

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


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

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** November 24, 2020 (BOT) **Date:** December 3, 2020

**SUBJECT:** Text Amendments to Title 15, Section 150 of the Village Code:  
Adoption of the Latest Editions of the International (I) Codes

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

**BACKGROUND/POLICY IMPLICATIONS:**

The Board of Building Appeals (BOBA) undertook a review of pertinent codes used to regulate construction, staff is recommending updating the following International Codes from the 2012 to the 2018 versions:

- International Building Code
- International Residential Code
- International Mechanical Code
- International Fuel Gas Code
- International Property Maintenance Code
- International Pool Code

Please place this item on the December 3, 2020 Village Board agenda for consideration and approval, with a waiver of first reading of the Ordinance amending Section 150 of Village Code relative to adoption of the International (I) Codes. The Ordinance has an effective date of January 1, 2021.

**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

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

**MEETING DATE:** December 3, 2020

**SUBJECT:** **Text Amendments to Section 150 of Village Code: Adoption of Latest Editions of the International (I) Codes**

Attached is a staff summation of the relevant sections of Village Code that are being updated, which will change the relevant versions of the applicable International (I) Codes from the 2012 to the respective 2018 versions. At the November 4, 2020 meeting of the Board of Building Appeals, the members considered how the amendments impact the development community. Through this review, they concurred with the reference amendments as set forth within the attached ordinance.

### **ACTION REQUESTED**

Please place this item on the December 3, 2020 Village Board agenda for consideration and approval, with a waiver of first reading of the Ordinance amending Section 150 of Village Code relative to adoption of the International (I) Codes. The Ordinance has an effective date of January 1, 2021.



## MEMORANDUM

**TO:** Board of Building Appeals (BOBA) Members

**FROM:** Keith Steiskal, Building Commissioner

**MEETING DATE:** November 4, 2020

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

As part of staff's regular review of pertinent codes used to regulate construction, staff is recommending updating the following International Codes from the 2012 to the 2018 versions:

- International Building Code
- International Residential Code
- International Mechanical Code
- International Fuel Gas Code
- International Property Maintenance Code
- International Pool Code

With the adoption of the 2018 International Residential Code, there has been a change pertaining to swimming pools. Private swimming pools was regulated through the International Residential Code (Appendix G), but the 2018 IRC has this Appendix removed and this code language added to the 2018 International Pool Code. Staff has included the recommended ordinance change to reflect this change in Title 15, Chapter 150, Article 27 of the Village ordinances.

These International Codes are developed on a 3-year cycle, but the Village of Lombard has decided to adopt every other code cycle. The updates are recommended in order to stay current with the newest construction technology such as changes in solar, higher wind requirements, etc. This is also recommended to stay current with the already State adopted 2018 International Energy Conservation Code, and the 2018 International Fire Code adopted earlier this year. The International Codes are designed to work as a series and be adopted to work together as each code book references the other codes books for applicable sections.

In addition to the document provided showing the changes proposed in the ordinance, staff will be giving a brief verbal report on some of the substantive changes in the 2018 codes vs the 2012 codes. Staff will also discuss the upcoming codes such as mass timber high rises and other major changes proposed for the future codes.

ORDINANCE NO. \_\_\_\_\_

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

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

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

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on November 4, 2020; and,

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

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** That Title 15, Chapter 150, Section 150.007 through 150.317 of the Lombard Village Code is hereby amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE I. - GENERAL PROVISIONS

§ 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 ~~2012~~ **2018** Edition of the International Building Code or the ~~2012~~ **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, ~~2012~~ **2018** edition and the International Residential Code, ~~2012~~ **2018** edition are expressly excluded from this Chapter.
- (12) In the event that any provision of the International Building Code, ~~2012~~ **2018** Edition and the International Residential Code, ~~2012~~ **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)

§ 150.010 - 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 ~~1997~~ **current** Illinois Accessibility Code and the 2010 Americans with Disability Act (ADA) Standard.

## ARTICLE II. - INTERNATIONAL BUILDING CODE—~~2012~~ **2018** EDITION

§ 150.030 - Adoption by reference.

All provisions as listed in the International Building Code, ~~2012~~ **2018** Edition, are incorporated by reference with the following changes:

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~~ **2018** 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, ~~2012~~ **2018** Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

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. ~~2012~~ **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, ~~2012~~**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



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~~ **2018** 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.

### ARTICLE III. - INTERNATIONAL RESIDENTIAL CODE, ~~2012~~ **2018** EDITION

§ 150.035 - Adoption by reference.

All provisions as listed in the International Residential Code, ~~2012~~ **2018** edition, are hereby adopted and incorporated by reference with the following changes:

### ARTICLE VII. - [STORM WATER DRAINAGE FOR BUILDINGS][1]

§ 150.055 - Storm water drainage for buildings.

1101.1 Scope.

The provisions of this chapter shall govern the materials, design, construction and installation of storm drainage.

1101.2 Where required.

All roofs, paved areas, yards, courts and courtyards shall drain into a separate storm sewer system, or a combined sewer system, or to an approved place of disposal. For one- and two-family dwellings, and where approved, storm water is permitted to discharge onto flat areas, such as streets or lawns, provided that the storm water flows away from the building.

1101.3 Prohibited drainage.

Storm water shall not be drained into sewers intended for sewage only.

1101.4 Tests.

The conductors and the building storm drain shall be tested in accordance with Section 312 of the ~~2012~~ 2018 International Plumbing Code.

#### 1101.5 Change in size.

The size of a drainage pipe shall not be reduced in the direction of flow.

#### 1101.6 Fittings and connections.

All connections and changes in direction of the storm drainage system shall be made with approved drainage-type fittings in accordance with Table 706.3 of the 2018 International Plumbing Code. The fittings shall not obstruct or retard flow in the system.

#### 1101.7 Roof design.

Roofs shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and overflow weirs, scuppers, edges or serviceable drains in combination with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked.

#### 1101.8 Cleanouts required.

Cleanouts shall be installed in the storm drainage system and shall comply with the provisions of this code for sanitary drainage pipe cleanouts.

Exception: Subsurface drainage system.

#### 1101.9 Backwater valves.

Storm drainage systems shall be provided with backwater valves as required for sanitary drainage systems in accordance with Section 715 of the ~~2012~~ 2018 International Plumbing Code.

#### 1102 Materials.

##### 1102.1 General.

The materials and methods utilized for the construction and installation of storm drainage systems shall comply with this section and the applicable provisions of Chapter 7 of the 2018 International Plumbing Code.

##### 1102.2 Inside storm drainage conductors.

Inside storm drainage conductors installed above ground shall conform to one of the standards listed in Table 702.1 of the ~~2012~~ **2018** International Plumbing Code.

1102.3 Underground building storm drain pipe.

Underground building storm drain pipe shall conform to one of the standards listed in Table 702.2 of the ~~2012~~ **2018** International Plumbing Code.

1102.4 Building storm sewer pipe.

Building storm sewer pipe shall conform to one of the standards listed in Table 1102.4 of the ~~2012~~ **2018** International Plumbing Code.

*~chart~*

1102.5 Subsoil drain pipe.

Subsoil drains shall be open-jointed, horizontally split or perforated pipe conforming to one of the standards listed in Table 1102.5 of the ~~2012~~ **2018** International Plumbing Code.

*~chart~*

#### ARTICLE IX. - INTERNATIONAL MECHANICAL CODE—~~2012~~ **2018** EDITION

§ 150.070 - Adoption by reference; amendments.

- (A) There is hereby adopted by the village a certain code known as "The International Mechanical Code, ~~2012~~ **2018** edition developed by International Code of Council is hereby adopted by reference. The terms and conditions of the ~~2012~~ **2018** 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.
- (B) The International Mechanical Code, ~~2012~~ **2018** edition, adopted pursuant to division (A) above, is amended as follows:

#### ARTICLE X. - INTERNATIONAL FUEL GAS CODE—~~2012~~ **2018** EDITION

§ 150.071 - Reserved.

§ 150.072 - Adoption by reference, amendments.

(A) There is hereby adopted by the village a certain code known as "The International Fuel Gas Code, ~~2012~~ **2018** edition developed by International Code of Council is hereby adopted by reference. The terms and conditions of the ~~2012~~ **2018** 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.

101.1 Insert: "Village of Lombard"

#### ARTICLE XIV. - INTERNATIONAL PROPERTY MAINTENANCE CODE—~~2012~~ **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, ~~2012~~ **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.

#### ARTICLE XXVII. - PRIVATE SWIMMING POOLS

§ 150.317 - Definitions.

These requirements are in addition to those in the State of Illinois Swimming Pool Code and the ~~2012~~ **2018** International Residential Code, Appendix G.

**SECTION 2:** That this ordinance shall be in full force and effect on January 1, 2021 after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

Ordinance \_\_\_\_\_  
Board of Building Appeals – Building Code  
Page 9

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk