

**ORDINANCE 8017
PAMPHLET**

**TEXT AMENDMENTS TO 150.001 THROUGH 150.017 AND 150.035
OF VILLAGE CODE: GENERAL PROVISIONS AND LOCAL AMENDMENTS TO
THE 2018 INTERNATIONAL RESIDENTIAL CODE**



PUBLISHED IN PAMPHLET FORM THIS 17th OF DECEMBER, 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8017

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150 OF THE LOMBARD VILLAGE CODE
RELATIVE TO GENERAL PROVISIONS AND LOCAL AMENDMENTS
TO THE 2018 INTERNATIONAL RESIDENTIAL CODE**

(Local Amendments to: General Provisions, International Residential Code, and the International Property Maintenance Code)

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 3, 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; 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, Sections 150.001 through 150.017 of the Lombard Village Ordinance shall be amended in its entirety as set forth below.

ARTICLE I. - GENERAL PROVISIONS

§ 150.001 - Title.

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

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

§ 150.002 - Scope.

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 - Intent.

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.

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

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

§ 150.005 - Applicability.

A. General. Refer to § 150.002.

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 of the Community Development Department and operated under the direction and supervision of the Community Development Director.

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

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

DETACHED DWELLING. One which is entirely surrounded by open space on the same lot.

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

NEW. Any structure constructed after the effective date of this Code.

B. References.

1. Any reference in this Code to jurisdiction, corporate limits, or name of jurisdiction shall mean the Village of Lombard, Illinois.
2. Any reference in this Code to the chief appointing authority shall mean the Village Manager or Village Board as authorized by ordinance.
3. Any penalty or penalties referred to in this Code and locally adopted codes shall be the penalty or penalties as provided under § 150.999 of this Code.
4. Any reference to any sanitary district 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 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 locally adopted codes are expressly excluded from this Chapter.
12. In the event that any provision of the locally adopted codes is in conflict with any provisions of the 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 one hard copy of each code that is adopted and incorporated by reference shall be available for study at the Village Hall during 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), the 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, the following climatic and geographical design criteria shall be followed:

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

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

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

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.

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 more than 3 feet (915 mm) in height.

D. Determination of Wall Type. When the Community Development Director or 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 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)

§ 150.016 -Reserved.

§ 150.017 - Reserved.

SECTION 2: That Title 15, Chapter 150, Section 150.035 of the Lombard Village Ordinance shall be amended in its entirety as set forth below.

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. 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 m²), the height is less than 8 feet (2440 mm) above grade and a permanent foundation is 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 m²) 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 m²), 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 m²) 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 m²) 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.

Section R105.5 Expiration: Delete this section entirely and refer to § 150.042- 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

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

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 R309.8 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 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.
(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 3: That Title 15, Chapter 150, Section 150.090 to 150.092 of the Lombard Village Ordinance shall be amended in its entirety as set forth below.

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. Section 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)

SECTION 4: That this ordinance shall be in full force and effect on January 1, 2022, after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this 2nd of December, 2021.

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

Passed on second reading this 16th of December, 2021, pursuant to a roll call vote as follows:

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


Nays: None

Absent: Trustee Dudek


Approved by me this 16th of December, 2021.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 17th day December, 2021.


Elizabeth Brezinski, Village Clerk