

Title 8

RESIDENTIAL CODE

8-1-9 Residential Building Code

A certain document, three (3) copies of which are on file in the office of the city clerk of the City of Warrenville; being marked and designated as the 2015 edition of the *International Residential Code*®, as published by the International Code Council, Inc., shall be, and the same is hereby adopted as the 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 a for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said 2015 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 8-1-9-1 of this chapter.

8-1-9-1 Amendments to the Residential building Code

The following sections of the 2015 edition of the *International Residential Code*® are hereby amended and revised as follows:

Section 101.1 Title. Insert: City of Warrenville

Section 105.2 Work exempt from permit

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: 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 106.1.1 Fire Plan Review. Not less than two (2) 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 109.1.1.2 Spot Survey. 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. Add 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 8-3-3.

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

Section 112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The City of Warrenville Plan Commission shall be the board of appeals.

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 board shall have no authority to waive requirements of this code.

Table 301.2 (1) Climatic and geographic design criteria

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY
	Speed	Topographic effects	Special region	Wind-borne debris zone	
25 lbs./sq. ft.	115 mph	No	No	None	A

SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
Weathering	Frost line depth	Termite					
Severe	42 inches	Moderate to heavy	-4 F	Yes	See note	2000	52 F

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

Section 313.1 Townhouse automatic fire sprinkler systems. Delete reference to “townhouse” from this section and replace with “attached housing including townhouse and two-family dwellings”.

Section 313.2 One and two-family dwellings automatic fire systems. Delete this section in its entirety.

SECTION 327 CONSTRUCTION SITE REQUIREMENTS

Section 327.1 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. In addition, the sign shall also display the Building Permit.

Section 327.2 Site Protection required. All demolition and construction, which involve trenching, excavation, or similar work shall have fencing installed around the entire perimeter of the construction 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 and shall be removed when the structure(s) are completed and secured.

Section 327.3 Waste Container. All demolition, new construction, room additions and remodeling projects must have a dumpster or container on site which are adequate in size for the containment and disposal of all job site refuse.

Section 327.4 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 structure under construction in order to allow access for inspections.

Section 327.5 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.

Section 402.1 Wood foundation walls. Delete this section in its entirety.

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

Section 404.1.5.3 Pier and curtain wall foundations. Add the following exceptions:
Exception 1. Concrete pier foundations for open porches and screen rooms which are covered by roof structures attached to the principal building except when any such structure has been 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.

Exception 2. Concrete pier footing and foundation systems for conversion of open porches and screen rooms into habitable spaces.

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.

Section 507.8.1 Deck post to deck footing. In the last sentence of this section delete the words “or a minimum post of 12 inches in surrounding soils or concrete piers.

Table 507.8 Deck post height. In the 4x4 post sizerow, delete 8’ for maximum height, and replace 4’ for maximum post height.

Chapter 26 through 32 Plumbing: Delete these chapters in its entirety, plumbing materials and systems shall comply with the most recent published edition of the Illinois State Plumbing Code and Title 8-1-5-1of this chapter.

Section 3302.2 Sump Discharge. 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 8-1-8 and 8-1-8-1 for specific electrical codes.

Adopt Appendix F Radon Control Methods

Add AF101.2 Conflicts. Where conflicts occur between provisions of Appendix F and Illinois Joint Committee on Administrative Rules (JCAR) Mitigation Standard for New Residential Construction, the JCAR provisions shall take precedence over the provisions of Appendix F.

Add AF 103.13 Installation of active mitigation systems. The installation of an active mitigation system shall only be performed by a licensed radon contractor in accordance with JCAR. 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 J Existing Buildings

Adopt Appendix K Sound Transmission