



## CHAPTER 9 RESIDENTIAL CODE

### 8-9-1: ADOPTION OF THE RESIDENTIAL BUILDING CODE:

The 2021 edition of the International Residential Code, as published by the International Code Council, Inc., is hereby adopted as the Residential Building Code of the City of Warrenville in the State of Illinois, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress and for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said 2021 edition of the International Residential Code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in section 8-9-2 of this chapter. (Ord. O2017-38, 6-19-2017)

### 8-9-2: AMENDMENTS TO THE RESIDENTIAL BUILDING CODE:

#### A. Rules of Construction.

The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IRC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IRC 2021 to read as provided and that such provision is added to and made a part of this code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IRC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the IRC 2021.

**B. Amendments.** The following sections and appendices of the IRC 2021 are hereby added, inserted, deleted, and/or modified as follows:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or his/her duly designated agent or agents.



Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois."

**Section 105.2 Work exempt from permit.** Amend as follows:

Building:

Building exemption 1. Delete and replace as follows: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 50 square feet.

Building exemption 2. Delete and replace as follows: Repair or replacement of existing legally permitted gates, and fences not exceeding 30% of the existing linear length, provided repairs or replacement is fabricated with materials of the same style and dimensions.

Building exemption 5. Delete (sidewalks and driveways)

Building exemption 10. Delete. (decks)

**Section 105.5 Expiration.** Delete and replace as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Building permits shall expire if permitted work is not completed within one year after date of permit issuance, except when an extension as provided in this section is granted.

The Chief Code Official is authorized to grant, an extension upon written request from the permit holder. The written request shall demonstrate the justifiable cause for the requested extension. Justifiable causes may include delays due to weather, labor strikes, supply shortages, or similar reasons. Such extension may be granted for a period not to exceed 180 days. Request for each extension may require a fee to cover the costs of administration and additional inspections but shall not be greater than 25 percent of the original building permit fee. Not more than two extensions may be granted by the chief code official.

**Section 106.1 Fire Plan Review.** Amend to add an additional paragraph as follows:

Not less than two sets of fire suppression plans for attached dwelling units shall be provided to the Warrenville Fire Prevention District to determine whether submitted plans comply with the requirements R313.1 and R313.1.1 as amended herein. If the submitted plans comply with aforementioned codes, then the Fire Prevention Bureau or third party reviewing service shall endorse said plans accordingly and deliver the same to the Building Division. If submitted plans do not meet the provisions of aforementioned codes, then the plans shall be returned to the applicant with a memorandum identifying the specific deficiencies and code section(s) cited. All applicable fees for reviews and



inspections assessed by the Warrenville Fire Protection District or third party service shall be paid by the applicant directly to the reviewing provider.

**Section 109.1.1.1 Spot Survey.** Add a new Section 109.1.1.1, titled “Spot Survey,” as follows:

Upon completion of the foundation walls and any structural elements which are necessarily part of the construction of the foundation walls, and before proceeding with further construction, the applicant shall file a survey prepared, signed, and sealed by an Illinois professional land surveyor, showing the location of the structure and the elevation of the top of the foundation walls at all four corners, or the average top of foundation for which a permit has been issued.

**Section 110.4 Temporary Certificate of Occupancy.** Amend to add to the following to the end of this section:

Reasons for issuing a temporary certificate of occupancy shall be limited to lot improvements required by this title that cannot be performed due to winter weather conditions. The required improvements shall be completed no later than June 1 following that winter. Adequate security to guarantee the completion of the improvements shall remain in force.

Fees and deposits for a temporary certificate of occupancy shall be paid in accordance fee schedule in Title 8, Chapter 20, Section 8-20-1 of the Warrenville Municipal Code.

**Section 112 Board of Appeals.** Delete this section in its entirety and replace as follows:

**Section 112 Means of Appeal.**

**Section 112.1 General.** The Plan Commission shall hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code.

**Section 112.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The Plan Commission shall have no authority to waive requirements of this code.

**SECTION 115 CONSTRUCTION SITE REQUIREMENTS.** A new Section 115, titled Construction Requirements,” is added as follows:

**Section 115.1 Construction site sign.** A temporary construction sign shall be posted not closer than one foot behind the property line where a new building is being constructed. The sign shall not exceed six square feet in area, nor five feet in height. The sign shall display the construction company name and telephone number, and the site address with at least three-inch letters and numbers. The sign shall also display the Building Permit.

**Section 115.2 Site Protection required.** All demolition or construction that involves trenching, excavation, or similar work shall have fencing installed around the entire perimeter of the site as deemed necessary by the Chief Code Official. All fencing shall be not less than four-foot high chain link fence attached to driven posts, or installed on pedestals or stands fortified to resist wind loads. Fencing shall be installed at the start of



any excavation or demolition, and be maintained. Fencing shall not be removed until the structure(s) are completed and secured and hazards no longer exist on the site.

**Section 115.3 Waste Container.** All demolition, new construction, room additions and remodeling projects must have a dumpster or container on site which is adequate in size for the containment and disposal of all job site refuse.

**Section 115.4 Temporary access drive.** A temporary access drive is required from the start of any excavation or demolition until prior to final grading. The access drive shall be placed anywhere vehicles drive upon the construction site or parkway. The access drive shall be constructed of a material such as gravel or woodchips that will provide a sufficient barrier to prevent soil from embedding into vehicle tires. In addition, the access drive shall provide a safe, clear and unobstructed pathway from the public property to the site under construction in order to allow access for inspections.

**Section 115.5 Toilet facilities required.** Not less than one (1) toilet facility in conformance with ANSI Z4.3 shall be provided on construction sites where indoor toilet facilities are not available.

**Table 301.2 (1) Climatic and geographic design criteria.** Amend to read as follows:

Ground Snow Load = 25lbs/sq ft

Wind Design:

Speed = 115

Topographic Effects = No

Special Wind Region = No

Windborne Debris Zone = None

Seismic Design Category = A

Subject to Damage From:

Weathering = severe

Frost Line Depth = 42 inches

Termite = moderate to heavy

Ice Barrier Underlayment Required = Yes

Flood Hazards = See Note

Air Freezing Index = 2000

Mean Annual Temp = 52 degrees F

Manual J Design Criteria

Elevation = 732

Altitude Correction Factor = None



Coincident wet bulb = 74 degrees F

Indoor winter design dry-bulb temperature = 72 degrees F

Outdoor winter design dry-bulb temperature = -4 degrees F

Heating temperature difference = 72

Latitude = 41.8

Daily range = M

Indoor summer design relative humidity = 50%

Summer design gains =

Indoor summer design dry-bulb temperature = 75 degrees F

Outdoor summer design dry-bulb temperature = 89 degrees F

Cooling temperature difference = 14 degrees

**Add Flood hazard note:** Contact City Engineer for specific lot flood hazard

**Section 313.2 One- and two-family dwellings automatic sprinkler systems.** Amend to read as follows:

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required for additions, alterations or accessory structures to existing buildings that are not already provided with an automatic residential sprinkler system.
2. An automatic residential fire sprinkler system shall not be required for new construction when all of the following apply:
  - a. Underside of all interior stairs within two-family dwelling units are protected with at least one half inches (0.5") of taped and mudded gypsum board or equal. Not required for single family dwelling units.
  - b. Each one- and two-family dwelling unit has at least two (2) means of egress.
  - c. The dwelling units are separated by a minimum two (2) hour assembly.

**Section 402.1 Wood Foundations.** Amend to read as follows:

Wood foundation walls are not allowed in any new construction.

**Section 403.2 Footings for wood foundations.** Delete this section in its entirety.

**Section 404.1.5.3 Pier and curtain wall foundations.** Delete and replace with the following:



Concrete pier foundations are only allowed for open porches and screen rooms which are covered by roof structures attached to the principal building. Provided that design for any such structure must be signed, sealed, and certified by a licensed Illinois architect or structural engineer as being sufficient to meet or exceed all applicable loading requirements of this code.

Concrete pier footing and curtain wall foundation systems are allowed for conversion of open porches and screen rooms into habitable spaces. Provided that design for any such structure must be signed, sealed, and certified by a licensed Illinois architect or structural engineer as being sufficient to meet or exceed all applicable loading requirements of this code.

**Section 404.2 Wood foundation walls.** Delete this section in its entirety.

**Section 405.2 Wood foundations.** Delete this section in its entirety.

**Section 406.3 Damp-proofing for wood foundations.** Delete this section in its entirety.

**Table 507.4 Deck Posts.** Add note: Regardless of species or tributary area, the maximum height for a 4x4 post is four feet (4').

**Section 507.4.1 Deck post to deck footing connection.** Amend to read as follows:

Where posts bear on concrete footings in accordance with Section R403 and Figure R507.3, lateral restraint shall be provided by manufactured connectors. Other footing systems shall be permitted.

Exception: Where expansive, compressible, shifting or other questionable soils are present, surrounding soils shall not be relied on for lateral support.

**Chapter 26 through 32 Plumbing:** Delete these chapters in their entirety. Plumbing materials and systems shall comply with the most recent published edition of the Illinois State Plumbing Code and Chapter 5 of Title 8 of the City of Warrenville Municipal Code.

**Section 3303.1.4 Piping.** Delete last sentence and add:

New subsurface drainage (sump pump) systems and existing systems which are undergoing expansion shall be connected to a 3" (minimum) subsurface, privately owned and maintained pipe which either discharges into an approved storm sewer system or storm water management detention/retention facility. When the City Engineer determines such a storm sewer or detention/retention facility is not adjacent or reasonably accessible to an individual lot, the City Engineer may allow the subsurface drainage system to discharge into a drainage swale or other location intended to minimize the negative impacts of the sump pump discharge on both the property discharging the water and adjacent properties.

**Part VIII Electrical.** Deleted, reference 8-8-1 and 8-8-2 of the City of Warrenville Municipal Code for specific electrical codes.

**Adopt Appendix AF Radon Control Methods**

**AF101.2 Conflicts.** Add a new Section AF101.2, titled "Conflicts," as follows:



Where conflicts occur between provisions of Appendix AF and the Illinois Joint Committee on Administrative Rules (JCAR) Mitigation Standard for New Residential Construction, the JCAR provisions shall take precedence over the provisions of Appendix AF.

**AF 103.13 Installation of active mitigation systems.** Add a new Section AF 103.13, titled “Installation of active mitigation systems,” as follows:

The installation of an active mitigation system shall only be performed by a licensed radon contractor in accordance with the Illinois Joint Committee on Administrative Rules (JCAR) Mitigation Standard for New Residential Construction. The installation of radon resistant construction may be performed by a residential building contractor or his or her subcontractors or a radon contractor during new residential construction. Only a radon contractor may install a radon vent fan or upgrade a passive new construction pipe to an active mitigation system.

**Adopt Appendix AJ Existing Buildings**

**Adopt Appendix AK Sound Transmission**

As adopted by Ordinance 2023-01