

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 6, 2022 (BOT) Date: December 15, 2022

SUBJECT: Text Amendments to Sections 150.030 and 150.035 of the Village Code: Accessory Structure, Garage Slab Thickness and Radon Mitigation Installations

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development *WJH*

BACKGROUND/POLICY IMPLICATIONS:

The Board of Building Appeals (BOBA) members considered the amendments to Sections 150.030 and 035 as it pertained to requisite construction type for selected accessory structures, slab requirements for garages and adoption of Appendix F pertaining to radon mitigation installations.

Please place this item on the December 15, 2022 Village Board agenda for consideration and approval, with a BOBA recommendation of approval of the proposed amendments.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

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



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

THROUGH: William J. Heniff, AICP, Director of Community Development *WJH*

FROM: Keith N. Steiskal, Building & Code Enforcement Director *KS*

MEETING DATE: December 15, 2022

SUBJECT: **Text Amendments to Sections 150.030 and 150.035 of the Village Code: Accessory Structure, Garage Slab Thickness and Radon Mitigation Installations**

At the November 9, 2022 Special Meeting of the Board of Building Appeals (BOBA), the members considered the amendments to Sections 150.030 and 035 as it pertained to requisite construction type for selected accessory structures, slab requirements for garages and adoption of Appendix F pertaining to radon mitigation installations.

The accessory structure wall amendments are intended to set the requisite construction type for such accessory structures when located closer than ten feet from other structures. The proposed amendment provides that Type V (B) construction type (i.e., unprotected wood frame construction) be limited to accessory structures that are more from ten feet from another structure.

The amendment for garage slab thickness requirements of four (4) inches is higher than the current International Residential Code (IRC) requirements, but actually reflects construction methods commonly found in this area and also helps ensure the structural integrity of garage concrete floors.

Lastly, Appendix F to the IRC pertaining to radon mitigation installations, which also existing within the IRC is also be adopted by reference.

The BOBA members unanimously supported the proposed amendments as proposed by staff and as set forth in the attached draft Ordinance.

ACTION REQUESTED

Please place this item on the December 15, 2022 Village Board agenda for consideration and approval, with a BOBA recommendation of approval of the proposed amendments.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150, SECTION 150.030 AND 150.035
OF THE LOMBARD VILLAGE CODE**

(Article II and III: accessory structure separation; slab thickness; radon mitigation)

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

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on November 9, 2022; 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; and,

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 150.030 of the Lombard Village Code shall hereby be amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

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 202 Add the following: Structure. One or more buildings constructed and attached together.

Chapter 6: Construction Type Limitations.

Construction Type IIB shall be limited to single story buildings. Shall not be allowed for "I" or "R" use groups.

Construction Type IIIB shall be limited to single story buildings. Shall not be allowed for "I" or "R" use groups.

Exception: Type IIB construction can be used for parking garage construction where unprotected structural members support only the parking garage itself.

Add Section 503.1.4 Type V B construction. Buildings of Type V B construction shall be limited to **accessory structures used for storage purposes, and at least ten (10) feet from other structures, and** 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.

ARTICLE III. - INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
§ 150.035 - Adoption by reference.

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."

Section R506.1 Add all concrete floors on ground shall be a minimum of four (4) inches thick.

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.

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.

Appendix F: Adopt as written for installation of radon control methods.

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

Passed on first reading this ____ day of _____, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Ordinance No. _____
Re: Chapter 150.030/035
Page 3

Passed on second reading this ____ day of _____, 2022.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2022.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day _____, 2022.

Elizabeth Brezinski, Village Clerk