

**ORDINANCE 7937  
PAMPHLET**

**TEXT AMENDMENTS TO TITLE 15, CHAPTER 150 OF THE VILLAGE CODE  
BUILDING CODE**



PUBLISHED IN PAMPHLET FORM THIS 19<sup>TH</sup> DAY OF MARCH 2021, BY ORDER  
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE  
COUNTY, ILLINOIS.

A handwritten signature in cursive script that reads "Sharon Kuderna".

Sharon Kuderna  
Village Clerk

**ORDINANCE NO. 7937**

**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 February 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.

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 150.010 through 150.040 of the Lombard Village Code is hereby amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

CHAPTER 150: - BUILDING CODE

ARTICLE I. – ARTICLE IV.

§ 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 2018 **current** Illinois Accessibility Code **as adopted by the State of Illinois** and the 2010 Americans with Disability Act (ADA) Standard.

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

§ 150.011 - Design criteria.

For all structures built within the village, the following design criteria shall be followed:

Winter Design Temp	14 <del>-4</del>
Ground Snow Load	25
Wind Pressure <del>Ultimate Speed</del>	80 <u>105</u>
Seismic Conditions <u>Design Category</u>	<del>I</del> <u>B</u>
Weathering	Severe
Frost Depth	42"
Termite	Yes
Radon	Zone 2

All metal trusses shall be installed with a method approved by the ~~an Illinois~~ licensed ~~designer~~ **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)

§§ 150.012—150.014. - Reserved

§ 150.015 - Retaining walls.

No plans for retaining walls as defined in § 150.030 shall be approved for a permit unless such plans are signed and sealed by a licensed architect, structural engineer, or professional engineer authorized to sign and seal such plans by state statute. If retaining walls are of timber construction, the retaining wall shall meet IDOT requirements for timber and preservation. No used timbers are allowed.

(Ord. 2830, passed 2-27-86; Am. Ord. 2880, passed 9-11-86)

Cross reference— Penalty, see § 150.999

§ 150.016 - Landscape walls.

Landscape walls as defined in § 150.030 of less than three feet shall not be required to be approved for a permit. Landscape walls in excess of three feet shall not be approved for a permit unless such plans are signed and sealed by a licensed architect, structural engineer, or professional engineer authorized to sign and seal such plans by state statute. If landscape walls

requiring a permit are of timber construction, the landscape walls shall meet IDOT requirements for timber and preservation. No used timbers are allowed for walls in excess of three feet.

(Ord. 2880, passed 9-11-86)

Cross reference— Penalty, see § 150.999

§ 150.017 - Determination of wall as landscaping or retaining.

When the Community Development Director or his/her 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 his/her designee shall be retained to review the plans. The cost of the independent review shall be paid by the party building said wall.

(Ord. 2880, passed 9-11-86)

#### 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 R101.1 Title: Insert "Village of Lombard"

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

Section 103.1 Delete "Department of Building Safety" and insert "Building Division".

Section 103.2 Delete "shall be appointed by the chief appointing authority of the jurisdiction"; add "to work under the direction of the Community Development Director."

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

~~Section 310.2 Swimming Pools— See Sections 150.317—150.324 for additional requirements.~~

Chapter 6: Construction Type Limitations.

Construction Type IIB shall be limited to Use and Occupancy Classification Groups F (Factory), S (Storage) and U (Utility and Miscellaneous).

Construction Type IIIB shall be limited to Use and Occupancy Classification Groups F-2 (Low-hazard factories-assemble non-combustibles), S-2 (Low hazard storage mainly non-combustibles) and U (Utility and Miscellaneous). Furthermore, Type IIIB Construction shall also be limited to structures of two (2) stories or less.

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 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.

Add Section 503.1.6 Type V A construction shall be prohibited in all Occupancy and Use classifications of Group I and Group R-4.

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 508.3.3 One hour tenant separation walls required for all occupancy types.

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

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."

Add to Note d Table 601: The 1-hour substitution for fire resistance with an automatic sprinkler system shall not be permitted for buildings of Type V A construction.

Add Section 704.1.2: All lightweight and engineered wood floor/ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

Add Section 704.4.1.3: All lightweight and engineered wood roof ceiling assemblies in Type V A construction will require a UL Fire Resistance design or equivalent to achieve a one-hour fire resistance rating.

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. 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, 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

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.

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 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.

Section 2303.1.2 Floor Trusses. Changes to read as follows: Light weight wood truss assemblies and "I" joists are not permitted unless installed in an accessory building, or a building with drywall covering all "open-web" and "I joists" and complete NFPA 13 sprinkler system is installed in the entire building.

Section 2901.1 Scope: To read as follows: The Village Building Official shall require the provisions of the current "Illinois Plumbing Code", 225 ILCS 320/1 et seq., 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 purposes of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions. Remainder of Chapter text sections 2902.1 thru 2903.3 shall be deleted in their entirety.

Add Section 3001.5—See Lombard Code Section 150.075 for additional elevator requirements.

Change Section 3401.3-Compliance with other codes, delete all references to indicated codes and insert the following: ...in the currently adopted building and fire codes of the Village of Lombard.

Add Section 3401.7 Fire Suppression: Fire Suppression systems shall be installed as outlined in section 903.

Section 3412.2 Insert date January 1, 1950.

(Ord. 4142, passed 3/21/96; Ord. 5210, passed 11/7/02; Ord. 5481, passed 5/6/04; Ord. 6436, passed 2/4/10; Ord. 6602, passed 4/7/11; Ord. 6710, passed 4/19/12; Ord. 6795, passed 2/7/13; Ord. 6832, passed 5/16/13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7521, § 1, passed 5-17-18)

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:

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.

Patios less than 100 square feet.

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

Ground snow load	25
Wind Pressure <del>Ultimate Speed</del>	<del>80</del> <b>105</b>
Seismic Conditions <del>Design Category</del>	<del>1</del> <b>B</b>
Weathering	severe
Frost Depth	42
Termite	Yes
Winter Design Temp	14 <del>-4</del>
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 ~~46~~ 24 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 detached garages 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 ~~and designed for exterior use.~~ **Side hinged door to open to house for attached garage and open to outside for detached garage.** 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 or his/her designee.

**Detached garages with more than 18 inches of grade difference shall not use a thickened edge slab type foundation.**

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 ½" 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)

#### ARTICLE IV. - RESIDENTIAL USE SPECIAL REQUIREMENTS

150.040 - Special residential requirements.

(A) Applies to all uses residential uses.

- (1) *Closets*. If a light is installed in a closet, it must be one of the following types:
  - a. Globe encased
  - b. Fluorescent
  - c. Recessed types
  - d. LED

- (2) *Interior doors.* Minimum width for basement doors shall be two feet, six inches.
- (3) *Asphalt shingles—Stapling.*
  - (a) Stapling will not be permitted for any roofs.
  - (b) Minimum ~~240-pound weight~~ shingles with a ~~20-~~ 25 year warranty ~~depending on material type of either asphalt or fiberglass~~ shall be required.
- (4) *Reroofing.*
  - (a) Re-roofing shall be allowed, but in no event shall more than two concurrent layers of shingles be allowed on any roof. The original roof unless removed shall count as one layer applied.
  - (b) Ice/Water shield or an equivalent product shall be installed as part of the roofing and/or re-roofing of any conditioned residential building, other than buildings with flat or low sloped roofs. Installed a minimum of 24" up from the outside wall of the building and must start at the outside edge of the eaves and 18" up on each side of valleys.
- (5) *Chimneys.* Flashing at chimneys shall be flashed into raked mortar joints in a step fashion and then remortared.

Ventless fireplaces are not allowed within the corporate limits of the Village of Lombard.

- (6) *Gutters and downspouts.*
  - (a) Gutters and downspout shall drain free-fall onto splash blocks directed away from adjacent property, or to storm sewer where available with approval of Public Works Director.
- (7) *Attached and built-in garages.*
  - (a) Doors (minimum 20 minute fire rated) shall be equipped with a self-closer. The common wall to the residence shall be protected with 5 / 8 inch fire rated gypsum board or equivalent on the garage side to the underside of the roof sheathing or common wall and garage ceiling. If habitable rooms exist over any part of the garage, the complete interior of the garage shall be protected with 5 / 8 inch fire rated (one hour) gypsum board. Central heating and/or air conditioning equipment may not be exposed in a garage area. Such equipment must be separated from the garage by one hour fire rated walls. Garage floor surfaces shall be of approved noncombustible materials.
  - (b) Floors will be reinforced with six inch by six inch wire reinforcing material.
- (8) *Duct systems.*
  - (a) All heat supply systems for forced air heating shall be of metal ducts except as permitted in subsection (c).

- (b) Warm air supply ducts will not run between studs on exterior walls to upper floors. The common wall between the house and the garage is considered as an exterior wall. Exterior and common walls shall be furred out to accommodate insulation and duct work. Warm air supply ducts in one story buildings shall terminate not more than 12 inches above floor.
  - (c) Flexible duct: U.L. listed 181-Class 1, NFPA 90A and 90B, min. eight inch water gauge and max. six foot length.
- (9) *Concrete.*
- (a) When placing of concrete is suspended, it will be necessary to add reinforcing bars to footing or walls to prevent separation.
  - (b) All ~~window openings in~~ foundation walls shall have a minimum of two #4 reinforcing bars embedded in the concrete ~~directly above such openings and they shall extend a minimum of three feet on each side of the opening.~~
  - (c) Dry calcium chloride: In no way or manner shall dry calcium chloride be added to as an admixture to accelerate the setting time of poured-in-place concrete, except as provided hereinafter.
    - (1) At no time shall calcium chloride be used if the temperature is 34 degrees F. and rising temperature is expected.
    - (2) If and when calcium chloride is used, said calcium chloride shall not exceed one percent by weight of concrete as set forth in the American Concrete Manual of Concrete Practice (1970-Part I 202-5) and provided such admixture is introduced into the mixture at the concrete batch plant.

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

Passed on first reading this 4<sup>th</sup> day of March, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this 18<sup>th</sup> day of March, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee Whittington, Puccio, Foltyniewicz, Honig and Militello

Nays: None

Absent: Trustee Ware

Approved by me this 18<sup>th</sup> day of March, 2021.

  
Keith T. Giagnorio, Village President

ATTEST:

  
Sharon Kuderna, Village Clerk

Published by me in pamphlet form this 19<sup>th</sup> day of March, 2021.

  
Sharon Kuderna, Village Clerk