



## MEMORANDUM

**TO:** Board of Building Appeals (BOBA) Members

**FROM:** Keith Steiskal, Building Commissioner

**MEETING DATE:** November 3, 2021

**SUBJECT:** **Text Amendments to Chapter 150.001 through 017 and 150.035 of the Village Code: General Provisions and Local Amendments to the 2018 International Residential Code**

Staff undertook a review of the Village ordinances to amend language used in the current ordinances to be more consistent with the International Codes adopted by the Village of Lombard. This was done in regards to general language, definitions, and the general code structure and layout. Additionally, charts have been updated to reflect the newest adopted codes and add information in the ordinances that are commonly requested by customers about the design charts. This is all part of a larger effort to allow customers who choose to self-serve using online information the data in a readily usable format and a layout similar to the International Codes.

The definitions changes do not change the intent, but were simply made to be consistent with the International Codes. An example is the change from “party wall” to “Common Fire-resistance rated walls”. A party wall is more of a definition of a wall legally separating ownership rather than a reference to a building code/fire code required wall. The adopted International Codes have great language in them, so staff has is recommending these changes to be consistent with the adopted codes.

Other changes were made to remove code years for State and Federally adopted codes (2010 ADA Standard) and replace it with “current”. This is similar to how Lombard has addressed other State codes.

Additional language has been added to help customers address questions in regards to “retaining walls” and the requirements for designing and constructing them. In more recent years manufactures have marketed “pre-engineered” retaining walls that allow for a customer to purchase and build a retaining wall to a certain height, etc. without any needed additional designing to occur. The proposed code language reflects the acceptance of these type walls with no need to

hire a design professional as long as the product is used as the manufacturer has pre-engineered it to be used.

The last section with proposed changes is the area of the code pertaining to what work does not require a permit. Staff has added language to this section to be consistent with the current International Codes, and current Village policy. While not every policy needs to be adopted into code, specific work exempt from a permit is worth clarifying to make sure this is uniformly enforced and to allow access by the public to this information online at any time they want.

**ACTION REQUESTED**

Staff is introducing these proposed amendments to BOBA at the November 3, 2021 meeting. Staff is seeking a recommendation of approval

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## ARTICLE I. - GENERAL PROVISIONS

### § 150.001 - Title.

~~The hereinafter described~~These regulations shall be known as the Building Code of the ~~village~~Village of Lombard, Illinois, hereinafter referred to as "this Code".

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

### § 150.002 - ~~Purpose~~Scope.

~~The purpose of the building code is to regulate and control the design, construction, size, use of materials, and occupancy of buildings and to provide minimum standards to protect life safety, health, and welfare and maintenance of all buildings and structures in the village.~~The provisions of this Code shall apply to construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

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

### § 150.003 - ~~Scope~~Intent.

~~The provisions of this Code shall apply to all buildings and structures that shall be constructed, additions thereto, alterations, repairs, removed, raised or demolition, and maintenance, including all mechanical equipment such as central air conditioning, electrical, elevators, heating, and plumbing installations.~~The purpose of this Code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion and other hazards, and to provide reasonable level of safety to fire fighters and emergency responders during emergency operations.

(Ord. 2561, passed 10-27-82)

### § 150.004 - Interpretation.

~~The building code of the village~~This Code shall be interpreted according to the rules of statutory interpretation. In the event of a conflict, the ~~printed published~~ portion of ~~the building code~~this Code ~~will shall~~ prevail over the other codes incorporated by reference.

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

### § 150.005 - ~~Application and effect~~Applicability.

A. ~~General. Refer to § 150.002. The regulation of the building code~~ Code of the village, as herein adopted, shall apply to all matters concerning the erection, construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and structures, and their service equipment as herein defined, and shall apply to all existing or proposed buildings and structures, and their equipment as herein defined, and shall apply to all existing or proposed buildings and structures in the village.

B. ~~Other laws. The provisions of this Code shall not be deemed to nullify any applicable provisions of DuPage County, State of Illinois or federal laws.~~

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

## § 150.006 - Building division.

A. Enforcement agency. There is hereby established a Building Division designated as a ~~Division~~ division of the Community Development Department and operated under the direction and supervision of the Community Development Director.

A.B.Appointment. The Community Development Director shall be appointed by the Village Manager on the basis of examination to determine ~~his/hers~~ their qualifications and will be governed by appropriate state statutes.

B.C.Deputies. The Community Development Director may detail such members of the Community Development Department as inspectors as shall from time to time be necessary.

(Ord. 6602, passed 4/7/11)

## § 150.007 - Definitions; and references.

A. Definitions. For the purpose of this Chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

~~Attached dwelling~~ **ATTACHED DWELLING.** One which is joined to another *dwelling* at one or more sides by ~~party common fire-resistance rated~~ walls or ~~fire-other approved~~ separation assemblies.

~~Detached dwelling~~ **DETACHED DWELLING.** One which is entirely surrounded by open space on the same lot.

~~Multi-family dwelling units~~ **MULTI-FAMILY DWELLING UNITS, MULTI-FAMILY HOUSING.** A building, or portion thereof, containing three or more dwelling units.

~~New~~ **NEW.** Any ~~building-structure~~ constructed after the effective date of this ~~Chapter~~ Code.

~~Single-family attached dwelling units. See Use Group R-3.~~

B. References; and

1. Any reference in ~~the code~~ this Code to jurisdiction, corporate limits, or name of jurisdiction shall ~~mean~~ mean the Village of Lombard, Illinois.
2. Any reference in ~~the code~~ this Code to the chief appointing authority ~~means~~ shall mean the Village Manager or Village Board as authorized by ordinance.
3. Any penalty or penalties referred to in ~~the 2018 Edition of the International Building Code or the 2018 Edition of the International Residential Code~~ this Code and locally adopted codes shall be the penalty or penalties as provided under ~~this Chapter (§ 150.999)~~ of this Code.
4. Any reference to any sanitary district ~~means~~ shall mean the Village of Lombard sewerage system or the Facilities Planning Area (FPA) District, whichever is applicable.
5. Any reference to water department shall mean the Village of Lombard water system.
6. Any reference to zoning or zoning ordinances shall mean the Village of Lombard zoning ordinances.
7. Any reference to Commissioner of Police ~~means~~ shall mean the Village of Lombard Chief of Police.
8. Any reference to The Fire Department shall mean the Village of Lombard Fire Department.
9. Any reference to The Health Department shall mean the DuPage County Health Department.
10. Fire District No. 1 shall be all areas of the village excepting therefrom those zoned for single-family use and an R-3 two-family residence district. A fire district map shall be maintained by the Fire Chief and certified copies thereof shall be open to public reference or available by copies at all times during

which the office of the Fire Chief is open. When uncertainty exists with respect to the boundaries of the district, as shown on the fire district map, the following rules shall apply:

- a. District boundary lines are either right-of-way lines of railroads, highways, streets, alleys, easements, tract, or lot lines, or such lines extended unless otherwise indicated.
  - b. Where a district boundary line divides a lot in single ownership as of the date of adoption of this Chapter, and if more than 50 percent of the lot is located within the district, then the district boundaries shall be extended to include all of the lot.
  - c. Where a district boundary line divides a lot in single ownership as of the date of adoption of this Chapter, and if less than 50 percent of the lot is located within the district, then the entire lot shall be excluded from the district.
11. All advisory or text notes, other than the rules and regulations contained in the ~~International Building Code, 2018 edition and the International Residential Code, 2018 edition~~ locally adopted codes are expressly excluded from this Chapter.
  12. In the event that any provision of the ~~International Building Code, 2018 Edition and the International Residential Code, 2018 edition~~, locally adopted codes is in conflict with any provisions of the ~~zoning code~~ Zoning Code (Chapter 155), 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; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7893, § 1, passed 12-3-20)

#### § 150.008 - Adoption of certain building codes.

This Chapter adopts and incorporates by reference certain codes. Not less than ~~two copies~~ one hard copy of each code that is adopted and incorporated by reference shall be available for study at the ~~village hall~~ Village Hall during ~~normal hall~~ regular business hours in which the Village Hall is open to public.

(Ord. 2561, passed 10-28-82; Ord. 6833, passed 5-16-13)

#### § 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 methods 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 or their designee.

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

#### § 150.010 - Accessible services.

All public buildings, and public places of accommodation or amusement, as defined by the Illinois Compiled Statutes (ILCS), 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 current *Illinois Accessibility Code (ILAC)* ~~as adopted by the State of Illinois and~~, the ~~2010-current~~ *Americans with Disabilities Act (ADA) Standard for Accessible Design*, and accessibility provisions included in the locally adopted codes.

(Ord. 6710, passed 4/19/12; Ord. No. 7893, § 1, passed 12-3-20; Ord. No. 7937, § 1, passed 3-18-21)

## § 150.011 - Design criteria.

A. For all structures built within the ~~village~~Village, the following climatic and geographical design criteria shall be followed:

<del>Ground snow load</del>	<del>25</del>
<del>Wind Ultimate Speed</del>	<del>105</del>
<del>Seismic Design Category</del>	<del>B</del>
<del>Weathering</del>	<del>severe</del>
<del>Frost Depth</del>	<del>42</del>
<del>Termite</del>	<del>Yes</del>
<del>Winter Design Temp</del>	<del>-4</del>
<del>Radon</del>	<del>Zone-2</del>

<u>TAB. 150.011(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA</u>		
<u>GROUND SNOW LOAD (psf)</u>		<u>25</u>
<u>WIND DESIGN</u>	<u>Ultimate Speed (mph)</u>	<u>115</u>
	<u>Topographic Effects</u>	<u>NO</u>
	<u>Special Wind Region</u>	<u>NO</u>
	<u>Windborne Debris Zone</u>	<u>NO</u>
<u>SEISMIC DESIGN CATEGORY</u>		<u>B</u>
<u>SUBJECT TO DAMAGE FROM</u>	<u>Weathering</u>	<u>SEVERE</u>
	<u>Frost Line Depth (inches)</u>	<u>42</u>
	<u>Termite</u>	<u>YES (MODERATE TO HEAVY)</u>
<u>WINTER DESIGN TEMP (°F)</u>		<u>- 4</u>
<u>ICE BARRIER UNDERLAYMENT REQUIRED</u>		<u>YES</u>
<u>FLOOD HAZARD</u>		<u>Refer to Chapter 151</u>
<u>AIR FREEZING INDEX</u>		<u>2000</u>
<u>MEAN ANNUAL TEMP (°F)</u>		<u>49.4</u>
<u>EPA RADON ZONE</u>		<u>2</u>

B. For all structures built within the Village, the following Manual J design criteria shall be followed:

<u>TAB. 150.011(2) MANUAL J DESIGN CRITERIA</u>			
<u>Elevation (feet)</u>	<u>758</u>	<u>Heating Temp Dif</u>	<u>72</u>
<u>Latitude (° North)</u>	<u>42</u>	<u>Cooling Temp Dif</u>	<u>15</u>
<u>Winter Heating</u>	<u>1</u>	<u>Wind Velocity Heating</u>	<u>15</u>
<u>Summer Cooling</u>	<u>88</u>	<u>Wind Velocity Cooling</u>	<u>7.5</u>
<u>Altitude Correction Factor</u>	<u>0.98</u>	<u>Coincident Wet Bulb</u>	<u>74</u>
<u>Indoor Design Temp (°F)</u>	<u>72</u>	<u>Daily Range</u>	<u>M</u>
<u>Design Temp Cooling (°F)</u>	<u>75</u>	<u>Winter Humidity</u>	<u>40</u>
		<u>Summer Humidity</u>	<u>2.25</u>

C. Metal trusses. All metal trusses shall be installed with a method approved by an Illinois licensed architect or engineer that prevents "truss uplift," or the finished ceiling material shall not be directly attached to the metal truss.

(Ord. 6832, passed 5/16/13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7937, § 1, passed 3-18-21)

§§ 150.012—150.014. - Reserved.

§ 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.~~

A. Definitions.

HEIGHT. Retaining wall height shall be measured from the bottom of the footing to the top of the wall.

LANDSCAPE WALL. Type of a retaining wall without a surcharge and limited to 36 inches (915 mm) or less in height. Commonly used to create a seat wall, raised garden beds, planter borders, or similar.

RETAINING WALL. Any wall structure designed and used for supporting unbalanced fill (soil or other material) laterally.

SURCHARGE. Added load above a retaining wall, e.g. driveway, patio, swimming pool, or similar.

B. Design Requirements. All retaining walls shall be designed by an Illinois licensed Design Professional, unless:

1. Pre-engineered and approved construction methods are used and approved in writing by the Community Development Director or their designee.
2. Retaining wall is 36 inches (915 mm) or less in height and does not support a surcharge.
3. Retaining wall supporting a surcharge is 24 inches (610 mm) or less in height.

C. Timber Walls.

1. The retaining walls with a surcharge- shall meet IDOT requirements for timber and preservation.- No used timbers are allowed.



~~2. The landscape walls shall meet IDOT requirements for timber and preservation.- No used timbers are allowed for landscape walls in excess of three more than 3 feet (915 mm) in height.~~

~~D. Determination of Wall Type. When the Community Development Director or his/her their designee has determined in writing that plans as submitted may be inadequate or the classification of a landscaping or retaining wall is not the same as requested by the party building said wall, an independent engineer designated by the Community Development Director or his/her their designee shall be retained to review the plans. The cost of the independent review shall be paid by the party building said wall.~~

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

~~Cross reference — Penalty, see § 150.999~~

#### ~~§ 150.016 - Landscape walls Reserved.~~

~~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)

~~Cross reference — Penalty, see § 150.999~~

#### ~~§ 150.017 - Determination of wall as landscaping or retaining Reserved.~~

~~When the Community Development Director or his/her designee has determined in writing that plans as submitted may be inadequate or the classification of a landscaping or retaining wall is not the same as requested by the party building said wall, an independent engineer designated by the Community Development Director or his/her designee shall be retained to review the plans. The cost of the independent review shall be paid by the party building said wall.~~

(Ord. 2880, passed 9-11-86)

## ARTICLE III. - INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION

### § 150.035 - Adoption by reference.

All provisions as listed in the International Residential Code, 2018 edition, are hereby adopted and incorporated by reference with the following changes:

#### Chapter 1. Scope and Administration

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-. Building:~~

1. Delete entire paragraph and insert: "One-story detached enclosed accessory structures, provided that the gross floor area does not exceed 80 square feet (7.43 m<sup>2</sup>), the height is less than 8 feet (2440 mm) above grade and a permanent foundation in not required.
2. Delete entirely.
3. Delete entirely.
4. Delete entirely.
5. Delete entire paragraph and insert:
  - a. Private walkways less than 100 square feet (9.29 m<sup>2</sup>) in gross area, unless located along a driveway or within 5 feet (1525 mm) from any property line.
  - b. Repair of an existing driveway limited to 25% of the driveway gross area or 100 square feet (9.29 m<sup>2</sup>), whichever is less.
6. Add: "Including repair of a damaged/punctured drywall limited to 25% of the net area of the structure, but not replacement of an entire space sheathing or backer boards."
7. No change.
8. Add: "Unless permanent foundation is required."
9. No change.
10. Delete entire paragraph and insert:
  - a. Wood-framed decks/platforms not exceeding 100 square feet (9.29 m<sup>2</sup>) in gross area, that are not more than 7-3/4 inches (195 mm) above grade at any point, are not attached to another structure and do not serve as a part of means of egress.
  - b. Patios less than 100 square feet (9.29 m<sup>2</sup>) in gross area, constructed per § 150.312, with a patio surface matching existing adjacent grade.
  - c. Exception shall not apply, where item a. or item b. is located along a driveway or within 5 feet (1525 mm) from any property line.
  - d. Exception shall not apply, where item a. and item b. is provided with a gas, electrical, or plumbing fixtures.
11. Add item 11.: Residing of an existing single-family residence or accessory structure.

~~Residing a single family home or accessory structure.~~

~~Sheds less than 80 square feet and less than 8 feet in height. **without permanent foundation.**~~

~~Patios less than 100 square feet.~~

Section R105.5 Expiration: Delete this section entirely and refer to ~~§ Section 150.042, paragraphs A, B, C, and D.~~ Time Limit for Building Permits.

Chapter 2. Definitions. Add:

STRUCTURE, ATTACHED. A structure or portion of a structure that shares at least one (1), ten (10) feet long wall assembly with a dwelling unit (principal structure) and has a frost protected foundation as the dwelling unit (principal structure).

Chapter 3. Building Planning

Table R301.2(1) Climatic and geographic design criteria. Refer to § 150.011 – Design Criteria~~Ground Snow Load: The following information shall be inserted in the table:~~

<del>Ground snow load</del>	<del>25</del>
<del>Wind Ultimate Speed</del>	<del>105</del>
<del>Seismic Design Category</del>	<del>B</del>
<del>Weathering</del>	<del>severe</del>
<del>Frost Depth</del>	<del>42</del>
<del>Termite</del>	<del>Yes</del>
<del>Winter Design Temp</del>	<del>-4</del>
<del>Radon</del>	<del>Zone 2</del>

~~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 24 inches"~~

~~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.

Section R309 Delete section title entirely and insert: Garages, Carports and Sheds

Add Section R309.1.1 Foundation.

1. Any structure attached to a dwelling unit (principal structure) shall have a frost protected foundation (at least 42 inches deep), and meet the minimum foundation standards per the *International Residential Code* chapter 4.
2. Accessory structures 200 square feet in gross area or larger shall have a permanent foundation.
3. Detached accessory structures with more than 18 inches (457 mm) of grade difference shall not use a thickened edge slab type foundation.

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 R309.7 Service Doors.

1. All shall have a service door. The door shall be side-hinged, not less than 2 feet 8 inches in width, and not less than 6 feet 8 inches in height. Side hinged door to open to house for attached garage and open to outside for detached garage. A 3-foot by 3-foot landing is required at all exterior service doors.
2. All storage sheds shall have a door not more than 6 feet in clear width. Structures with door openings wider than 6 feet shall meet the minimum garage standards per the *Village Codes*. Exterior landing shall not be required at shed service doors.

Add Section R309. ~~9-8~~ Utility requirements and restrictions.

1. Electrical:
  - a. A switched electric light is required at the exterior of all garage service doors.
  - b. One switched light, one ceiling mounted receptacle, and one wall mounted receptacle per vehicle bay shall be required on the inside of each garage.
2. Plumbing:
  - a. Only dwelling units (principal structures) shall be allowed to have a plumbing system for a bathroom or kitchen. A garage may have a floor drain and or a sink as long as the garage is attached to the house, detached with a complete frost protected foundation, the structure is insulated and heated, and the plumbing system meets all provisions of the current *Illinois Plumbing Code* and *Village Codes*.

Add Section R309.9

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 R312.1.1 Where required. Delete: "more than 30 inches (762mm)" and insert "more than 24 inches (610 mm)".

Delete Section R313

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.

R315.6 Power source; Required carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting source other than those required for over-current protection.

Section R325.1 Site Address; Add to end of sentence the following: The minimum size of numbers for addresses shall be 4" high and of a contrasting color to mounting surface.

Section R502.1.4 Prefabricated Wood I-Joists: Change to read as follows: Lightweight wood truss assemblies and "I" joists are not permitted unless installed in accessory structure or in any structure with 5/8 " type-x drywall covering all "open web joists" or "I-Joists", and a complete NFPA 13 sprinkler system is installed in the entire building.

Add 802.11.2-Wood roof trusses must have metal gusset plates covered with ½" plywood, glued and screwed. Plywood must extend 6" beyond each side of the metal gusset plate (3 sides if 4th side is obstructed by roof sheathing or drywall ceiling).

Delete the plumbing and electric sections of this code, except Chapter 25, Plumbing Administration and Chapter 26, General Plumbing Requirements.

Appendix E: Delete all sections and replace with the following: Manufactured housing units shall comply with all sections of this code and all other applicable Village Ordinances denoted in Title XV as they apply to the construction for all single family detached dwellings.

(Ord. 5481, passed 5/6/04; Ord. 6217, passed 8/21/08; Ord. 6602, passed 4/7/11) (Ord. 6832, passed 5/16/13; Ord. No. 7061, Exh. A, passed 4-2-15)

## ARTICLE XIV. – INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION

### § 150.090 - Title; scope.

This subchapter shall be known as the Basic Minimum Property Maintenance Code and shall apply to all structures and properties, including all dwelling units for human occupancy.

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

### § 150.091 - Adoption by reference.

The International Property Maintenance Code, 2018 edition as published by the International Code Council, is hereby adopted by reference as the Minimum Property Standards Code of the village, subject to any amendments made thereto and as enumerated in [§ 150.092](#) hereof.

(Ord. 2561, passed 10-28-82; Ord. 5481, passed 5/6/04; Ord. 6603, passed 4/7/11; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7893, § 1, passed 12-3-20)

### § 150.092 - Additions and deletions.

The provisions of this section shall supersede and amend the provisions of the code hereby adopted in [§ 150.091](#):

- A. All words and terms used in said International Property Maintenance Code shall be defined pursuant to the provisions of the village zoning ordinance; provided, however, that a word or term not defined in said zoning ordinance shall be defined as per Article 2 of said International Property Maintenance Code. The Board of Appeals of the village shall constitute the Appeal Board designated in Section PM-111.2, et seq.
- B. Section 101.1 Insert; The Village of Lombard.
- C. Section 103.1 Delete "Department of Property Maintenance Inspection" and insert Building Division".
- D. Section 106.4; See the fee and penalty sections of these ordinances.
- E. Sections 110.1 to 110.1 inclusive and entitled "Demolition" are hereby deleted. Refer to §150.206 for demolition provisions.
- F. Section PM-304.14 Add the following dates: June 1 through November 1.
- G. Section PM-304.4.1 All property owners that have elevated parking structures constructed prior to 2002 shall have the parking structure and its supporting structural components inspected under the direction of an Illinois Licensed Structural Engineer by December 31, 2012, and shall be inspected every 10 years thereafter. All property owners that have elevated parking structures constructed in or after 2002 shall have the parking structure and its supporting structural components inspected under the direction of an Illinois Licensed Structural Engineer and the Engineer's report submitted to the Village no later than ten (10) years from the date the construction of the structure was completed. Or by December 31, 2012, whichever is last. The cost of the inspection shall be at the expense of the building owner
- H. Sections PM-304.4.2 All property owners that have buildings constructed using wood "bow-string-roof-trusses" shall have the trusses inspected under the direction of an Illinois Licensed Structural Engineer by December 31, 2011, and shall be inspected every 10 years thereafter. The engineers report will need to be submitted to the Lombard Building Division by December 31, 2011. The cost of the inspection shall be at the expense of the building owner.
- I. Section PM-304.4.3 All property owners of buildings constructed of four stories or more above grade and built prior to 1997 shall have the building's structural frame visually inspected under the direction of a Structural

Engineer by December 31, 2022, and shall be inspected every 10 years thereafter. This inspection activity shall include at a minimum the visual inspection of the "frame structure" as define by the *International Building Code* to ensure the structure can continue to support all designed loads. The owner shall submit the Structural Engineer's completed report to the Community Development Department no later than December 31, 2022. The cost of the inspection shall be at the expense of the building owner. All buildings four stories or more completed on or after January 1, 1997 shall be required to complete the same inspection and report requirements beginning 25 years after the construction of the building was completed and a Certificate of Occupancy was issued by the Village.

J. Section PM-602.3 Add the following dates: September 15 through June 1.

K. Section PM-602.4 Add the following dates: November 1 through June 1.

(Ord. 5481, passed 5/6/04; Ord. 6603, passed 4/7/11; Ord. 6710, passed 4/19/12)