credit shall be waived in accordance with Sections 14.01 and 14.02 of this Code.

(X) PLAN REVIEW FEES. Traffic Impact Advisory Services: In addition to other fees established by this ordinance, all applications for building permits that have a substantial traffic impact as determined by the Inter-Departmental Review Committee, shall be accompanied by a deposit of \$1,000 to be used for traffic impact analysis services. If the Village's costs for such services exceeds the deposit, the applicant shall reimburse the additional costs incurred by the Village. If such costs are less than the deposit, the Village shall return the difference to the applicant. The total cost incurred by the applicant for such services shall not exceed \$10,000.00.

Until such time that the Village has received final payment of all traffic advisory services fees, no permits for the use or development of land shall be issued. Plan review fees shall be paid if plan review has been completed. This would apply even if the permit applicant withdraws the permit, or does not pick up the permit.

(Y) OVERTIME INSPECTION FEES. Inspections conducted before 7:30 a.m. or after 5:00 p.m. on weekdays and at any time on weekends and holidays, when available, shall be billed at a rate of \$100.00 per hour per inspector with a minimum of one (1) hour charged to the permittee beginning at the scheduled starting time, including no-shows. Said inspection fee shall be in addition to any requisite fees referenced within this subsection and shall be paid prior to issuance of any certificates of occupancy or approval of final inspections. The aforementioned fee shall not apply for permitted projects being undertaken by the owner/occupant of a single-family residence.

Availability of inspection staff to perform inspection activities outside of regular business hours is subject to the discretion of the Director of Community Development, who may offer such services, subject to staffing levels, costs and inspector availability. For inspections associated with a Special/Temporary Event application, the aforementioned billing rate can be waived, per Section 110.45 of the Village Code, subject to prior approval by the Village Manager or his/her designee.

(Ord. 2561, passed 10-28-82; Am. Ord. 2627, passed 9-8-83; Am. Ord. 2951, passed 5-28-87; Am. Ord. 2961, passed 6-25-87; Am. Ord. 2980, passed 9-3-87; Am. Ord. 3152, passed 5-4-89; Ord. 4796, passed 4/27/00; Ord. 5253, passed 2/20/03; Ord. 5387, passed 11/20/03; Ord. 5464, passed 4/1/04; Ord. 5627, passed 4/21/05; Ord. 5921, passed 9/21/06; Ord. 6063, passed 06/21/07; Ord. 6331, passed 5/7/09; Ord. 6461, passed 4/1/10; Ord. 6468, passed 4/15/10; Ord. 6521, passed 9/2/10)

§ 150.142 TIME LIMIT FOR BUILDING PERMITS.

(A) An applicant or property owner must take possession of a permit within thirty (30) days after notification that a permit has been approved. The

LOMBARD CODE OF ORDINANCES

Amending Title XV, §903.2, (5) (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.

Change to include the exception.

Except for occupancy types A, F,H, I, R; an automatic sprinkler system is not required when a complete fire alarm system, to include smoke and/or heat detection, meeting the total coverage requirements of NFPA 72 is installed in the entire building.

ORDINANCE NO. _____

AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS TO
TITLE 15, CHAPTER 150, SECTION 150 ET. SEQ.
OF THE LOMBARD VILLAGE CODE IN REGARD TO LOCAL AMENDMENTS
TO THE LOMBARD BUILDING CODE

WHEREAS, the Village of Lombard (the “Village”) has adopted a Code of Ordinances to regulate, among other things, the development of buildings and structures within the Corporate limits of the Village; and

WHEREAS, the Village has adopted local building code regulations set forth within Title 15, Chapter 150 of the Village Code; and

WHEREAS, the Village has determined that it is in the best interest of the community to periodically review the existing regulations and offer periodic changes to address issues pertaining to building code regulations.

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: That Title 15, Chapter 150, Section 150.008 of the Village Code is hereby amended to read as follows:

| This chapter adopts and incorporates by reference certain codes. Not less than ~~three~~two copies of each code that is adopted and incorporated by reference shall be available for study at the village hall during normal hall hours.

SECTION 2: That Title 15, Chapter 150, Section 150.011 of the Village Code is hereby added to read as follows:

§ 150.011 DESIGN CRITERIA

For all structures built within the Village, the following design criteria shall be followed:

<u>Ground Snow Load</u>	<u>25</u>
<u>Wind Pressure</u>	<u>80</u>
<u>Seismic Conditions</u>	<u>1</u>
<u>Weathering</u>	<u>Severe</u>
<u>Frost Depth</u>	<u>42"</u>
<u>Termite</u>	<u>Yes</u>
<u>Radon</u>	<u>Zone 2</u>

All metal roof trusses shall be installed with a method approved by the licensed designer that prevents "truss uplift", or the finished ceiling material shall not be directly attached to the metal truss.

SECTION 3: That Title 15, Chapter 150, Section 150.030, of the Village Code referencing the applicable sections of Illinois Building Code, 2009 edition, is hereby amended to read in part as follows:

Section 903.2, 5 (a)

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, 2009 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

SECTION 4: That Title 15, Chapter 150, Section 150.035, of the Village Code referencing the applicable sections of International Residential Code, 2009 edition, has is hereby amended to read in part as follows:

Add Section R309.6

All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Community Development Director or his/her designee.

SECTION 5: That Title 15, Chapter 150, Section 150.141 (X), of the Village Code is hereby amended to read in part as follows:

(X) PLAN REVIEW FEES. Traffic Impact Advisory Services: In addition to other fees established by this ordinance, all applications for building permits that have a substantial traffic

impact as determined by the Inter-Departmental Review Committee, shall be accompanied by a deposit of \$1,000 to be used for traffic impact analysis services. If the Village's cost for such services exceeds the deposit, the applicant shall reimburse the additional costs incurred by the Village. If such costs are less than the deposit, the Village shall return the difference to the applicant. The total cost incurred by the applicant for such services shall not exceed \$10,000.00. Until such time that the Village has received final payment of all traffic advisory services fees, no permits for the use or development of land shall be issued. Plan review fees shall be paid if plan review has been completed. This would apply even if the permit applicant withdraws the permit, or does not pick up the permit.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this _____ day of _____, 2013.

First reading waived by action of the Board of Trustees this _____ day of _____, 2013.

Passed on second reading this _____ day of _____, 2013, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____, day of _____, 2013.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published by me in pamphlet form this _____ day of _____, 2013.

Sharon Kuderna, Village Clerk