

# THE VILLAGE OF LOMBARD

## 2009 INTERNATIONAL CODE AMENDMENT HIGHLIGHTS

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Community Development Department

**The Building Division**

*2/22/2011*

This document is designed to be an overview of the changes to the Village of Lombard code amendments. The primary reason for the code amendments is to go from the 2000 International Codes to the 2009 International Codes. The codes that these amendments are applicable to are the International Building Code, International Fire Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, and the International Property Maintenance Code.

Following the State of Illinois adopting of the 2009 International Energy Code, most municipalities are also choosing to adopt the remainder of the 2009 International Codes. Many of these codes refer to each of the other International codes throughout their text. Therefore, it makes it very difficult to not adopt all of the codes together as a package. There are several other advantages to staying as current with the codes that are released every three years. Some of those advantages are allowing our building owners the advantage of a high ISO (used to rate risk for evaluating insurance costs) rating, having codes that address newer products, and reducing risk and liability by keeping up with the most current safety codes available.

While the primary reason for writing the amendments was to change from the 2000 International Codes to the 2009 International Codes, it was also a great opportunity to make the format of the ordinances easier to understand and place the amendments in an order that was easy to follow. Also, there were some code provisions that have been eliminated and some text added that has been enforced for many years, but had not been clearly added to the ordinances. While we will not highlight each change that involved moving an existing amendment to a new location or any spelling errors, below are the amendments removed, added, or amendments that were a substantial change:

1. The Illinois Accessibility Code was added as a required code. *This code is required by Illinois State Law.*
2. The section in the International Building Code dealing with “annual permits” had previously been deleted. It has now been left in the code. *Annual permits will allow permits to be issued under special circumstances such as at factories where work continues throughout the year as needs arise.*
3. The means of egress section of the International Building Code had been deleted to be replaced with the NFPA Life Safety Code. That section has not been deleted from the 2009 IBC. Also, the NFPA Life Safety Code will not be used for means of egress. *The 2009 IBC has a means of egress chapter that is written well and is used by most of the countries licensed designers. Also, the newer code does not lend itself well to using other codes that are not part of the International Code series.*
4. All references to townhouses has been removed from the IBC and placed in the ordinance section dealing with the International Residential Code. *The 2009 codes have moved townhouses to this code in place of the IBC. The changes to the townhouse section of the ordinances will be explained in the International Residential Code section.*
5. Language was added to the 10’ separation required between the primary structure and an accessory structure. *The new language allows the accessory to be closer than 10’*

*5/8" drywall is installed on the walls that are closer than 10'. In addition, a minimum of 24" is to remain to allow painting, etc.*

6. Walls separating townhouses and duplex units have been reduced from a 4 hour fire rated wall to a 2 hour wall. *The 2 hour wall is one hour above the minimum code and will give the safety needed while providing an affordable system. A 2 hour floor is still required between units and a reduction to a 1 hour wall is allowed if a fire suppression system is installed.*
7. The requirement for townhouses to be 5 units or less and 150' or less in length has been removed. *There was no additional benefit to regulating the length of the building since there is a fire rated wall required between each unit already. Fire access, fire hydrants, and access for egress into the public way still exists.*
8. Section R313 has been deleted from the International residential Code. This section would require all new single family homes, duplexes, and townhouses to install an automatic fire sprinkler system. Since this is still an option, the NFPA code in place will still give clear direction and parameters if an owner chooses to install such a system.
9. The maximum height of a deck allowed without a guardrail has been changed from 30" to 16". *While this has been the enforced code in Lombard and many villages around, there had not been clear text to highlight it.*
10. One switched light, a receptacle on the ceiling and a receptacle on the wall have been added to the minimum electric at a garage. *A requirement for a switched light on the exterior of the exterior to have a switched light already existed, but the interior light and receptacles is new.*
11. The provision for roof shingle stapling has been removed. *Roof shingle stapling has been a problematic method of attaching roof shingles. While no roofing contractor has proposed using staples in many years, without this additional language, a roof could be installed using staples currently.*
12. The language used to describe where ice and water shield is required on a roof has changed from 36" up from eaves to 24" up from the outside wall of the house and starting at the outside edge of the eaves. *The old language did not address houses with larger eaves. The old ordinance would allow a house with 24" eaves to have the ice and water shield go 12" up the roof past the outside wall of the house. The outside wall of the house is where the ice dam typically begins.*
13. The amendment disallowing direct access from a furnace room into a garage has been removed. *The requirement that furnaces be separated from the garage by a wall with 5/8" drywall still exists, but there was no added benefit to having an additional room around that room.*

14. The insulation requirements have been removed from the amendments. *This was done since the State of Illinois regulates minimum insulation requirements under the International Energy Code now.*
15. Special requirements for a UL listed chimney, flue, and bird screen being used have been removed. *The 2009 International Mechanical Code already has these requirements in it.*
16. A requirement for a self closing door has been added to doors separating the house, townhouse, or duplex from the garage. *This has been enforced by the Village of Lombard as well as most villages in the area, but there has not been clear language requiring it in the ordinance in the past.*
17. The requirement for a B-label (1 hour) door between the garage and house has been removed. *The 2009 codes call for a 20 minute rated door and that has been what has been what has been enforced in Lombard as well as many surrounding communities. The 20 minute door is the standard for most 1 hour fire rated walls in commercial buildings also.*
18. The requirement for all roof sheathing to be fire retardant at a townhouse has been removed. *The 2009 International Residential Code address where fire retardant sheathing is required. It is typically required for 4' on each side of the fire rated wall.*
19. The year for the Illinois State Plumbing Code has been changed from 1998 to "the latest edition as adopted by the State of Illinois". *Since the State of Illinois adopts this code as law, we have to always go the latest edition as adopted by the State of Illinois.*
20. The requirement for grease traps to be designed for exterior use has been deleted. *The grease traps have to be PDI certified and as such will be installed per their listing. Most do not get installed outside and as such would not need to meet this requirement.*
21. The requirement for cast iron hubs to be used on fiberglass ejector pits has been removed. *Modern materials such as PVC are equal or better than cast iron hugs. Also, cast iron hubs for an ejector pit is something not typically stocked by most supply houses.*
22. Went venting, stack venting, and circuit loop venting had been deleted from the code previously, but now will be allowed. *These methods of venting are allowed in the State of Illinois Plumbing Code, and if done correctly, are safe installations. Also, by not allowing these venting options, some installations become impossible since there are not always areas to bring all of the vent pipes up where they would be required.*
23. All of the plumbing materials that were not allowed have been removed and replaced with a list of materials that are allowed. *As new materials have come to the market, there was an assumption that they are allowed since they were not on the list of materials that were not allowed. By listing only the materials that are allowed, new products can be evaluated prior to being placed on the allowed material list and installed.*

24. Type "M" copper is now an approved water piping material. *While the thicker type "L" copper was the minimum in the past, better quality water from Lake Michigan in place of municipal wells allows for thinner copper water piping to be used. Also, the cost of copper has over tripled in recent years.*
25. A requirement for all safe pans to drain into a trapped and vented p-trap has been added. *There was no clear language in the State Plumbing Code referring to these pans for all uses of the pans.*
26. A requirement for a "12' suds zone" has been added for all multifamily/commercial buildings where a laundry stack is present. *This is to fill a void in the State Plumbing Code that would address soap suds coming up through bathtubs in these type buildings. While this is a know issue and most plumbers choose to install it, some have not and problems have arisen.*
27. Minimum waste underground has been changed from 4" to 3" for waste other than water closets, floor drains, hub drains, and floor sinks. *The extreme over sizing of waste lines for hand sinks, etc. can cause the waste water to not scour and increase the chance of waste line clogs. The new requirement is still stricter than the State Plumbing Code, but will allow for an easier, more cost effective, and better installation.*
28. Trap primers have been eliminated from the code. *These are a rarely proposed fixture that has been proven to be problematic. Lombard as well as many villages in the area discourage the use of trap primers, but this would prevent it completely.*
29. Added language that would allow crosses to be used for a lavatory if an accessible cleanout is installed directly above or below the cross. *The cleanout will allow easy rodding of the waste line and will prevent the rod from popping back up the other fixture.*
30. Ductile iron has been added for sewer lines within the over-dig of the house. *The ductile iron will help prevent the sewer line shear that commonly occurs when the over-dig settlement occurs. Permits for repairing these sheared sewer lines in older houses are issued often.*
31. A requirement has been added for shut off valves on both sides of the water meter as well as a drain down valve. *While these shut off valves have always been needed and requested, there has not been clear language to require them. These valves allow the Village to service the water meters. The drain down valve allows the water to be drained out of the system at what is typically the lowest point.*
32. A requirement has been added for the installation of the water meter remote reader. *This is something always requested, but there was no clear language requiring it.*
33. A requirement has been added that no water heaters larger than 15 gallons be installed above a ceiling or overhead unless there is a landing with stairs. *This would prevent large water heaters from being installed in such a way that is unsafe and expensive for*

*anyone having to remove the old sediment filled water heater when it needs to be replaced.*

34. A requirement has been added that 6 gallon water heaters be used to provide hot water to a sink only. *While the State Plumbing Code has been interpreted by the State Inspectors to mean that all fixtures have hot water all of the time, there is nothing specifically stating that a 6 gallon water heater cannot be used for several fixtures.*
35. A requirement has been added that states an accessible floor drain shall be required in all laundry rooms as part of a new construction project, or where laundry room plumbing is altered and accessible. *This is an area that is missing on the State Plumbing Code. Currently a multifamily building could install laundry rooms without a floor drain in the room to catch water from a broken supply hose, malfunctioning washer, etc.*
36. The requirement for fiberglass shower units to meet certain ASTM standards has been removed. *These requirements are already in the State Plumbing Code and the International Codes.*
37. The requirement for “stud guards” to be used on bored holes has been removed. *The International Codes already state this requirement.*
38. A requirement has been added to require all furnaces installed in an attic to have a ¾” plywood floor, ½” drywall on all walls and ceiling, insulation meeting the International Energy Code, a floor drain, a light and GFI receptacle, a smoke detector, and a pull down stairway to access the furnaces. *While the International Energy Code already would not allow for a typical furnace to be installed in an unconditioned space, the code never states that directly. The furnace cabinet has sound insulation only, and as such would not meet the energy code if not installed in an enclosed insulated room. In addition, scuttle holes in closets have been shown to be so difficult to access that many people do not know they have a furnace in their attic until it stops working. The floor drain is needed since all furnaces sold now will produce water/condensate. The smoke detector will meet the State law for having a smoke detector on each level since this is an enclosed/conditioned space.*
39. The adoption of the International Fuel Gas Code has been added. *This is the required code to regulate natural gas piping installation, etc. and is referenced in the other International codes already adopted, but this gives clear authority to use it.*
40. The amendment (Section 104.7) giving direction for record keeping as it relates to the International Property Maintenance Code has been removed. *FOIA law and the code book itself already regulate this.*
41. An amendment has been added to adopt Appendix G of the International Residential Code, and much of the Village of Lombard Swimming Pool ordinance has been removed. *Appendix G regulates how pools and spas are installed. All appendix sections have to be*

*adopted separate to the code book adoption, so we have included this appendix in place of the old Village Ordinance.*