



MEMORANDUM

TO: Board of Building Appeals Members
FROM: Keith Steiskal, Building Official *KS/WO*
DATE: March 15, 2013
SUBJECT: BUILDING CODE AMENDMENTS

Attached for the Board's review and consideration is a draft copy of the proposed amendments to the Village of Lombard's Building Code, Chapter 150 of the Village Code.

The proposed changes are as follows:

- Number of copies of code available for study at Village Hall
- Adoption by reference:
 - Ground Snow Load 25
 - Wind Pressure 80
 - Seismic Conditions 1
 - Weathering Severe
 - Frost Depth 42"
 - Termite Yes
 - Radon Zone 2
- All metal roof trusses shall be installed with a method approved by the licensed designer that prevents "truss uplift", or the finished ceiling material shall not be directly attached to the metal truss.
- Note: A fire alarm can be approved in place of installation of a sprinkler system where the addition is less than 1,000 Square feet (except occupancy types, H, R, and A) as approved by the Fire Code Official.
- All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Community Development Director or his/her designee.
- Plan review fees shall be paid if plan review has been completed. This would apply even if the permit applicant withdraws the permit, or does not pick up the permit.

Staff will provide a detailed discussion of the proposed amendments at the meeting.

Should you have any questions in the interim, please feel free to contact me at 620-5763 or by e-mail at steiskalk@villageoflombard.org.

(12) All advisory or text notes, other than the rules and regulations contained in the International Building Code, 2009 Edition and the International Residential Code, 2009 Edition are expressly excluded from this chapter.

(13) In the event that any provision of the International Building Code, 2009 Edition and the International Residential Code, 2009 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)

§ 150.008 ADOPTION OF CERTAIN BUILDING CODES.

This chapter adopts and incorporates by reference certain codes. Not less than ~~three~~ 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)

§ 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 1997 Illinois Accessibility Code and the 2010 Americans with Disability Act (ADA) Standard.

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

INTERNATIONAL BUILDING CODE—2009 EDITION

§ 150.030 ADOPTION BY REFERENCE.

<u>Ground Snow Load</u>	<u>25</u>
<u>Wind Pressure</u>	<u>80</u>
<u>Seismic Conditions</u>	<u>1</u>
<u>Weathering</u>	<u>Severe</u>
<u>Frost Depth</u>	<u>42”</u>
<u>Termite</u>	<u>Yes</u>
<u>Radon</u>	<u>Zone 2</u>

All metal roof trusses shall be installed with a method approved by the licensed designer that prevents “truss uplift”, or the finished ceiling material shall not be directly attached to the metal truss.

All provisions as listed in the International Building Code, 2009 Edition, are incorporated by reference with the following changes:

Section R101.1 Title: Insert “Village of Lombard”

Section 103.1 Delete “Department of Building Safety” and insert “Building Division”.

Section 101.4.3 Plumbing: Add to apply Illinois Plumbing Code, latest edition, most restrictive.

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 310.2 Swimming Pools – See sections 150.317 – 150.324 for additional requirements.

Chapter 6: Construction Type Limitations.

Construction types 3A, 3B, 5A and 5B are deleted. Minimum construction type shall be 2A except, Construction type 2B shall be limited to Industrial Districts and certain CR districts only.

Building of Type 2B construction shall be located not less than 15 feet from another building on the same principal lot unless the wall facing such adjoining building is constructed of materials providing fire resisting of not less than two hours and with all opening protected as required.

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 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, 2009 Edition.
- (2) Automatic sprinkler systems protecting one and two family dwellings.
- (3) Smoke detectors in GROUP I-3 occupancies.

Delete Section 901.6.1

Delete Section 901.6.2

Delete Section 901.6.3

Delete Section 901.6.4

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."

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. 2009 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 406.3 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, 2009 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 can be approved in place of installation of a sprinkler system where the addition is less than 1,000 square feet (except occupancy types, H, R, and A) 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.
 - 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.

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.

§ 150.035 ADOPTION BY REFERENCE.

All provisions as listed in the International Residential Code, 2009 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.

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	80
Seismic Conditions	1
Weathering	Severe
Frost Depth	42
Termite	Yes
Winter Design Temp	14
Radon	Zone 2

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 inches”.

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 garages shall have a service door. The door shall be side-hinged, not less than 2 feet 8 inches in width, not less than 6 feet 8 inches in height and designed for exterior use. 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.

Add Section R309.6

All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the Community Development Director of his/her designee.

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.

(T) SWIMMING POOLS.

Single Family and Two Family Dwellings

Above ground	\$55.00
Electric	\$55.00
Gas Heater	40.00

Inground:

Structure - as per division (C) above.	
Plumbing	\$83.00
Electric	\$83.00
Plan review	\$71.00

Commercial/Industrial/Multi-Family

Above ground	\$135.00
Electric	\$108.00

Inground:

Structure - as per division (C) above.	
Plumbing	\$200.00
Electric	\$157.00
Plan review	\$135.00

(U) FENCES & SIGNS

All fences shall be subject to a \$16.00 fee. Fences involving electrically operated gates shall be charged a fee in accordance with Section 150.141(F) of the Lombard Village Code.

Attention Getting Devices, Banners, Temporary Signs and Inflatable Devices shall be subject to a \$16.00 fee. Attention Getting Devices, Banners, Temporary Signs and Inflatable Devices permit fees shall not be applicable to any governmental unit or to any charitable organization as defined in "An Act to Regulate Solicitation and Collection of Funds for Charitable Purposes, Providing for Violations Thereof and Making an Appropriation Therefore", 225 ILCS 460/1.

All other Signs

Per Square Foot of Face: \$2.15/square foot or \$75.00 minimum

Electrical Service: \$108.00

(V) SHEDS. See subsection (C) above.

(W) GOVERNMENT ENTITIES.

Requirements relative to fees, bonds and letters of credit shall be waived in accordance with Sections 14.01 and 14.02 of this Code.

(X) PLAN REVIEW FEES. Traffic Impact Advisory Services: In addition to other fees established by this ordinance, all applications for building permits that have a substantial traffic impact as determined by the Inter-Departmental Review Committee, shall be accompanied by a deposit of \$1,000 to be used for traffic impact analysis services. If the Village's costs for such services exceeds the deposit, the applicant shall reimburse the additional costs incurred by the Village. If such costs are less than the deposit, the Village shall return the difference to the applicant. The total cost incurred by the applicant for such services shall not exceed \$10,000.00.

Until such time that the Village has received final payment of all traffic advisory services fees, no permits for the use or development of land shall be issued. Plan review fees shall be paid if plan review has been completed. This would apply even if the permit applicant withdraws the permit, or does not pick up the permit.

(Y) OVERTIME INSPECTION FEES. Inspections conducted before 7:30 a.m. or after 5:00 p.m. on weekdays and at any time on weekends and holidays, when available, shall be billed at a rate of \$100.00 per hour per inspector with a minimum of one (1) hour charged to the permittee beginning at the scheduled starting time, including no-shows. Said inspection fee shall be in addition to any requisite fees referenced within this subsection and shall be paid prior to issuance of any certificates of occupancy or approval of final inspections. The aforementioned fee shall not apply for permitted projects being undertaken by the owner/occupant of a single-family residence.

Availability of inspection staff to perform inspection activities outside of regular business hours is subject to the discretion of the Director of Community Development, who may offer such services, subject to staffing levels, costs and inspector availability. For inspections associated with a Special/Temporary Event application, the aforementioned billing rate can be waived, per Section 110.45 of the Village Code, subject to prior approval by the Village Manager or his/her designee.

(Ord. 2561, passed 10-28-82; Am. Ord. 2627, passed 9-8-83; Am. Ord. 2951, passed 5-28-87; Am. Ord. 2961, passed 6-25-87; Am. Ord. 2980, passed 9-3-87; Am. Ord. 3152, passed 5-4-89; Ord. 4796, passed 4/27/00; Ord. 5253, passed 2/20/03; Ord. 5387, passed 11/20/03; Ord. 5464, passed 4/1/04; Ord. 5627, passed 4/21/05; Ord. 5921, passed 9/21/06; Ord. 6063, passed 06/21/07; Ord. 6331, passed 5/7/09; Ord. 6461, passed 4/1/10; Ord. 6468, passed 4/15/10; Ord. 6521, passed 9/2/10)

§ 150.142 TIME LIMIT FOR BUILDING PERMITS.

(A) An applicant or property owner must take possession of a permit within thirty (30) days after notification that a permit has been approved. The