

**ORDINANCE 7997
PAMPHLET**

**TEXT AMENDMENTS TO TITLE XV, CHAPTER 150 (BUILDING CODE),
SECTION 150.35 OF THE LOMBARD VILLAGE CODE PERTAINING TO
ACCESSORY STRUCTURES**



PUBLISHED IN PAMPHLET FORM THIS 5th OF NOVEMBER, 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 7997

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150 OF THE LOMBARD VILLAGE CODE
RELATIVE TO THE BUILDING CODE**

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes to reflect locate and state amendments as well as trends in construction; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on August 4, 2021; and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein.

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 15, Chapter 150, Section 150.010 through 150.040 of the Lombard Village Code is hereby amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

CHAPTER 150: - BUILDING CODE

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:

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: **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.

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).

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

Ground snow load	25
Wind Ultimate Speed	105
Seismic Design Category	B
Weathering	severe
Frost Depth	42
Termite	Yes
Winter Design Temp	-4
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 24 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.

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 R309.57 Service Doors.:- All detached garages 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 and designed for exterior use. Side hinged door to open to house for attached garage and open to outside for detached garage. 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.~~

1. **All garages 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 Village Code. Exterior landing shall not be required at shed service doors.**

Add Section R309.9 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 R309.69

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

~~Detached garages with more than 18 inches of grade difference shall not use a thickened edge slab type foundation.~~

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)

SECTION 2: That this ordinance shall be in full force and effect on January 1, 2022 after its passage, approval and publication as provided by law.

Passed on first reading this 21st of October, 2021.

First reading waived by action of the Board of Trustees this _____ day of _____, 2021.

Passed on second reading this 4th of November, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner


Nays: None

Absent: None

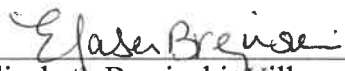
Approved by me this 4th of November, 2021.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 5th of November, 2021.


Elizabeth Brezinski, Village Clerk