



MEMORANDUM

TO: Board of Building Appeals (BOBA) Members

FROM: Keith Steiskal, Building Commissioner

MEETING DATE: February 3, 2021

SUBJECT: Text Amendments to Title 15, Section 150 of Village Code – Building Code

As part of adoption of the 2018 International Codes, staff is recommending edits to related Village of Lombard ordinances to match updates in the code. Also, staff is making some recommended changes to existing ordinances to reflect newer codes and common practices adopted in the area. The following are the edits/updates staff is recommending:

1. Change to the language in the ordinance listing a year of the Illinois Accessibility Code to the most current as adopted by the State of Illinois.
2. Updated Table 105.011 to reflect newer design standards for wind speed, etc.as are now required in the 2018 I Codes
3. Changing the language from licensed designer to Illinois licensed Architect or Engineer for who shall design metal roof trusses. This is to clarify a “designer” is not meant to imply interior designer, etc.
4. Removal of a reference to Section 301.2 for swimming pools since this section has now been removed from the I code to reflect all pool codes are now in the International Pool Code as adopted at the last BOBA meeting.
5. Updating of again a table (R301.2(1) to keep current with the newly adopted I-Codes
6. Staff is recommending changing the required height of a deck from 16 inches to 24 inches for when a guardrail is required. The I- Codes states 30 inches, but Lombard had amended this code to 16 inches. While 30 inches is thought to be very high before triggering a guardrail, staff is recommending 24 inches rather than 16 inches as this is consistent with what other municipalities in the area have adopted, and this is a common specification.

7. A change to the garage door requirement ordinance. The language of the ordinance as it is currently would force a attached garage to not only have a side hinged door to the inside of the main structure, but also a second door to the outside. This second door to the outside is at times not possible as is the case with many townhomes, etc. The language staff is recommending is to clarify only one side hinged door is required. If a detached garage, one door to the outside. If an attached garage, the door into the house would satisfy the requirement. This would not prohibit any additional doors from being installed, but would reduce the side hinged door requirement to one door.
8. Staff is recommending adding language to prohibit floating slab/thickened edge foundations for garages where the garage will be placed in an area with a grade change of more than 18 inches. A thickened edge slab is a design option in the I Codes, but the code never stated it cannot be used on slopes, etc. If the site has a steeper slope with more than 18 inches of grade change, a different type of foundation system would then have to be used (trench foundation, etc.).
9. The deletion of the “Electric” section in the I Codes has been changed to not delete it. The reason is the newer I Codes now reference the NEC, which is the electric code adopted in Lombard.
10. Removal of weight requirements for roof shingles as well as a reference to 20-year warranty shingles as the minimum standard. Weights on shingles is not applicable any longer as roof shingle technology has changed where reinforced shingles are not as heavy, but perform similar to heavy shingles from the past. Also, 20-year shingles are not readily available, so 25-year minimum shingles would be more relevant to today’s warranties.
11. While Lombard has required rebar be placed in concrete foundations above openings, staff is recommending #4 rebar be required for all foundation walls as a minimum standard. Lombard has many soil types. The largest soil types would be categorized as “expansive soils”. Expansive soils such as clay are known for movement. Concrete without rebar subject to movement can develop not only cracks, but cracks that open up allowing water in, and even structural settlement issues with the structure above. Rather than requiring expensive soil investigations at each project, it is much cheaper and consistent to simply add the rebar to the foundation. Most Builders already add #5 rebar, but this again is a minimum code that can be exceeded if the designer/builder prefers.

CHAPTER 150: - BUILDING CODE

ARTICLE I. - GENERAL PROVISIONS

§ 150.001 - Title.

The hereinafter described regulations shall be known as the Building Code of the village.

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

§ 150.002 - Purpose.

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.

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

§ 150.003 - Scope.

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.

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

§ 150.004 - Interpretation.

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

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

§ 150.005 - Application and effect.

The regulation of the building 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.

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

§ 150.006 - Building division.

(A) There is hereby established a Building Division designated as a Division of the Community Development Department and operated under the direction and supervision of the Community

Development Director. The Community Development Director shall be appointed by the Village Manager on the basis of examination to determine his/her qualifications and will be governed by appropriate state statutes.

- (B) 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; references.

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

Attached dwelling. One which is joined to another dwelling at one or more sides by party walls or fire separation assemblies.

Detached dwelling. One which is entirely surrounded by open space on the same lot.

Multi-family dwelling units. A building, or portion thereof, containing three or more dwelling units.

New. Any building constructed after the effective date of this Chapter.

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

- (B) References:

- (1) Any reference in the code to jurisdiction or name of jurisdiction shall mean the mean the Village of Lombard.
- (2) Any reference in the code to the chief appointing authority means 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 shall be the penalty as provided under this Chapter (§ 150.999).
- (4) Any reference to any sanitary district means 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 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 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, 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; Ord. No. 7061, Exh. A, passed 4-2-15)

§ 150.008 - Adoption of certain building codes.

This Chapter adopts and incorporates by reference certain codes. Not less than 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; 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 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 ~~2018 current~~ Illinois Accessibility Code as adopted by the State of Illinois and the 2010 Americans with Disability Act (ADA) Standard.

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

§ 150.011 - Design criteria.

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

Winter Design Temp	14 -4
Ground Snow Load	25

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Deleted:

Wind Pressure <u>Ultimate Speed</u>	80 <u>105</u>
Seismic Conditions <u>Design Category</u>	1 <u>B</u>
Weathering	Severe
Frost Depth	42"
Termite	Yes
Radon	Zone 2

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

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(Ord. 6832, passed 5/16/13; Ord. No. 7061, Exh. A, passed 4-2-15)

§§ 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.

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

Cross reference— 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)

Cross reference— Penalty, see § 150.999

§ 150.017 - Determination of wall as landscaping or retaining.

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 II. - INTERNATIONAL BUILDING CODE—2018 EDITION

§ 150.030 - Adoption by reference.

All provisions as listed in the International Building Code, 2018 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.

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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, 2018 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, 2018 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, 2018 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.

(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; Ord. 6832, passed 5/16/13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7521, § 1, passed 5-17-18)

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.

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.

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

Ground snow load	25
Wind Pressure <u>Ultimate Speed</u>	80 <u>105</u>
Seismic Conditions <u>Design Category</u>	1 <u>B</u>
Weathering	severe
Frost Depth	42
Termite	Yes
Winter Design Temp	14 <u>-4</u>
Radon	Zone 2

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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~~ 24 inches".

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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 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.

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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.

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 1/2" 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.

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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 IV. - RESIDENTIAL USE SPECIAL REQUIREMENTS

§ 150.040 - Special residential requirements.

(A) Applies to all uses residential uses.

(1) *Closets.* If a light is installed in a closet, it must be one of the following types:

- a. Globe encased
- b. Fluorescent
- c. Recessed types
- d. LED

(2) *Interior doors.* Minimum width for basement doors shall be two feet, six inches.

(3) *Asphalt shingles—Stapling.*

- (a) Stapling will not be permitted for any roofs.
- (b) Minimum 240-pound weight shingles with a 20- 25 year warranty, depending on material type of either asphalt or fiberglass shall be required.

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(4) *Reroofing.*

- (a) Re-roofing shall be allowed, but in no event shall more than two concurrent layers of shingles be allowed on any roof. The original roof unless removed shall count as one layer applied.
- (b) Ice/Water shield or an equivalent product shall be installed as part of the roofing and/or re-roofing of any conditioned residential building, other than buildings with flat or low sloped roofs. Installed a minimum of 24" up from the outside wall of the building and must start at the outside edge of the eaves and 18" up on each side of valleys.

- (5) *Chimneys.* Flashing at chimneys shall be flashed into raked mortar joints in a step fashion and then remortared.

Ventless fireplaces are not allowed within the corporate limits of the Village of Lombard.

- (6) *Gutters and downspouts.*

- (a) Gutters and downspout shall drain free-fall onto splash blocks directed away from adjacent property, or to storm sewer where available with approval of Public Works Director.

- (7) *Attached and built-in garages.*

- (a) Doors (minimum 20 minute fire rated) shall be equipped with a self-closer. The common wall to the residence shall be protected with 5 / 8 inch fire rated gypsum board or equivalent on the garage side to the underside of the roof sheathing or common wall and garage ceiling. If habitable rooms exist over any part of the garage, the complete interior of the garage shall be protected with 5 / 8 inch fire rated (one hour) gypsum board. Central heating and/or air conditioning equipment may not be exposed in a garage area. Such equipment must be separated from the garage by one hour fire rated walls. Garage floor surfaces shall be of approved noncombustible materials.

- (b) Floors will be reinforced with six inch by six inch wire reinforcing material.

- (8) *Duct systems.*

- (a) All heat supply systems for forced air heating shall be of metal ducts except as permitted in subsection (c).

- (b) Warm air supply ducts will not run between studs on exterior walls to upper floors. The common wall between the house and the garage is considered as an exterior wall. Exterior and common walls shall be furred out to accommodate insulation and duct work. Warm air supply ducts in one story buildings shall terminate not more than 12 inches above floor.

- (c) Flexible duct: U.L. listed 181-Class 1, NFPA 90A and 90B, min. eight inch water gauge and max. six foot length.

- (9) *Concrete.*

- (a) When placing of concrete is suspended, it will be necessary to add reinforcing bars to footing or walls to prevent separation.

- (b) All window openings in foundation walls shall have a minimum of two #4 reinforcing bars embedded in the concrete ~~directly above such openings and they shall extend a minimum of three feet on each side of the opening.~~

- (c) Dry calcium chloride: In no way or manner shall dry calcium chloride be added to as an admixture to accelerate the setting time of poured-in-place concrete, except as provided hereinafter.

- (1) At no time shall calcium chloride be used if the temperature is 34 degrees F. and rising temperature is expected.

- (2) If and when calcium chloride is used, said calcium chloride shall not exceed one percent by weight of concrete as set forth in the American Concrete Manual of Concrete Practice (1970-Part I 202-5) and provided such admixture is introduced into the mixture at the concrete batch plant.

- (10) *Drain tile.* Footing drain tile shall be connected to a sump basin with cast iron pipe or plastic pipe with appropriate manufacturer's fittings (minimum four-inch diameter). Provide sump pump to eject to front or rear of property, within 15 feet of residence, but away from any adjacent properties. Connection to Village of Lombard storm sewer system requires approval from the Director of Public Works.

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(11) *Foundation.*

Section R404: Delete all references to wood foundations.

For one-story frame additions only, a trench foundation will be permitted when the concrete is placed monolithically at a minimum depth of 42 inches below grade and minimum trench width of eight inches.

- (12) *Construction site fencing.* Residential construction site fencing when a permit authorizes demolition or authorizes construction of a new principal structure or any other construction as determined by the Community Development Director or his/her designee, then the applicant, owner or general contractor shall cause a "safety fence" (fencing) to be installed around the area of construction, in a location and manner approved by the Community Development Director or his/her designee. The fencing shall be installed not more than seven days nor less than four days prior to the commencement of any demolition and/or new construction of a proposed structure on the subject property. The fencing shall consist of six foot high chain link fencing with driven posts to secure the chain link. The chain link fencing shall consist of #9 or #11 gauge metal and maximum mesh size of four inches or as approved by the Community Development Director or his/her designee. The fencing shall also include removable panels or type of hinged gates, (25 percent maximum area of fencing) for construction/utility access, only on the street side where the utilities are entering the subject property. Removable panels (or type of hinged gate) shall be latched where there is no construction activity being performed on the construction site. The latch may be of wire composition or of other means as approved by the Community Development Director or his/her designee. The fencing shall remain in place on the subject property until the structure is made weather tight and safe and secure from unauthorized entry and until the beginning stages of final site improvements (i.e. final grading, sodding or seeding of the subject property).

The applicant, owner or general contractor shall cause tree fencing to be installed around the trees in the public right-of-way (parkway) abutting the subject property. Such tree fencing shall be located, if possible, at the drip line of the tree or as directed by the Community Development Director or his/her designee. The parkway tree fence shall remain in place until final inspection of the construction projects has been approved by the village. The required types of tree fencing protection shall be four foot high orange vinyl fencing or chain link fencing.

- (13) *Sanitation facilities.* Any portable toilet on said property construction site may be located in the front area of the construction site, away from any sidewalks, and as close to the principal structure as possible, so as not to cause a blight in the neighborhood. One such toilet shall be provided at every construction site of a new principal structure no later than after the completion of the foundation excavation for the new structure. The portable toilet facility shall remain in place until the construction of the principal structure is nearly complete and the plumbing in the principal structure is functional. Improperly placed portable toilet facilities shall cause a "stop work order" to be issued and not lifted until the portable toilet has been moved to a satisfactory location as determined by the Building Division.
- (14) *Site restoration guidelines.* If the application includes demolition of a principal structure and if commencement of the construction of a new principal structure does not occur within 30 days after completion of demolition, then the application shall include a detailed site restoration plan depicting all work required to restore the subject property, within 30 days after completion of the demolition, to a safe, clean condition until construction of a new principal structure has commenced, including without limitation backfilling of any excavation, grading, seeding, sodding, fencing, stormwater management and the like.

Additional fee for late work: If the applicant, or owner or general contractor shall fail to commence construction within 30 days or shall fail to complete site restoration within 30 days, as provided in this section, then the applicant, owner or general contractor shall be subject to a special late work permit fee of \$250.00 per day until such work is completed. The village shall deduct such fee from the construction deposit provided by this Code.

The Community Development Director or his/her designee may, at his discretion, extend the 30-day time limit to an additional 30 days upon special written request from the applicant, owner or general contractor.

Village right to enforce: Every permit authorizing demolition of a dwelling or structure issued pursuant to this Code, shall be conditioned on the agreement of the applicant, owner or general contractor of the subject property that if any work pursuant to a permit authorizing demolition of a dwelling or structure is undertaken in violation of any provision of this Code, then the village shall have the right at all times, but not the obligation, to enter onto the subject property and to cause any and all work to be done and actions to be taken to cure such violation. The applicant, owner or general contractor of the subject property shall be jointly and severally responsible for all costs and expenses incurred by the village, including without limitation attorney's fees and administrative expenses, in causing such cure. The village shall have the right, at its option, to draw on the construction deposit provided by this Code, or to demand payment directly from the applicant, owner or general contractor, for the cost of such village work, including without limitation legal fees and administration expenses, based either on costs actually incurred by the village or on the village's reasonable estimates of costs to be incurred. The village shall give a written or oral 24-hour notice and an opportunity to cure to the applicant or owner/general contractor before taking such action; provided, however, that no such notice and opportunity to cure shall be required in the event of repeated violations or in the event that a condition on or near the subject property poses, in the determination of the village, a threat of any kind to the public health and safety.

- (15) *Public sidewalks.* The public sidewalk shall not be removed unless required for construction purposes or if the public sidewalk can be replaced and open to foot traffic within 30 days. When a public sidewalk is removed for construction purposes such as utility or driveway, only the area of the public sidewalk requiring the work shall be removed. This area shall be replaced with compacted stone (three-inch base and CA6 top—six inches) within seven days of the completion of the utility or driveway work and shall have a new public sidewalk installed within 90 days of removal, weather permitting.

Whenever a public sidewalk is closed to pedestrian traffic the area shall be marked by barricades on both sides of the area where work is being performed. If, in the opinion of the Community Development Director (or designee), pedestrians need to be informed of the closure, additional barricades with signage will be erected at locations selected by the Community Development Director (or designee).

- (16) *Construction site signage.* Construction signage shall be placed on all new residential construction.

The builder or developer shall place a construction information sign on the jobsite inside the construction fence on private property clear of any clear line of sight areas. The sign face shall be a minimum of 20 inches tall and 28 inches long and no larger than 48 inches tall and 96 inches long. This informational sign shall have lettering large enough to be read from the street curb. This sign is to be erected prior to the start of any construction and shall come down at issuance of the certificate of occupancy or completion. This sign shall have the following minimum information:

Address of site
Name of builder and/or developer
Twenty-four hour telephone contact number of builder.

The second sign shall be provided by the Village of Lombard and sold to the builder at the village's cost, rounded to the next whole ten dollars. The sign is to be attached to the construction safety fence on the street side clear of any clear line of site areas and facing the street. The sign is to be attached prior to demolition or construction and will be removed at the time the safety fence is removed. The sign is the property of the builder and may be reused until

the information on the sign is no longer valid or legible. From the time the builder is notified he/she will have 30 days to replace the obsolete sign. The sign will have the following information:

Construction code of conduct
Village of Lombard's Building Division telephone number
Village of Lombard's website
Twenty-four hour village contact number
Emergency contact number

(17) *Hours of construction.*

See § 93.02(B) of the Lombard Village Code.

(B) Applies to townhouses (attached single family residences) and use group R-3.

- (1) All dwelling units shall have attached garages and constructed above curb grade.
- (2) Dwelling units shall be separated vertically by an accepted two hour wall assembly similar to UL Design U 301 and as approved by the Building Division.
- (3) Dwelling units shall be separated horizontally by an accepted two hour floor-ceiling assembly similar to UL Design L 518 and as approved by the Building Division.
- (4) Attic space shall be separated vertically by an accepted one-hour wall assembly similar to UL Design U 305 and as approved by the Building Division.
- (5) Garage doors, common with dwelling units shall be equipped with a closer.
- (6) The requirement of attached garages may be waived by the Community Development Director or his/her designee when approved on-site parking facilities are provided.

(C) Reserved.

(D) One-story frame detached garages and accessory structures.

- (1) Construction to follow Chapters 4, 6, 7, 8 and 9 and Village of Lombard minimum construction specification and detail sheet.
- (2) Delete Section 403.1.4 Minimum depth, for single story detached garages only.

(Ord. 5290, passed 5/15/03; Ord. 5481, passed 5/6/04; Ord. 6439, passed 2/4/10; Ord. 6602, passed 4/7/11; Ord. 6710, passed 4/19/12) (Ord. 2561, passed 10-28-82; Ord. No. 7061, Exh. A, passed 4-2-15)

Cross reference— Penalty, see Section 150.999.

§ 150.041 - Exceptions to special residential requirements.

Provided that the construction of the building meets all of the following requirements, the restrictions set forth in § 150.040 (C) (1) and (2) shall be amended to read:

- (A) Access for emergency vehicles is provided to both the front and rear of the building;
- (B) A minimum eight-inch diameter watermain is looped around the building, with fire hydrants spaced as approved by the Fire Chief;
- (C) The building is constructed of non-combustible materials (i.e. masonry construction using metal studs);
- (D) The building is protected by an approved automatic sprinkler system designed to meet, at a minimum, NFPA 13R;

- (E) Each townhome unit within the building is separated by a two-hour rated masonry firewall, from the foundation to the underside of the roof deck, with factory fire retardant treated decking;
- (F) A place of refuge shall be provided from the third floor of the buildings.

(Ord. 4828, passed 6/15/00)

ARTICLE V. - INTERNATIONAL ENERGY CONSERVATION CODE

§ 150.045 - Adoption by reference; amendments.

- (A) There is hereby adopted by the village a certain code known as The International Energy Conservation Code, latest edition as adopted by the State of Illinois, developed by International Code of Council is hereby adopted by reference. The terms and conditions of the latest edition are hereby to be in full force and effect as adopted by the village in its entirety and subject to any amendments made thereto.

ARTICLE VI. - ILLINOIS STATE PLUMBING CODE

§ 150.050 - Adoption by reference; amendments.

- (A) The Illinois State Plumbing Code. There is hereby adopted a certain code known as the "Illinois State Plumbing Code, latest edition as adopted by the Illinois Department of Health, for the purpose of prescribing regulations for plumbing fixtures, materials, and design and installation methods as minimum standards for plumbing in the Village of Lombard. Said "Illinois State Plumbing Code, latest edition" is hereby adopted by reference in its entirety, subject to those sections not adopted or amended pursuant to the provisions herein stated below of the Lombard Municipal Code.

Page 7 Appendix A Table A (Water Service)

Eliminate all material except: Type K copper

Ductile Iron

Page J 2 Section 890.1320 A 12 foot "suds zone" shall be installed at all commercial/multi-family buildings where a laundry stack is present. Suds zone shall tie in a minimum of 12 foot from closest fixture.

Section 890. Appendix A Approved Materials for Building Sewer. The approved materials are the following items: 3) Cast Iron Soil 7) Polyvinyl Chloride (PVC) Pipe Specifically; SDR 26 PVC (Green. AWWA C900 (Blue), ASTM D2241 (White) 12) Identification of Piping Systems

Delete items: 1, 2, 4, 5, 6, 8, 9, 10, and 11

Amends Section 890. Appendix A. Table A of the ILPC

Pursuant to 17 Ill. Admin Code 3730.307(c)(4) and subject to the Illinois Plumbing Code (77 Ill. Adm. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (77 Ill Adm. Code 892). all new and replacement plumbing fixtures and irrigation controllers installed after the effective date of this ordinance shall bear the WaterSense label (as designated by the U.S. Environmental Protection Agency WaterSense Program) when such labeled fixtures are available.

- a. All grease interceptors shall be sized based on one hundred (100) percent of the connected fixtures' liquid-holding capacity. To determine the liquid holding capacity of the connected fixtures, the fixture basin length is multiplied by the width then by the height in inches, then divided by 231. then divided by a 1-minute drain time. When two or more sinks or receptacles are connected to an interceptor the liquid-holding capacity shall be based on the combined