

Chapter 24

BUILDING CODE

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Article I. General Provisions

24.01 Title.

This Chapter shall be known as the "Building Code" and may be cited as such. (Ord. 3-2005 § 1 (part))

24.02 Purpose.

The purpose of the building regulations is to provide minimum standards to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, quality of material, use and occupancy, location and maintenance of all buildings and structures within the City and certain equipment specifically regulated herein. (Ord. 3-2005 § 1 (part))

24.03 Scope.

After the adoption of this Code, no structure shall be erected, constructed, enlarged, altered, repaired, converted, moved, removed, maintained, raised, lowered, underpinned or demolished, nor shall the equipment of a building, structure or premises be constructed, installed, altered, repaired or removed, nor shall the structure be occupied or the occupancy of the structure be changed in the City, except in conformity with the provisions of these regulations. (Ord. 3-2005 § 1 (part))

24.04 Adoption of codes.

(a) Building Code. That certain documents, of which one copy is on file in the office of the City Clerk, being marked and designated as "The ICC International Building Code, 2003 Edition," as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Elmhurst, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said 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, set forth in Section 24.05 and Article II hereof. The

ICC International Building Code, 2003 Edition is sometimes referred to herein and in Chapters 25, 26, and 27 of the Elmhurst Municipal Code as the “IBC.”

(b) ICC International Residential Code. That certain document, of which one copy is on file in the office of the City Clerk, being marked and designated as “The ICC International Residential Code, 2003 Edition,” be and is hereby adopted as the Residential Code of the City of Elmhurst; and each and all the regulations, provisions, penalties, conditions and terms of said 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, set forth in Section 24.05 hereof. The ICC International Residential Code, 2003 Edition is sometimes referred to herein and in Chapters 25, 26, and 27 of the Elmhurst Municipal Code as the “IRC.”

(c) Mechanical Code. That certain document, of which one copy is on file in the office of the City Clerk, being marked and designated as “The ICC International Mechanical Code, 2003 Edition,” be and is hereby adopted as the Mechanical Code of the City of Elmhurst; and each and all the regulations, provisions, penalties, conditions and terms of said Mechanical 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, set forth in Section 24.05 hereof.

(d) Property Maintenance Code. That certain document, of which one copy is on file in the office of the City Clerk, being marked and designated as “The ICC International Property Maintenance Code, 2003 Edition,” as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Elmhurst; and each and all the regulations, provisions, penalties conditions and terms of said Property Maintenance 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, set forth in Section 24.05 hereof.

(e) Energy Conservation Code. That certain document, of which one copy is on file in the office of the City Clerk, being marked and designated as “The ICC International Energy Conservation Code, 2003 Edition,” as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the City of Elmhurst; and each and all the regulations, provisions, penalties, conditions and terms of said Energy Conservation 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, set forth in Section 24.05 hereof.

(f) American National Standard for Accessible and Useable Buildings and Facilities. That certain document, of which one copy is on file in the office of the City Clerk, being marked and designated as “The ICC/ANSI A117.1-2003 American National Standard-Accessible and Useable Buildings and Facilities,” as published by the International Code Council and the American National Standards Institute, be and is hereby adopted as the minimum requirements for Accessible and Useable Buildings and Facilities Code of the City of Elmhurst; and each and all the regulations, provisions, penalties, conditions and terms thereof 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, set forth in Section 24.05 hereof. (Ord. 3-2005 § 1 (part); Ord. 22-2006 §§ 1, 2)

24.05 Additions, insertions, deletions and changes to adopted codes.

(a) The following amendments to the ICC International Building Code, 2003 Edition, are hereby adopted:

1. The City of Elmhurst Amendments

The City of Elmhurst Amendments, Zoning Ordinance, and Municipal Ordinance shall supercede all sections of all of the adopted model codes.

2. CONFLICTS

Whenever two codes are in conflict, the more stringent requirement shall govern.

3. PERMIT: Required, Duration, Exempt

A permit is required and must be obtained before any work may commence. A building permit shall expire 18 months after the date of issuance. For single family residences and townhouses covered under the International Residential Code, those building permits expire one year after the date of issuance. No permit is required for minor repair or replacement.

3a. Permit Drawings--Architect Seal

All drawings submitted for permit shall bear the seal of the Architect's license as well as his signature and the expiration date of his license. Other drawings shall bear the seal and same information of the design professional who prepared them, such as the Structural Engineer, Civil Engineer, Mechanical Engineer, Professional Engineer, etc. All drawings submitted for permit shall bear the seal of the Architects license as well as as applicable. (Every sheet shall bear the seal, signature and expiration date)(3 sets of plans required)

EXCEPTION: An architect's seal (i.e., Design Professional seal) is not required for sheds and other minor accessory structures.

3b. Permit Drawings--Plan Review

When necessary, in the judgment of the Building Official, for complex projects, or projects which have a construction cost of 20 (twenty) million dollars or greater, the plans shall be reviewed by the International Code Council, Plan Review Services, at the owner's expense. The Plan Review performed by ICC shall insure conformance with the adopted model codes as well as the City of Elmhurst amendments. The review shall include a review of all disciplines as follows:

Building, Structural, Mechanical, Electrical, Energy Conservation, Plumbing, Accessibility, Fire Sprinkler and Fire Alarm. The plan review fee shall be paid directly to ICC by the owner. This fee is separate from and in addition to the City of Elmhurst permit fees for the project. The Building Official shall have the authority to provide additional plan review comments as necessary.

3c. Plan Review Fee:

For projects which have been reviewed and then subsequently withdrawn, a plan review fee shall be charged to the applicant. The plan review fee shall be a minimum of \$200 or equal to the cost for the department to perform the review, whichever is greater.

4. PENALTIES:

If a building is not completed within the allotted time and the permit expires, the applicant shall be required to pay an additional permit fee, equal to one half (50%) of the original permit fee and provide the Building Department with a schedule of completion, such that the project is fully completed within 90 days. If not completed within the 90 day period, an additional fine of \$100.00 per day shall be imposed for each and every day the project is incomplete. Further, legal action may be taken to insure that all fines are paid and the project gets completed.

The penalty for beginning work without paying for and obtaining a permit results in the permit fee being doubled.

5. ALL BUILDINGS: NON-COMBUSTIBLE

All elements of all buildings shall be of non-combustible construction. All buildings shall be Type IA, IB, IIA or IIB. Construction Type I and construction Type II are those types of construction in which the building elements listed in Table 601 are of non-combustible material.

5a. TENANT FINISH-OUTS AND REMODELING

All tenant finish-outs and remodeling shall be entirely non-combustible construction.

EXCEPTIONS

Special Construction Type 1A Amended

5b. Apartment Buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care, Child Care and like facilities shall be Type 1A construction, with other amendments (Articulated under Special Construction, Type 1A, Amended).

5c. Type IV--Heavy Timber Construction

Type IV, Heavy Timber Construction may be utilized for certain appropriate uses such as a church or natatorium when prior approval by the Building Official is obtained.

6. FIRE ALARM SYSTEM REQUIRED

All buildings shall have a Fire Alarm System, which complies with the N.F.P.A. Fire Alarm Code and meets the following, but not limited to, minimum requirements.

Alarm Requirements

6a. All occupancies require a fire alarm system with horns, strobes and pull stations.

6b. All fire alarm panels and devices are to be point addressable. Coded access and resets are not approved. Provide a keyed access and reset.

6c. Catalog cut sheets and alarm plans to be submitted for approval with device locations.

6d. Smoke detection required for all duct work exceeding 2,000 C.F.M. with remote test site. NO EXCEPTIONS.

6e. The activation of a duct smoke detector must shut down the unit. Remote test switch installed on wall closest to detector--confirm the location of the switch with authority having jurisdiction prior to installation.

6f. All exposed wiring to be in conduit and must be plenum rated cable (fire alarm rated cable).

6g. All wiring in warehouse areas shall be in conduit stubs, at least up to bar joist level.

6h. Each flow switch shall have its own address on the fire alarm panel.

6i. Manual pull stations shall be located within 5 ft. of an exit and mounted 45 inches above floor level.

6j. Final on-site field and full alarm test shall be witnessed by the fire department (24 hour notice required) and the alarm representative needs to be present as well.

6k. Annual fire alarm testing must be performed with documentation sent to the Fire Prevention Bureau.

6l. All fire alarm systems are to be direct connect to DuComm (Dupage County Communications/911). (An additional 24 hour monitored service may be utilized in addition to DuComm.)

7. FIRE SPRINKLER SYSTEM REQUIRED

All buildings shall have an approved Automatic Fire Sprinkler System. The system shall be designed and installed per the N.F.P.A. for the "Use and Occupancy Classification," as required by the code. Some general sprinkler requirements are as follows:

SPRINKLER REQUIREMENTS

7a. All commercial occupancies shall be sprinklered in accordance with N.F.P.A. 13 requirements.

7b. All multi-family residential occupancies require sprinklers--N.F.P.A. #13R and City of Elmhurst amended code.

7c. All buildings require sprinklers, standpipes and detection devices. Standpipes are not required for one story buildings.

7d. Hydrostatic test of the system, per N.F.P.A. 13 and N.F.P.A. 24.

7e. Do not cover sprinkler work until hydrostatic test has been completed, witnessed and approved.

7f. A double detector check valve is required on all sprinkler systems, or an RPZ may be used, in lieu of the double detector check. An RPZ is required if anti-freeze is used in the system.

7g. An R.P.Z. is required on the by-pass water meter, across the double detector check.

7h. An exterior horn-strobe is required for the water flow alarm.

7i. The final on-site sprinkler test shall be witnessed by the fire department (24 hour notice required) and the sprinkler representative must be present as well.

7j. Annual sprinkler testing must be performed and documentation sent to Fire Prevention Bureau.

7k. Provide a hose connection on the standpipe at every level of the building, in the stairway. (2-1/2" diameter National Standard thread.)

7l. EXCEPTIONS:

A fire sprinkler system is not required for a single story building which has an area of 1,000 square feet or less, and has no basement.

A fire sprinkler system is not required for a single family residence duplex or townhouse. (i.e., any structure which is governed by the International Residential code).

8. GENERATOR REQUIRED

Whenever a fire pump is required on the fire sprinkler system, then emergency and standby power is required in the form of a generator.

a) All buildings which have a fire pump on the fire sprinkler system shall provide an on-site generator as the second source of power for the fire pump. The generator shall be the source of the EMERGENCY and STAND-BY power system. It shall provide power to emergency systems such as the fire alarm, emergency lighting, elevator, two-way communication system, fire command station and elsewhere required in the MODEL CODES. (Section 2702.) ref.

b) A second source of power from the Utility Company (Com Ed) is NOT an acceptable alternative to the requirement for an on-site generator for stand-by power.

A second source of power from Com Ed or other utility company shall NOT be considered a reliable source of power.

c) Every generator shall have a 2-hour fuel supply, minimum.

d) If the generator is located inside a building, it shall be located in a separate room enclosed with a 2-hour fire-resistance rated wall constructed of 8" wide concrete block. (8" C.M.U.)

e) The generator must be adequate to provide power for all fire protection and safety operations, simultaneously.

f) The generator shall provide power to at least one elevator and elevator lobby lighting.

g) The generator shall provide power to lighting in egress corridors, exit stairways, smokeproof enclosures, and mechanical equipment rooms, as required by the Adopted Model Codes.

h) The generator shall provide power to stairway door unlocking systems.

9. OTHER FIRE PROTECTION REQUIREMENTS

Other requirements related to Fire Protection are as follows:

9a) Exit/Emergency lighting and extinguisher locations must be provided on all remodeling.

9b) KEY BOX REQUIREMENTS--Exterior fire department "Key Box" will be required for all new construction, remodeling or occupancy changes. (Reference IFC Section 506.1)

9c) Submit contractor's plans for the Fire Sprinkler system for review and approval by the Fire Department.

9d) Submit contractor's plans and cut sheets for the Fire Alarm system for review and approval by the Fire Department.

9e) Fire extinguishers are required to be installed before the building is occupied. Check with Fire Department for types, sizes and locations.

9f) HOOD/DUCT REQUIREMENTS--All cooking hood and duct protection is to be U.L. 300 approved. All remodeling will require upgrading to current code. (Reference IFC Section 904)

9g) Duct detection system shall be tied to the fire alarm system.

9h) Submit plans/drawings for hood and duct system for review and approval by the Fire Department.

9i) The maximum distance between fire hydrants is 300 feet.

9j) 10" exterior bells are not permitted--Use horn/strobe in lieu of the exterior bell.

10. AREA OF RESCUE ASSISTANCE REQUIRED

All multi-story buildings shall have Areas of Rescue assistance. Location, construction and size of the Areas of Rescue assistance shall be as prescribed by the Illinois Accessibility Code.

10a) The following types of Areas of Rescue assistance shall be provided at each floor of the building except the level of exit discharge:

i) Horizontal exit(s) into another fire compartment as permitted by the applicable building code.

ii) At least one area of rescue assistance within every stairway, at each level. The area of rescue assistance shall be at least 10 square feet of clear floor area on each floor landing of the stairs in addition to that area required for exiting, and shall not reduce the travel width or reduce the swing of the door. This area of rescue assistance shall be accessible to an environmentally limited person in a wheelchair and have a configuration that will accommodate at least one wheelchair in positions which do not obstruct people exiting. All elements and the construction of the stairway within which the area of rescue assistance is located shall meet the fire resistance requirements of the applicable building code, or a minimum of one hour fire resistance rating, and shall have self closing doors.

iii) The floor plan showing exit discharge(s) shall indicate the number of environmentally limited persons anticipated to be evacuated in an emergency for the assistance of the owner in preparing an emergency management evacuation plan prior to occupancy of the buildings.

iv) Areas of rescue assistance in multi-story public facilities and multi-story housing units with supervised automatic sprinkler system, if stairs are provided leading to grade that are part of a code-required entrance, an accessible exterior platform at the level of exit discharge shall be provided. The platform shall provide an area of at least 10 square feet, in addition to that area required for exiting, that does not reduce the required travel width and is not reduced by the swing of the door. This space shall be accessible to an environmentally limited person in a wheelchair and have a configuration that will accommodate one wheelchair.

10b) All Areas of Rescue assistance shall have two-way communication which is direct connect to Du-Comm/911.

11. TWO-WAY COMMUNICATION REQUIRED

Two-way communication shall be provided in all multi-story buildings. Two-way communication shall be provided in all elevators and at all areas of rescue assistance.

11a) Two-Way Communication

A method of two-way communication, with both visible and audible signals, shall be provided between each area of rescue assistance and the primary entry. The fire department or appropriate local authority may approve a location other than the primary entry.

11b) Identification

Each Area of Rescue Assistance shall be identified by a sign which states "AREA OF RESCUE ASSISTANCE" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at an inaccessible exit and where otherwise necessary to indicate clearly the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

11c) Plan

The floor plan showing exit discharges(s) shall indicate the number of environmentally limited persons anticipated to be evacuated in an emergency for the assistance of the owner in preparing an emergency management evacuation plan prior to occupancy of the building.

12. CONCRETE FOOTINGS AND FOUNDATION WALLS

All footings and foundation walls shall be solid, CAST IN PLACE CONCRETE.

12a) The concrete shall be a 6 bag mix or an engineered design mix which shall have a specified compressive strength (f'c) of not less than 3,000 pounds per square inch (psi) at 28 days.

12b) The use of CALCIUM CHLORIDE as an admixture is not permitted.

12c) The MINIMUM DEPTH for all footings shall be 4' 0", measured from finished grade to the bottom of the footing.

12d) The minimum THICKNESS for all footings shall be 12 inches minimum.

12e) EXTENSION--All footings shall extend a minimum of 6" each side of the foundation wall it is supporting.

Example: a 1' 0" wide foundation wall shall be supported by a 2' 0" wide footing.

12f) FOAM PLASTIC FORMS used for pouring a foundation wall or exterior wall into a concrete grid pattern, and then left in place, are not permitted.

12g) REINFORCEMENT--All foundation walls shall have steel reinforcing bars, a minimum of 2 - #5 Bars, Top and Bottom, running continuous.

13. EXTERIOR WALLS

EXTERIOR WALLS--All buildings shall be constructed of approved masonry materials or approved precast concrete panels. "Approved Masonry Materials" shall mean: face brick, natural stone, precast concrete, split face block or equivalent masonry construction. Regular concrete block (C.M.U.) which is painted or stained is not an approved masonry material.

13a) EXTERIOR WALLS FOR TYPE IA AMENDED CONSTRUCTION

Apartment buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care and like facilities shall be constructed of solid masonry walls, which have a minimum thickness of 12" in width. Typically, the minimum wall would be comprised of a 4" wide face brick with an 8" C.M.U. back up. A 4" or 6" width of masonry veneer with a metal stud wall back up for an exterior wall is not permitted for Type IA amended construction. Any and all metal stud wall systems are not permitted for the exterior walls of Type 1A amended construction.

13b) EXTERIOR WALLS FOR FUTURE EXPANSION

Walls specifically designed for building expansion in one direction within 5 years of initial construction may be of a lighter material, consistent with industry standards and the character of the area.

13c) EXTERIOR WALLS AT SIDE AND REAR ELEVATION

The exterior walls at the side(s) and rear elevation of all buildings shall be constructed of approved masonry materials and shall compliment the Architectural Design of the Front Facade of the building. The side and rear elevations shall also be aesthetically pleasing, so as to not negatively impact the adjacent neighborhood.

In commercial and industrial districts where a residential neighborhood is not affected, the side and rear elevation of a building may utilize, split face block, or any combination of approved masonry materials.

13d) EXTERIOR INSULATION FINISH SYSTEMS (EIFS)

When approved in advance by the Building Official, EIFS may be used for spandrels accent areas or portions of the building's exterior wall where the architectural character requires this material.

13d)-1 Exterior Insulation Finish Systems (EIFS)

All exterior Insulation Finish Systems (EIFS) shall be a completely drainable type system utilizing one or more of the following, as specified by the manufacturer's installation instructions:

A continuous mesh

A "Wrinkle Wrap" type of building wrap

Vertical groove drains in the insulation board

Other method as prescribed by the manufacturer's installation instructions

13d)-2 The insulation shall be mechanically fastened.

13d)-3 The contractor performing the work must be a certified installer of the EIFS product that he is installing.

13d)-4 The Certified EIFS contractor shall provide a warranty for the labor and materials, identifying that the installation was performed in accordance with manufacturer's installation instructions as well as the provisions of this code. Any and all violations of this code or discrepancies with the manufacturer's installation instructions shall be corrected at the expense of the EIFS contractor, and General Contractor who has control over the project.

13d)-5 The City of Elmhurst Building Department does not recommend EIFS and assumes no responsibility for its use and/or application to any building.

14. GYPSUM WALL BOARD

The minimum thickness of all gypsum wall board to be used in all locations, of all buildings, is 5/8" G.W.B. (Type X).

15. PARTITIONS AND FRAMING

The minimum requirement for all partitions, in all buildings is one layer of 5/8" G.W.B. (Type X) each side of 3-5/8" metal studs at 16" O.C. All framings shall be 16" O.C. All metal studs shall be securely fastened, with a screw located on each flange, both sides, at the top track and at the bottom track.

16. ELEVATOR AND STAIR SHAFTS: 2 HOUR

In all buildings, all walls of all elevator and stair shafts (smoke proof enclosures) shall be 2 hour masonry construction. The shaft shall be comprised of 8" concrete block walls, constructed with 8" wide concrete masonry units, having a 2 hour fire resistance rating, minimum.

17. MECHANICAL SHAFTS AND DUCTS

In all buildings, all walls of shafts for mechanical, electrical and other building utilities shall be 2 hour masonry construction. The shafts shall be comprised of 8" concrete block walls, constructed of 8" wide concrete masonry units, having a 2 hour fire resistance rating.

17a) SMALL SINGLE SHAFTS for mechanical, electrical and other building utilities, which have a cross-sectional area of four (4) square feet or less may utilize 2 hour, gypsum, "SHAFTWALL" construction.

17b) SHAFTS FOR TRASH CHUTES must be constructed of 2 hour masonry construction (8" concrete block walls).

17c) DRYER VENTS--All dryer vents shall be metal or metal flex.

17d) DUCT CONSTRUCTION AND INSTALLATION

All ducts for the air distribution system shall comply with Section 603 of the International Mechanical Code.

EXCEPTIONS:

The use of gypsum boards to form air shafts (ducts) is not permitted.

Stud cavity joist space plenums are not permitted (Reference Section 602.3).

All dryer vents shall be metal ducts or metal flex. Non metallic ducts are not permitted for dryer vents.

18. STAIRS

All stairs in all buildings shall be constructed of solid cast-in place concrete or concrete filled metal pan stair treads with metal risers. A “pattern metal plate” or any type of metal plate used for stair treads is not permitted.

18b) The minimum width of all stairs in all buildings shall be 48” wide.

18c) For Industrial and Manufacturing USES, a non-slip metal grate may be used for treads on stairs and ships ladders that lead to mezzanines utilized for utilitarian purposes or to access metal grate catwalks.

19. FIREPLACES

MASONRY FIREPLACES

All wood burning fireplaces shall be constructed of masonry per section 2111 of the IBC and in compliance with the New York Masonry Associations guidelines and details. The hearth extension shall always be 20 inches minimum.

19a) PREFABRICATED METAL FIREPLACES

Prefabricated Metal Fireplaces are not permitted.

19b) “DIRECT VENT” Fireplace Units which burn gas only, and have a fixed glass plate in front of the fire-box, which cannot be opened, are permitted.

i) If a chimney is created for the direct vent on the outside of the building, it must be brick or stone veneer. Wood siding or non-masonry materials are not permitted to enclose the chimney created on the outside wall.

ii) The direct vent unit may terminate at the outside wall with a collar, per manufacturers installation instructions.

iii) If the direct vent is run vertically in the interior of the building, it may terminate through the roof, as an exposed vent.

If the vent through the roof has a chimney enclosure around it, the enclosure must be clad to look like brick or stone. (Wood siding shall not be permitted to create a chimney)

19c) “Ventless” fireplace units which burn gas and have no vent to the outside are not permitted in bedrooms, basements and attics. They must be operated with a door or window open, per manufacturer’s instructions. This product is not recommended by the City of Elmhurst Building Department and City of Elmhurst Fire Department.

20. STRUCTURAL TESTS AND SPECIAL INSPECTIONS

For all buildings, the owner and/or his agent shall insure that all “Structural Tests and Special Inspections” are performed and recorded as required in Chapter 17 of the IBC.

20a) The owner and/or his agent, at his expense shall employ experienced personnel educated in conducting, supervising and evaluating tests, inspections and reports pertaining to all the requirements of Chapter 17 of the IBC.

21. SPECIAL CONSTRUCTION TYPE IA, AMENDED

Special Construction Type IA, amended shall be a category of construction which applies to all Apartment Buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care Facilities and other like facilities in which people sleep or are boarding.

All buildings in this category shall comply with the previously listed amendments 1 through 20 as well as the following:

21a) FIRE BARRIER WALLS--(2 hour)

All walls which separate and compartmentalize dwelling units, including corridor walls shall be “Fire Barrier” walls constructed of 8” wide concrete masonry units. The 8” C.M.U. fire barrier wall shall have a fire resistance rating of 2 (two) hours, minimum. Public corridors shall be 5'-1” wide, minimum.

21b) CEILING/FLOOR CONSTRUCTION--(2 hour)

HORIZONTAL FIRE BARRIER--(2 hour)

The separation between dwelling units, the ceiling/floor assembly shall be precast concrete planks or poured into place concrete, and shall have a minimum fire resistance rating of 2 hours. This must be increased when the code requires a higher fire resistance rating. No other ceiling/floor assembly shall be permitted. (Bar joists are not permitted.)

If poured in place, CONCRETE COMPOSITE FLOOR/CEILING ASSEMBLY is utilized, and the metal deck is required for the structural strength of the assembly, then the metal deck as well as the steel beams and columns shall be protected with a minimum 2 (two) hour cementitious spray-on fireproofing, or higher fire resistance hourly rating as specified by the model code.

21c) ALL STEEL BEAMS AND COLUMNS shall be protected with a minimum 2 (two) hour fire resistance rating, or higher fire resistance hourly rating as specified by the model code.

21d) CEILING/ROOF CONSTRUCTION--(2 hour)

The ceiling/roof assembly shall be precast concrete planks, or poured into place concrete, and shall have a minimum fire resistance rating of 2 (two) hours. Open web steel bar joists and other assemblies are not permitted for the roof construction, for this category of buildings.

21e) DOORS AND FRAMES

All doors to each dwelling unit shall be 1-1/2 hour fire rated B-LABEL Doors, in B-LABEL welded frames, with B-LABEL hinges and shall have hydraulic door closers. (Spring hinges are not acceptable closers and are not permitted.) All other doors which are located in a 2 (two) hour fire rated wall shall be 1-1/2 hour fire rated B-LABEL doors, with B-LABEL welded frames, B-LABEL hinges and a hydraulic closers. (Typical)

21f) FIRESTOPPING--PENETRATIONS (ref Section 712)

All penetrations of all Fire Barriers, shafts and other fire rated assemblies, shall be properly firestopped in accordance with ASTM E814. All PVC pipes which penetrate a fire barrier shall have an "intumescent firestop sealant" with a metal ring--on both sides of the penetration.

A professional Firestop contractor shall be employed by the owner or his agent to provide shop drawings of all types of penetrations and submit to the Building Department for review. The Firestop contractor shall be employed by the owner and responsible to install all firestopping for all the trades throughout the entire building. It is the responsibility of the owner, general contractor and Firestop contractor to call the Fire Department to inspect all firestopping prior to covering the work.

Failure to have the firestopping inspected shall require the general contractor to uncover the work at his own expense, even if the firestopping is properly in place. (Firestopping amendment applies to ALL buildings, except single family residences.)

21g) FLOOR TO CEILING HEIGHT

The clear height from finished floor to the underside of the precast concrete deck above shall be 8'-8" MINIMUM. The clear height from finished floor to the underside of a composite concrete deck above shall be 9'-0" MINIMUM.

21h) PANIC HARDWARE

Panic hardware is required at all exit Discharge Doors.
(all buildings. ref. 1008.1.9)

21i) ELEVATOR PHONES

Phones in elevators shall be direct connect to DuComm.

21j) MECHANICAL

All ductwork shall be metal ducts for supply and return. Stud wall cavities shall not be utilized as an air plenum return.

21k) RPZ BACKFLOW PREVENTION DEVICE

An RPZ backflow prevention device is required to be installed on the main domestic water supply line to the building immediately after the water meter. Provide a floor drain for the RPZ.

An RPZ is required after the by-pass water meter on the double detector check of the Fire Sprinkler System.
(Provide a floor drain for RPZ)

An RPZ is required for an irrigation system. (Provide a floor drain for RPZ)

21l) DEAD END CORRIDOR

The maximum length of a dead end corridor is 20 feet. No exceptions for this category of building.

22. LOW VOLTAGE WIRING (for ALL BUILDINGS)

Low voltage wiring shall be defined as wires/cables which are used for fire alarms, burglar alarms, telephone, intercoms, security systems, computer cable, CATV, doorbells, thermostats and the like.

22a) All low voltage wiring shall be “plenum rated,” cables or wires.

22b) CONCEALED AREAS

When concealed, low voltage wiring/cables are not required to be in conduit.

Concealed shall be defined as follows:

Located within a gypsum board partition

Located within a floor/ceiling assembly in which the ceiling is gypsum board, suspended acoustical ceiling panel and grid, or similar

Located in a tray or runway that is located above the bottom cord of bar joists in a warehouse space

22c) EXPOSED AREAS

Low voltage wiring is required to be in EMT Conduit in all exposed areas, in the interior of a building and rigid conduit on the exterior of buildings.

Some examples of exposed areas are as follows:

Vertically on a wall and not concealed in the wall

Horizontal runs which are below the top of the bar joists or ceiling assembly

Any location where one can see the wires

EXCEPTION: Low voltage wires may run exposed at the top of the bar joists providing that the wires are bundled with ties and that proper hangers are installed at regular intervals to prevent sagging, or installed on cable trays.

23. CORRIDOR VS. HALLWAY (for ALL BUILDINGS; except Type 1A amended requires corridors to be 8” C.M.U.)

23a) CORRIDORS

Public corridors in mercantile, office buildings, schools or other uses which typically divide the building, with a tenant or rooms on each side, shall be a minimum of 5'-1” wide and shall have a fire resistance rating of 2 (two) hours. (i.e., 2 layers of 5/8” G.W.B. TYPE “X” on each side of metal studs at 16” O.C.) All corridor doors shall be 1-1/2 hour fire rated “B” LABEL doors, frames and hinges with hydraulic closer. If glass sidelights are used in the corridor wall, the glass shall be 1-1/2” hour fire rated, or a wall washer sprinkler head shall be located at each glass panel.

23b) HALLWAYS

Hallways or corridors within an office or tenant finish-out area shall NOT be required to have a 2 (two) hour fire rating. The corridors and hallways that are created by office systems furniture, cubicles, glass partitions or gypsum wall board within a tenant space shall not be required to have a fire rating. Except, that all gypsum board

partitions shall be constructed of 5/8" gypsum wall board on each side of metal studs at 16" O.C., which is non-combustible construction and by definition has a 1 (one) hour fire rating.

24. TENANT SEPARATION WALLS--OFFICE AND MERCANTILE

The tenant separation walls in multiple tenant retail or office uses may utilize an approved 2 (two) hour fire resistance rated gypsum wall assembly. Such walls shall extend from the floor to the underside of the deck above and shall have sound attenuation blankets.

25. FIRE BARRIER WALL AT OFFICE/WAREHOUSE

25a) The fire barrier wall between an office/warehouse, office/manufacturer plant or other mixed uses shall be of 2 (two) hour masonry (8" concrete masonry units) or 2 (two) hour precast concrete construction. Such walls shall extend from the floor to the underside of the roof deck.

25b) In existing office/warehouse type building in which the proper masonry fire barrier wall exists, expansion into the warehouse area to increase office space will require an additional 2 (two) hour masonry fire barrier wall between the new office space and the warehouse.

25c) EXCEPTION: If the additional office space being extended into the existing warehouse is 3,000 square feet or less, then the fire separation wall may be a 2 (two) hour gypsum wall board assembly, 2 layers of 5/8" G.W.B. each side of metal studs at 16" O.C.

26. CEILINGS

26a) All suspended acoustical ceiling panels and grid shall be a Class "A," 1 (one) hour fire rated product.

26b) All gypsum wall board ceilings shall be 5/8" gypsum wall board TYPE "X," minimum.

27. TABLES--no reduction

The fire resistance rating listed in the following Tables, shall not be reduced to a lesser fire resistance rating, even when the building is equipped with an automatic fire sprinkler system. The more stringent requirement shall always apply.

TABLES:

301.1.1	Incidental Use Areas
302.3.2	Required Separation of Occupancies (hours)
705.4	Fire Wall Fire-Resistance Ratings
706.3.7	Fire-Resistance Rating Requirements for the Fire Barrier Assemblies between Fire Areas
715.3.1	Fire Door and Fire Shutter, Fire Protection Ratings
1016.1	Corridor Fire-Resistance Rating Shall be a Minimum of 2 (two) hours See Amendment #23 Corridors vs. Hallways

28. STANDING SEAM METAL ROOFS AND MANSARDS

5/8" or 3/4" Plywood shall be permitted sheathing or back-up for standing seam metal roofs or mansards when used over metal deck on bar joists or used as a sheathing over steel C-Joist framing, or other non-combustible framing.

29. INTERIOR WOOD PANELING

All interior wood paneling shall be applied over 5/8" G.W.B. which is attached to metal studs or fire retardant wood studs at 16" O.C.

30. FOAM PLASTICS

30a) Any type of foam plastic (Styrofoam or like materials) shall not be permitted to be utilized as the floor and/or structural support of auditorium seating, theater seating or a stage.

30b) Foam plastic forms which are a stackable system to create foundation walls, exterior walls or interior walls are not permitted. (All Building Types)

30c) Prefabricated walls which are comprised of foam plastic with sheathing on each side are not permitted. (All Building Types)

30d) Prefabricated wall and roof panels which are constructed of foam plastic (Styrofoam or like material) with sheet metal on each side of the panel are not permitted. (All Building Types)

SPECIFIC TO THE SECTIONS OF THE IBC 2003

AMENDMENTS

31. 101.1 Title

These regulations shall be known as the Building Code of The City of Elmhurst, hereinafter referred to as "this code."

A. SECTION 101.2 SCOPE

EXCEPTIONS:

1. Detached one and two family dwelling or townhouses not more than 2-1/2 stories above grade, and their accessory structures shall comply with the International Residential code as amended and adopted by the City of Elmhurst.

2. Existing buildings undergoing repair, alterations or additions and change of occupancy shall comply with Chapter 34 of this code, as amended.

32. 101.2.1 Appendices

Appendix A, Appendix B and Chapter 35 Referenced Standards shall be adopted. Delete appendices C through J entirely.

33. 105.2 Work Exempt From Permit

All work shall require a permit, including all detached accessory structures, fences, retaining walls, sidewalks, driveways, swimming pools, window awnings, signs, radio and television transmitting stations and all construction listed on the City of Elmhurst fee schedule.

Work exempt from permit shall be any:

Minor repair or replacement

Painting, papering, carpeting, tiling, cabinet and other finish work

Re-roofing of single family residence or townhome

Water heater and furnace repair or replacement

Electrical, gas or mechanical and plumbing repair and replacement work as stated in this section

Emergency repairs--(some emergency repairs may require a permit after the fact)

34. 114.3 Unlawful Continuance

Any person who shall continue to work after having been served a stop work order, shall be liable to a fine of \$100.00 for the first day, \$200.00 for the second day and an additional \$500.00 for the third day and subsequent days at \$500.00/day for each and everyday, thereafter.

35. 302.3.1 Nonseparated Uses

Fire separations are required between uses, such as tenant separation walls, and shall be rated in accordance with Table 302.3.2 with no reduction in hourly rating. (No reduction, even when the building is fully sprinklered.)

36. 501.2 Premises Identification

Letters or numbers shall be a minimum of 6 (six) inches in height and a stroke of minimum 0.5 inch of a contrasting color to the background itself.

37. 708.1 Fire Partitions--General

Walls separating tenant spaces in offices, mercantile, retail or other uses shall be 2 (two) hour fire rated and have the continuity of the fire partition described in Section 708.4.

38. 1007.1 Accessible Means of Egress

Accessible means of egress shall comply with this section and the current version of the Illinois Accessibility Code. The Illinois Accessibility Code takes precedence over Section 1007 of the IBC.

38a. 1008.1.2 Door Swing and Panic Hardware

All doors shall swing in the direction of egress travel. Provide panic hardware on egress doors as directed by the Fire Department and Building Official.

EXCEPTION: Egress doors may swing into a small tenant space (1,000 s.f. or less) if prior approval is obtained from the Building Official and Fire Department.

38b. 1011.1.1 Floor Proximity Exit Signs

A NEW SECTION ADDED

Floor proximity exit signs shall be provided and installed in all Apartment Buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care Facilities, and other like facilities in which people sleep or are boarding.

I) Floor proximity exit signs are also required as stated in Chapter 11 through Chapter 42 of the NFPA 101 Life Safety Code.

II) Floor proximity signs shall be located near the floor level in addition to those signs required for doors or corridors. The signs shall be illuminated in accordance with 7.10.5 of the Life Safety Code. Externally illuminated signs shall be sized in accordance with 7.10.6.1 of the Life Safety Code. The bottom of the sign shall be not less than 6 inches but not more than 18 inches above the floor. For exit doors, the sign shall be mounted on the door or adjacent to the door, with the nearest edge of the sign within 4 inches of the door frame.

(Ref. Section 7.10.1.6 of the Life Safety Code)

CHAPTER 30--Elevators and Conveying Systems

39. 3001.2 Elevators and Conveying Systems Referenced Standards
Revise and modify ASME 2000 A17.1 as follows:

a) Section 2.7.3.1 Access to Machine Rooms and Machinery Spaces

To be revised to read

General Requirements:

A permanent safe, convenient means of access into the elevator machine room and overhead machinery spaces shall be provided for elevator maintenance personnel only. The elevator machine room shall not be used for a through passage to and from other spaces, roof, electrical maintenance, etc.

b) Section 2.8.2.3.1 Shut off Valves in Sprinkler Branch Lines

Shut Off Valves with a tamper proof electrical switch back to a fire alarm panel shall be provided for each branch line for machine room and shaft in an accessible location outside these spaces.

c) Section 2.10.1 Guarding of Equipment

In machine rooms and secondary machinery spaces, the following shall be guarded to protect against accidental contact:

- a. driving machine sheaves and ropes whose vertical projection upon a horizontal plane extends beyond the base of the machine;
- b. sheaves
- c. exposed gears, sprockets, tape or rope sheaves, or drums of selectors, floor controllers, or signal machine guards, and their driving ropes, chains or tapes; and

d. keys, keyways, and screws in projecting shafts.

Handwinding wheels and flywheels that are not guarded shall have yellow markings.

d) Section 2.14.7.1.3 Change first sentence to read as follows:

Passenger and freight elevators shall be provided with a standby emergency lighting power source on each elevator conforming to the following.

e) Section 2.7.3.4 2.7.3.4 (B) All machine room doors to be 1-1/2" hr B label self-closing and locking

f) Section 3.7 Change the requirements of Section 3.7.1 to read requirements of Sec 2.7.1.1.1

g) Section 3.19.4 Supply line shutoff valve. Sentence to read:

With a permanent handle to be attached to valve for shut off purposes.

h) Section 5.3 Private Residence Elevators

5.3.1.1.4.5 Machine Room: Electric Elevators room to be of a:

Minimum of 1 (one) hour fire resistance

Minimum 60" wide by 24" deep

Maximum 60" wide by 60" deep

Head Room Minimum 84" high

Door to be minimum 36" wide by 80" self-closing and locking

Main Line Disc Switch to be fused, heavy duty lock side of door

Car Light Disconnect Switch to be fused, heavy duty lock side of door

Room light switch lock side of door. Minimum illumination 5FTC

Room to have a 110V GFI Duplex outlet below light switch

Minimum 5 lb ABC Fire Extinguisher in Machine room, lock side of door

5.3.1.8.3 Light in car Add:

Emergency lighting to be provided as per Section 2.14.7.1.3

Add new section-Hydraulic Elevator

5.3.2.3.1 Machine Room--Hydraulic

Machine Room to be provided per 5.3.1.1.4.5

5.3.1.19 Emergency signal. Add:

Emergency signaling device to comply with 2.14.7.1.3

i) Section 8.10.3.2.2M Section 8.10.3.2.2M

Hydraulic working pressure shall be checked by running elevator with a full load in the car and the pressure verified as per the Data Plate.

j) Section 5.2.1.27 Emergency Operation and Signaling Service

Telephone to a 24 hour source with voice message, emergency light and alarm shall be installed on the elevator.

k) Section 5.2.1.27 Phase I and II fire service

Phase I and II fire service with smoke sensor recall shall be provided on elevator. When the machine room or shaft is sprinklered, a shunt trip device controlled by a heat sensor system shall be installed.

40. Section 3007 Existing Elevators

a) Section 3007.1 All existing elevators shall comply with ASME 1996 17.3, Safety Code for existing elevators and escalators.

41. Section 3008 Maintenance and Accidents

a) 3008.1 Owner Responsibility: The owner or the owner's legal agent for the building in which the equipment is located shall be responsible for the care, maintenance and safe operation of all equipment covered by this article after the installation thereof and acceptance by such owner or agent. The owner or agent shall make or cause to be made all periodic tests and inspections, and shall maintain all equipment in a safe operating condition, as required by this article.

b) 3008.2 Contractor Responsibility: The person installing any device covered by this article shall make all acceptance tests and shall be responsible for the care and safe operation of such equipment during its construction and until temporarily or finally accepted by the Building Official's designated Elevator Inspector.

c) 3008.3 Maintenance Items: All operating and electrical parts and accessory equipment or devices subject to this article shall be maintained in a safe operating condition. The maintenance of elevators, dumbwaiters and escalators shall conform to ASME A17.1 listed in Appendix A.

d) 3008.4 Unsafe Conditions: If, upon inspection, any equipment covered in this article is found to be in an unsafe condition, or not in accordance with the provisions of this code, the code official shall thereupon serve a written notice of such finding upon the building owner or lessee, stating the time when recommended repairs or changes shall be completed. After the service of such notice, it shall be the duty of the owner to proceed within the time allowed to make such repairs or changes as are necessary to place the equipment in a safe condition. It shall be unlawful to operate such equipment after the date stated in the notice unless such recommended repairs or changes have been made and the equipment has been approved, or unless an extension of time has been secured from the code official in writing. Time duration to be 24 hours, 7 days, 15 days or a maximum 30 days.

e) 3008.4.1 Power To Seal Equipment: In cases of emergency, the Building Official, in addition to any other penalties herein provided, shall have the power to seal out of service any device or equipment covered by this article when, in the opinion of the Building Official, the condition of the device is such that the device is rendered unsafe for operation: or for willful failure to comply with recommendations and orders.

f) 3008.4.2 Notice of Sealing Out Of Service: Before sealing any device out of service, the Building Official, except in case of emergency, shall serve written notice upon the building owner or lessee stating intention to seal the equipment out of service and the reasons therefore.

g) 3008.4.3 Unlawful To Remove Seal: Any device sealed out of service by the Building Official shall be plainly marked with a sign or tag indicating the reason for such sealing. Any tampering with, defacing or removal of the sign, tag or seal without approval shall constitute a violation of this article.

h) 3008.5 Accidents Reported and Recorded: The owner of the building shall immediately notify the Building Official of every accident involving personal injury or damage to apparatus on, about or in connection with any equipment covered by this article, and shall afford the Building Official every facility for investigating such accident. When an accident involves the failure, breakage, damage or destruction of any part of the apparatus or mechanism, it shall be unlawful to use such device until after the examination by the Building Official is made and approval of the equipment for continued use is granted. It shall be the duty of the Building Official to make a prompt examination into the cause of the accident and to enter a full and complete report thereof in the records of the building department. Such records shall be open for public inspection at all reasonable hours.

i) 3008.6 Removal Of Damaged Parts: It shall be unlawful to remove from the premises any part of the damaged construction or operating mechanism of elevators, or other equipment subject to the provisions of this article, until permission to do so has been granted by the Building Official.

42. 3009.0 Certificate of Compliance

a) 3009.1 The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated or altered shall be unlawful by persons other than the installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the Building Official.

b) 3009.2 Posting Certificates of Compliance: The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the elevator.

43. 3010.0 ADD Construction Documents And Permits

a) 3010.1 Application: The application for a permit shall be accompanied by construction documents in sufficient detail and indicating the location of the machinery room and equipment to be installed, relocated or altered; and all supporting structural members, including foundations. The construction documents shall indicate all materials to be used and all loads to be supported or conveyed. Documents to be reviewed and approved before permit is issued.

b) 3010.2 Permits: Equipment or devices subject to the provisions of this code shall not be constructed, installed, relocated or altered unless a permit has been received from the code official before the work is commenced. A copy of such permit shall be kept at the construction site at all times while the work is in progress.

44. 3011.0 ADD Tests and Inspections

a) 3011.1 General: All equipment and devices covered by the provisions of this code shall be subjected to acceptance and maintenance tests and periodic inspections as required herein.

b) 3011.2 Acceptance tests: Acceptance tests and inspections shall be required on all new, relocated and altered equipment subject to the provisions of this chapter. Tests and inspections shall be of such a nature as to determine whether the entire installation is designed, constructed and installed in compliance with this code, and shall indicate all parts of the equipment and machinery. In addition, Full Load Tests are to be done on all equipment. All such tests shall be made in compliance with the requirements of Section 3004.5 and in the presence of the Building Official, or by an approved agency for the Building Official and by the person installing such equipment.

c) 3011.3 Periodic tests and periodic inspections: Periodic tests shall be required on all new and existing power elevators, and periodic inspections shall be made of all new and existing equipment subject to the provisions of this chapter.

d) 3011.3.1 Periodic tests: Periodic tests shall be made by the Building Official, or by an approved agency, and shall be made at the expense and responsibility of the owner. Where such tests are not made by the Building Official, the approved agency shall submit a detailed report of the tests to the Building Official on approved forms not more than 30 days after the completion of the tests.

e) 3011.3.2 Periodic inspections: Periodic inspections shall be made by the Building Official or by an approved agency. Where such inspections are not made by the Building Official, the approved agency shall submit a detailed report of the inspection to the Building Official on approved forms not more than 30 days after completion of the inspection.

f) 3011.3.3 Frequency of tests and inspections: Tests and inspections shall be conducted at intervals of not more than those set forth in ASME A17.1 listed in Chapter 35 for elevators, escalators, dumbwaiters and moving walks.

45. 3012.0 MISCELLANEOUS AND CONVEYORS (Add new section)

a) 3012.1 Miscellaneous hoisting and elevating equipment: All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the Building Official to ensure safe operation.

b) 3012.2 Conveyors: Conveyors and related equipment shall be inspected and tested in accordance with ASME B20.1 listed in Chapter 35.

46. 3102.0 Membrane Structures

Membrane Structures shall not be permitted.

47. 3109.0 Swimming Pools

a) All swimming pools shall conform to the Illinois Department of Public Health requirements as well as local requirements. The applicant shall submit drawings for approval to that agency as well as the City of Elmhurst.

See IRC for complete swimming pool requirements and local amendments.

48. 3401.0 Existing Structures

This Section Not Used

49. 3403.1 Existing Buildings, Additions, Alterations or Repairs

a) In addition to the requirements of this section, all upgrades or modifications to the Fire Alarm or Fire Sprinkler System must comply with current listed requirements for new buildings.

b) Any new tenant, or new business moving into an existing building shall be required to install an approved fire alarm system that conforms to the requirements for new construction. The new fire alarm system shall be installed before a Certificate of Occupancy and a Business License will be issued, and before the tenant occupies the space.

c) Automatic fire suppression systems shall be installed in all areas of all buildings constructed, altered or at the time any addition is made thereto, except as follows:

1. In one and two family dwellings and townhomes;
2. In any multiple family dwelling 2 stories or less and having 4 dwelling units or less;
3. In any single story building without a basement which building has less than 1000 square feet within the exterior walls and is separated from all other structures by not less than 10 feet.

49a. 3403.1a Remodeling and Additions to Existing Buildings for Accessibility (a New Section added)

Whenever a remodeling or building addition occurs for the sole purpose of improving the accessibility of that building, (i.e., ramps, elevators, handicap accessible toilets, platform lifts, etc.) the existing building shall not be required to install a fire alarm or fire sprinkler system.

If a fire alarm system exists in the said building, the remodeling or addition for accessibility shall not constitute a requirement to upgrade the current fire alarm system.

50. 3406.0 Change of Occupancy

Whenever the "USE" or Occupancy Classification changes, or a new tenant occupies an existing space, an approved fire alarm system shall be installed per Fire Department requirements, if one is not already in place.

a) Whenever the new or proposed “USE” or Occupancy is at a “Higher Use,” that is more hazardous, based on life and fire risk, then the new occupancy shall upgrade to current code requirements, the same as for a new building.

For example: A “business office use” changes to a restaurant or day care facility. The new “USE” is a more “hazardous use” and therefore a fire sprinkler system, fire alarm system, along with all other code requirements shall be provided, the same as in a new building.

51. 3410 Compliance Alternatives

Delete this section in its entirety.

52. 3411 Condominium Ownership

Add this section.

Buildings which are planned as having condominium ownership or existing buildings which are converting to condominium ownership shall have the following:

a) A legally established Condominium Association, with Declarations, Rules and Regulations for the operation, maintenance and use of the property. These documents shall be submitted for review by the city’s legal staff, and must conform to State of Illinois Statutes for condominiums.

b) Demising Walls: The demising walls which compartmentalize each unit shall be constructed of 8” C.M.U., creating a 2 (two) hour fire rated barrier wall minimum. Corridor walls shall be constructed of 8” C.M.U., creating a 2 (two) hour fire rated barrier wall, as well (Minimum). If the C.M.U. wall is not technically feasible, a 2 hour fire rated gypsum wall may be used.

c) Assigned Parking: Each unit shall have a designated parking space(s).

d) Easements: Easements and cross-easements shall be established as necessary to perform repair and replacement of various building systems, building elements and for utilities.

e) Water Meter: The association shall be responsible for paying the water bill. The main water meter to the building shall be read for billing purposes. The Association may utilize private sub-meters to calculate the proportionate share of individual unit’s water usage, and then the Association may use that information for its own purposes. The city will NOT issue multiple water-meters to one building and send out multiple bills.

f) Apartment Buildings

Existing apartment buildings which are constructed of wood frame floor/ceiling assemblies, or have wood stud wall framing, shall be required to install an approved fire sprinkler and fire alarm system before converting to condominium ownership.

53. Part IX Referenced Standards--Chapter 35

All of the referenced standards listed in Chapter 35 of the IBC 2003 edition are hereby adopted by the City of Elmhurst.

54. Part X Appendices

Appendix A and Appendix B are hereby adopted by the City of Elmhurst. Delete appendices C through J entirely.

(b) Residential Code Amendments. The following amendments to the ICC International Residential Code, 2003 Edition, are hereby adopted:

1. Amendments Supercede ALL:

The City of Elmhurst amendments, Zoning Ordinance and Municipal Ordinance shall supercede all sections of all of the applicable adopted model codes.

2. Conflicts

Whenever two codes are in conflict, the more stringent requirement shall govern.

Exception:

The prescriptive requirements of Chapter 11 in the IRC are optional. The energy efficiency requirements for the City of Elmhurst shall be, as amended (see #62 Energy Efficiency).

3. Permit--Required, Duration, Exempt

A permit is required, and must be obtained before any work may commence. A building permit shall expire one year after the date of issuance for single-family residences, townhomes or any other structure covered under the International Residential Code 2003. Fences and sheds must be completed within 30 days of the start of construction. No permit is required for minor repair or replacement. No permit is required for re-roofing, however the work shall be performed by a state licensed roofing contractor. Proper re-roofing is entirely the owner's responsibility as the owner needs to contract with a state licensed roofing contractor to perform the work.

3a. Permit Drawings--Architect's Seal All drawings submitted for permit shall bear the seal of the Architect's license as well as his signature and the expiration date of his license. Other drawings shall bear the seal and same information of the design professional who prepared them, such as the Structural Engineer, Civil Engineer, Mechanical Engineer, Professional Engineer, etc. as applicable. (Every Sheet)(2 sets required)

EXCEPTION: An architect's seal (i.e., Design Professional seal) is not required for sheds and other minor accessory structures.

3b. Plan Review Fee:

For projects which have been reviewed and then subsequently withdrawn, a plan review fee of \$200 shall be charged to the applicant.

4. Penalties

If a building or structure is not completed within the allotted time and the permit expires, the applicant shall be required to pay an additional permit fee, equal to one half (50%) of the original permit fee and provide the Building Department with a schedule of completion, such that the project is complete within 30 days.

If the project is not completed within the 30 day period, an additional fine of \$100.00 per day shall be imposed for each and every day the project is incomplete.

Further, legal action may be taken to insure all fines are paid and the project gets completed. The penalty for beginning work without paying for and obtaining a permit, is that the permit fee shall be doubled.

5. City's Right to Draw On Bond

(\$1,000.00 as refundable cash bond with Public Works)

The City of Elmhurst shall have the right at all times, at its option, to draw on the contractors bond for the costs, including but without limitation for: legal fees, administrative expenses--for damage to neighbor's property or damage to city property--for undertaking any work in violation of the code or for refusing to complete work authorized by any permit.

Also, if the contractor refuses to correct work that is in violation of any code, the bond shall be collected to correct and remedy the code violation.

6. Replenishment of Bond

If the City of Elmhurst draws on the contractor's bond, then the contractor shall replenish the bond to the full amount. If the "Amount to Remedy" exceeded the amount of the bond, the contractor shall also "Make Whole" the amount of the difference required to the party affected, either the City of Elmhurst or other persons or entity.

Failure to replenish the bond and financially "Make Whole" the affected party, shall result in one or all of the following:

A Stop Work Order

Cancellation of the Permit

Refusal of an Occupancy Permit

Refusal by the City to Issue Transfer Tax Stamps

Refusal to Issue the Contractor Any Other New Permit

Refusal for Said Contractor to do Any Other Work Within the City of Elmhurst

7. Damage to Property

No person engaged in any work pursuant to a permit shall injure damage or destroy any property, public or private, not owned by such person. In the event property is injured, damaged or destroyed, the general contractor shall be responsible for the damage and shall promptly repair and restore the damaged property at his own expense.

The general contractor or applicant acting as a general contractor shall be responsible for all of the sub-contractors actions and shall be responsible for all of the work in its entirety, including means, methods and techniques of construction.

8. Safeguards

The General Contractor or applicant acting as a general contractor shall be responsible for safety on, in, near and around the job site. All persons undertaking work pursuant to a permit issued by the City of Elmhurst shall exercise proper care for the safety of all persons and property.

9. Wet Saw Required

A wet saw shall be required for cutting all types of masonry, stone, brick pavers, concrete and pavement. Any person not using a wet saw shall be issued a "Stop Work Order" and fined \$100.00. The fine must be paid before work is allowed to continue with a wet saw.

10. Demolitions

Whenever a building is demolished, the contractor shall be required to provide dust abatement by hosing down the structure with water, during the demolition. The penalty for failing to hose down the demolition, shall be \$500.00. The demolition contractor shall not be issued a subsequent demolition permit until the fine is paid.

11. Concrete Foundations

a) Footings and Foundation Walls

All footings and foundation walls shall be cast in place concrete. Wood, Masonry, ICF, Flat ICF, Waffle grid ICF, Screen Grid ICF and other similar systems for foundations are not permitted. All concrete shall be 6 bag mix or an engineered design mix which shall have the specified compressive strength (f'c) of not less than 3,000 pounds per square inch (psi) at 28 days, unless the concrete is required to have a greater compressive strength as designed by the architect or structural engineer. The minimum foundation wall thickness shall be 8" for a frame wall and 10" for a brick veneer wall.

b) Admixture

The use of calcium chloride as an admixture is not permitted.

c) Depth

The minimum depth for all footings shall be 4'-0", measured from finished grade to the bottom of the footing.

d) Thickness

The minimum thickness for all footings shall be 12 inches.

e) Extension

All footings shall extend a minimum of 6" each side of the foundation wall it is supporting.

Example: A 1'-0" wide foundation wall shall be supported by a 2'-0" wide footing.

f) Foam Plastic Forms

Foam plastic forms used for pouring a foundation wall (or exterior, or interior wall) into a grid pattern, and then left in place, are not permitted.

Insulating Concrete forms (ICF) are not permitted. Flat ICF, Waffle Grid ICF, Screen Grid ICF and other similar systems are not permitted.

g) Reinforcement

All foundation walls shall have steel reinforcing bars, a minimum of 2-5# bars at the top and bottom of the foundation wall, running continuous.

h) Three-Season Rooms/Porches

Three season rooms, screened porches and the like shall be built on a full footing and foundation wall, like any other habitable space. (300 s.f. or less may utilize a trench footing)--the trench footing shall be 12" wide x 48" below grade with 2-5# bars at top and bottom.

i) Existing Masonry Foundation

When a second floor addition is planned for an existing house which has a masonry foundation or a concrete foundation that is of questionable structural integrity, the existing foundation must be evaluated by a license structural engineer. The Structural Engineer shall prepare and submit a written report to the Building Department that indicates one or more of the following:

The existing foundation is capable of supporting the new loads imposed by the addition.

Or

The existing foundation shall be capable of supporting the new loads if specified reinforcement or improvements are made.

Or

The existing foundation is not capable of supporting new loads.

The Structural engineers report is to protect the owner in advance from a catastrophic and/or unexpected collapse of the structure.

j) Window Well Covers Required

Bars, grills, covers, screens or similar devices are required to be placed over all window wells, whether rescue, escape or otherwise.

Window well covers shall be capable of supporting a full grown adult. (minimum capacity 250 lbs.)

12. Carpentry

a) All framings shall be 16" O.C. or less than 16" O.C. (balloon framing shall not be permitted)

b) ALL plumbing walls shall be 2 x 6 wood stud framing. (minimum)

c) All framings shall be dimension lumber with the lumber species and grade identified on the permit drawings.

d) All roof sheathings shall be 5/8" exterior grade plywood, minimum. O.S.B. and particle board are NOT permitted for roof sheathing.

e) Wall sheathing shall be minimum 1/2" plywood or 1/2" O.S.B. (oriented strand board). The entire exterior envelope (exterior walls) shall be completely sheathed with 1/2" plywood or 1/2" O.S.B. wall sheathing.

f) All floors shall be 2 layers of 5/8" plywood or 3/4" plus 1/2" plywood. A single layer of 1-1/4" plywood is not permitted for floor sheathing. O.S.B. is not permitted for floor sheathing.

g) All gypsum boards used everywhere shall be 5/8" Type "X" minimum. Two layers of 5/8" G.W.B. shall be required on the ceiling of a garage which has habitable rooms above.

h) Interior soffits must be fireblocked with 5/8" Gypsum Board or 1/2" plywood at the concealed wall and ceiling areas, entirely.

i) Fireblocking Required:

Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) to form an effective fire barrier between stories and between a top story and a roof space. (See Section R-602.8).

Materials which may be used are as follows:

Unfaced Batt insulation, when the stud cavity is filled to a height of 16" vertically per R-602.8.1.1

Blankets of Mineral Wool

Thermal fiber or Fire Safe batts

Drywall compound

Cementitious material

3-M Firestopping caulk or equal (intumescent firestopping caulk)

Other approved materials installed in such a manner as to be securely retained in place as an acceptable fire-block by the Building Official.

NOTE: Foam plastic products are not permitted to be used as a fireblocking or firestopping material.

j) Fireblock at the rim height of every tub with 2 x wood blocking, every stud space, all around, - or - Provide water resistant 5/8" G.W.B. or 1/2" DURA ROCK completely down to the floor behind all tubs and shower stalls for proper firestopping, or use other materials as permitted in Section R-602.8.1.

k) Manufactured "I" joists may be used if and only if the entire residence has an automatic fire sprinkler system installed per N.F.P.A. 13R, "Installation of Sprinkler Systems for Residential Occupancies."

l) Wood roof trusses and wood floor trusses must have their metal gusset plates covered with 1/2" plywood, glued and screwed over every gusset plate, both sides. The plywood must extend 6" beyond each side of the plate. (That is, on 3 sides of the plate, the 4th side is usually obstructed by sheathing or ceiling board.)

m) Three season rooms, screened in porches and like structures shall be built with construction consistent with this code, and the same as any other house addition. All shall have a full footing and foundation (See Amendment 11h, 300 s.f. or less may utilize a trench footing). Use of foam plastic panels, structural or otherwise is not permitted. A one hour fire rating is required at walls and ceiling. (5/8" gypsum board Type X)

13. Electrical

a) Smoke Alarms shall be interconnected and shall be located per all requirements of Section R-313 of the IRC as follows:

In each sleeping room

Outside each separate sleeping area in the immediate vicinity of the bedrooms

On each story of the dwelling, including basements

Above or near the furnace

aa) Carbon Monoxide Detectors shall be provided as follows:

Outside each separate sleeping area in the immediate vicinity of the bedrooms.

On every floor on which a fossil fuel burning boiler or furnace is located and/or in the room in which the furnace or water heater is located.

On every floor in which sleeping rooms are heated by any type of warm air heating plant that burns fossil fuel.
Ref: State of Illinois 91st General Assembly Legislation 91-HB0603 Engrossed.

b) Arc-Fault Circuit--Interrupter Protection.

All branch circuits that supply 125-volt, single phase, 15- and 20- ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit. (per Section 210.12(B) of N.E.C.)

c) All electrical conductors shall be copper, Aluminum Conductors are not permitted.

d) Non-Metallic Sheathed Cable, Mineral insulated, metal-sheathed cable, rigid non-metallic conduit and boxes, armored cable, and flat conductor cable are all NOT PERMITTED.

e) All switches, receptacles and light fixtures in a bathroom, powder room, shower, etc. shall be GFCI protected.

f) Required Outlets--Receptacle outlets and lighting outlets shall be installed as specified in sections 210.52 through 210.70 in the N.E.C. 2002.

g) Exterior below ground conduit may be rigid galvanized (min.) 6" deep,
or -

Electrical grade non-metallic conduit (min.) 18" deep

or -

Type "UF" cable with ground conductor (min.) 24" deep per N.E.C. Table 300.5

h) Low voltage wiring and cables are not required to be in conduit for single family homes and townhomes.

i) Sump pumps and ejector pumps: The electrical circuit which provides power for the sump pump and/or ejector pump shall each have a dedicated circuit independent of all circuits in the building and shall have a single outlet.

14. Mechanical

a) Attic furnaces and crawlspace furnaces are not permitted.

b) Air conditioning equipment, including pads, condensing units, heat pumps, etc. are not permitted in the required sideyard setbacks. (per Zoning Ordinance).

c) All dryer vents shall be metal or metal flex. Non-metallic vents for dryers are not permitted.

d) All ductwork shall be a closed system and in compliance with the International Mechanical Code Section 603. Use of a stud space or joist space for a supply or plenum return is not permitted. Gypsum ducts are not permitted.

e) Provide a 1-1/2" precast concrete pad under all furnaces which are set on a wood floor. (or use 2 layers of 1/2" DURA ROCK or a 2" Thickness of poured concrete).

f) All bathroom, shower and powder room exhaust fans shall have insulated duct work.

15. Fireplaces

a) Masonry Fireplaces

All wood burning fireplaces shall be constructed of masonry per section R-1003 of the IRC and in compliance with the New York Masonry Associations guidelines and details. The hearth extension shall always be 20" minimum. Provide an exterior air supply per Section R-1005. The smoke shelf shall be 12 inches minimum.

b) Prefabricated Metal Fireplaces

Prefabricated metal fireplaces are not permitted.

c) Direct Vent Fireplaces

Direct vent fireplace units which burn gas only and have a fixed glass plate in front of the firebox which cannot be opened, are permitted.

i) The direct vent unit may terminate the vent at the outside wall, directly behind the unit, with a collar, per manufacturer's installation instructions.

ii) If a chimney is created for the direct vent, on the outside of the building, it must be brick or stone veneer. Wood siding or non-masonry materials are not permitted to enclose the chimney created on the outside wall.

iii) If the direct vent is run vertically in the interior of the building, it may terminate through the roof as an exposed vent. If the vent through the roof has a chimney enclosure around it, the enclosure must be clad to look like stone or brick. (Wood siding or similar siding material shall not be permitted to create a chimney.)

d) Ventless Fireplace

Ventless fireplace units which burn gas and have no vent to the outside, are not permitted in bedrooms, basements and attics. They must be operated with a door or window open, per manufacturer's instructions.

This product is not recommended by the City of Elmhurst Building Department or the City of Elmhurst Fire Department.

16. Interior Wood Paneling

All interior wood paneling shall be applied over 5/8" G.W.B. which is secured to wood framing at 16" O.C.

SPECIFIC
to the Sections of the IRC 2003 edition

AMENDMENTS

17. R-101.1 Title

These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Elmhurst, and shall be cited as such and will be referred to herein as "this code."

18. R-101.2 Scope

The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location removal and demolition of single family residences, townhouses and duplexes, and their accessory structures. (Townhouses and duplexes shall have a vertical wall as a fire barrier and shall not have one dwelling unit stacked above another. Apartment type buildings and other multiple dwelling buildings shall be governed by the IBC 2003 as amended.

No exception for existing buildings:

Existing buildings undergoing repair, alteration, additions or movement shall comply with the requirements of this code, same as new buildings.

19. R-103.1 Enforcement Agency

The Building Department is the Department of Building Safety. The individual in charge of the Building Department shall be known as the Building Official.

20. R-104.11 Tests

Add: The Building Official shall have the final authority to approve or disapprove materials, designs, assemblies, products, methods of construction, equipment, and etc. proposed to be used in any construction project.

21. R-105.2 Work exempt from permit

All work shall require a permit, including detached accessory structures, fences, retaining walls, patios, decks, gazebos, sidewalks, driveways, swimming pools and all other construction listed on the City of Elmhurst fee schedule.

Work exempt from permit shall be as follows:

Sheds 100 s.f. or less, however the shed must be located properly per the Elmhurst Zoning Ordinance

Emergency repairs

Minor repair or replacement

Painting, papering, carpeting, tiling, cabinets and other finish work

Re-roofing of a single family residence or townhouse

Water heater and furnace repair or replacement

Electrical, gas, mechanical and plumbing repair and replacement as identified in this section

22. R-106.1 Submittal documents:

All construction documents submitted shall be signed and sealed by the Design Professional who prepared them. (The Licensed Architect, Structural Engineer, or Registered Professional Engineer shall include his license number, signature, and the expiration date of his license clearly identified on the drawings.)

23. R-113.4 Violation Penalties:

Add: The Building Official and/or his agents may issue citations which carry a fine of \$100.00 per day for each and every violation which exists. The \$100.00 per day penalty also applies to “orders” in which the contractor or other persons “fail to comply” as directed by the building official, inspectors, or his agents.

24. R-114.2 Unlawful Continuance

Any person who shall continue to work after having been served a “Stop Work Order” shall be liable to a fine of \$100.00 for the first day, \$200.00 for the second day and an additional \$500.00 for the third day.

25. R-202 Air Admittance Valve

Air admittance valves are not permitted.

26. R-11 Site Requirements is hereby added.

All sites shall have a Code of Conduct Sign clearly posted. All construction sites shall have the following and comply with the following:

- a) Approved portable sanitation facility maintained in an approved manner on site.
- b) All contractor/service providers and other persons associated with a construction project shall restrict the parking of vehicles to one side of the street. Do not park vehicles on the public parkway or blocking the public sidewalk.

c) Keep public walks clear and passable. Maintain sidewalk area with compacted gravel as necessary throughout the duration of construction, so that it is safe for pedestrians to walk on.

d) Sidewalks shall not be blocked with parked vehicles. Concrete trucks or delivery vehicles may block the sidewalks for a short period of time while they are placing concrete or delivering materials.

e) Do not place or store materials on the public parkway.

f) For new homes, keep tree protection in place and properly constructed at all times. The contractor may be required to install tree protection, when deemed necessary by the Building Official, for home "additions."

g) Provide a dumpster for all trash and discarded building materials, or keep the trash or scrap building materials contained inside of the building. The maximum length of time that a dumpster may be on site is 6 months. After 6 months, all garbage and debris shall be placed in a 6 yard dumpster which shall be located inside the garage, or the garbage and debris shall be placed in trash receptacles located inside the house.

h) Maintain streets and sidewalks free of mud. The General Contractor shall be responsible to clean up large clumps of mud immediately, as trucks or other vehicles leave the site. (\$100.00 fine for each occurrence.)

i) On all new construction sites, the designed area for the driveway shall be graveled from the back of the curb to the garage entry. Gravel shall be in place immediately after the foundation is backfilled. This gravel is a sacrificial base for use during construction. More gravel shall be added as appropriate during construction to assist in keeping the site and the public streets clean. Additional gravel shall be added to meet appropriate requirements for the pre-pour driveway inspection. The driveway width for a two car garage may be 18'-0" wide and the approach at the curb may be 24'-0" wide.

j) Spot Survey Required

The City requires that the builder of a new single family home submit a certificate of elevation and a spot survey after the pouring of the foundation and that those documents be reviewed and approved by the City prior to any framing work being started on the structure. The certificate of elevation shall be on a form approved by the City and shall contain, as a minimum, all pertinent elevations (and their relative locations for stepped foundations). The spot survey shall indicate the dimension from the foundation to all property lines. In both cases, these documents shall be signed and sealed by either a Professional Engineer or a Registered Land Surveyor and shall contain verbiage indicating that the foundation has been installed in accordance with the site plan submitted and approved by the City.

k) Neighbor property: The General Contractor is responsible for controlling the sub-contractors and the project as a whole. No person shall trespass on a neighbor's property, without their permission.

Do not damage neighbor's property. The General Contractor shall be responsible to restore any damage to neighbor's property, or compensate that neighbor for damage to his property, regardless of which subcontractor or service provided actually did the damage.

l) All street closings shall be properly barricaded, have signs and/or a flagman, according to policy set forth by the Department of Public Works.

m) Landscaping: The minimum requirement for landscaping is that the front yard, side yards and parkway shall be sod, and the rear may be seeded. The entire property may be seeded, if the work is performed by a professional landscaper.

n) Keep erosion measures in place.

o) No open fires or burning, except for heating sand for mortar.

p) Obey work hours:

Monday through Saturday 7 am--6 pm

Sundays and Holidays 10 am--6 pm

q) Window Well Drains and Perimeter Drainage

All window wells shall have adequate drainage installed. A drain pipe of not less than 4 inches in diameter, shall be connected to a tee fitting, incorporated with the building foundation footing drain tile system.

A perimeter drain with leaders from window wells, is always required at basements. A 4 inch diameter perimeter drain tile at footing shall be set on a minimum of 2 inches of stone and covered with a minimum of 6 inches of stone. The total height of the stone used shall be 12 inches minimum. (2"+4"+6"=12"). The top of the tile must be below the top of the footing.

r) Sump Pump Discharge

The sump pump discharge of the perimeter drain tile system shall be connected to the City storm sewer system or as directed by the City Engineering Department. The discharge of the sump pump is storm water and shall not be connected to or discharged into the sanitary sewer.

The penalty for connecting any storm water discharge into a sanitary sewer line shall be a fine of \$250.00 per day. The fine shall be levied against the plumber who performed the work and also an additional fine of \$250.00 per day to the homeowner and/or general contractor who is in control of the property.

s) Downspouts

All downspouts as well as storm water sump pumps shall be connected to the ground storm sewer system as directed by the City Engineering Department. Downspouts and storm water sump pumps may discharge onto your own property and be absorbed into the soil when pre-approved by engineering. Drainage shall not run onto adjacent property. Provide a grading plan to the city engineer for pre-approval.

27. R-202 Definitions

a) Air Admittance Valves are not permitted.

b) Insulating Concrete Forms (ICF) are not permitted.

c) Manufactured Home: Manufactured homes as defined are not permitted.

Any manufactured home must meet all of the requirements of "this code" as well as the requirements of the amendments.

d) Structural Insulated Panels (SIPS)
Structural insulated panels are not permitted.

e) Wet Vents: Wet vents are not permitted.

28. R-301.1.2 Construction Systems
Balloon framing is not permitted.

29. R-301.2 (1) Climatic and Geographic Design Criteria Table

Ground Snow Load	30 P.S.F.
Wind Speed	90 mph., 3 second gust-Fig. 301.2(4) 75 mph, fastest mile--Table 301.2.1.3
Seismic Design Category	B
Weathering	Severe
Front Line Depth	48" Below Finished Grade (minimum)
Termite	Slight to Moderate
Decay	Slight to Moderate
Winter Design Temperature	-4 Degrees Fahrenheit
Ice Shield Underlayment Required	Yes
Flood Hazards	Contact Engineering
Air Freezing Index	1750
Mean Annual Temperature	50 Degrees Fahrenheit

30. 303.9 Basements--light and ventilation
Basements shall be provided with an aggregate glazing area in windows of not less than 2% of the floor area and 2% ventilation.

All habitable spaces in a basement shall be designed per R303.1. (8% light and 4% ventilation).

31. R305.1.1 Crawlspace height
All crawlspace areas shall have a minimum required clear height of 3 feet (36 inches). Beams, girders, ductwork, mechanical and plumbing components may project into that area as long as there remains 2 feet (24 inches) under those projections.

32. R-306.3 Private Sewage Disposal
A private sewage disposal system is not permitted.

33. R-309.2 Separation Required
This section is hereby amended to require 5/8" fire rated gypsum board on all walls and ceilings of an attached garage. (2 layers of 5/8" fire rated gypsum board is required on the ceiling of the garage if habitable rooms, a storage room or closet is above.)

34. R-309.3 Garage Floor Drainage

The garage floor shall have a minimum slope from back to front of 2 (two) inches, for drainage. A garage floor may not slope to any drain. (All garage floors shall be 5" thick concrete over 5" crushed stone base and have wire mesh or be fiber mesh concrete.)

35. R-309.3.1 Gas Curb

The floor of the garage shall be separated vertically from the adjacent floor of the main residence by a concrete gas curb, minimum 6 inches in height.

36. R-301.5 Attic and Crawlspace Access

Access to attics and crawlspaces shall be a minimum of 30 inches by 30 inches. A light is required in the immediate vicinity of the opening, inside the attic and/or crawlspace.

37. R-311.5.1 Spiral Stairways

Spiral stairways are not permitted to be used as a means of egress; they are considered a decorative element only.

38. R-312.1 Guardrails

In addition to the requirements of this section, add: "Porches, balconies, decks or raised floor surfaces 8 feet or more above the floor or grade below shall have a guardrail not less than 42 inches in height."

39. R314 Foam Plastic

Structural Insulation Panels (SIPS), Insulating concrete forms, structural panels comprised of foam plastic and sheet metal on each side, or any other structural or building component constructed utilizing foam plastic is not permitted.

40. R-316.1.3 Exterior Wall and Ceiling/Roof Insulation

The minimum insulation in 2 x 4 stud walls shall be R-13. The minimum insulation in a 2 x 6 stud wall shall be R-19. The minimum insulation in the ceiling/roof area shall be R-38. All slab on grade construction shall be insulated with a minimum of R7.5 utilizing rigid insulation material, 2'-0" vertical and 2'-0" horizontal, continuous at the perimeter. See Amendment #62 for other energy efficiency requirements and options.

41. R-317 Dwelling Unit Separation for Townhouses and Duplexes

a) Townhouses and duplexes shall have a 2 (two) hour fire rated, masonry vertical separation wall, constructed of 8" C.M.U. between each unit (and independent of each unit). The 8" C.M.U. fire separation wall shall be continuous with no penetrations from front to rear, and from foundation wall to underside of roof sheathing, between each and every unit. (Or may utilize through roof parapet wall constructed of 8" masonry.)

The supporting foundation wall, for the masonry separation wall, shall have a minimum width of 1'-8" if floor joists are bearing on the foundation wall. A minimum width of 1'-6" is required if joists are parallel to the foundation wall. Provide 3-#5 bars top and bottom in the foundation wall. The footing must extend 6" each side of the foundation wall. (i.e., 2'-8" wide footing for a 1'-8" wide foundation wall. The footing shall be 1'-0" thick.)

b) The plywood roof sheathing shall be fire retardant plywood for a minimum of 4'-0" each side of the masonry fire separation wall.

Or

c) Install 5/8" G.W.B TYPE "X" in each joist space up against the sheathing and support the G.W.B. with continuous 2 x 2 wood blocking each side. Provide the G.W.B. protection 4'-0" each side of the masonry wall, continuous, front to back.

Or

d) Install a minimum 8" wide masonry fire barrier wall with a parapet through roof, extended not less than 30 inches above the roof per code requirements.

e) Each and every townhouse wall which is adjacent to the masonry fire separation wall shall be sheathed with 1/2" plywood or 1/2" O.S.B. from the foundation wall, continuous all the way to the roofline sheathing. This is to insure that each unit is self contained, and in the event of one unit being destroyed by fire, and the masonry wall came down, the adjacent unit would be adequately enclosed and relatively weather tight.

f) Townhouse and Duplex units by definition are units which have a vertical masonry fire separation wall. Townhouses and Duplexes are not permitted to be constructed in a configuration in which they are stacked, one on top of another. Stacking dwelling units put the structure in a TYPE 1A AMENDED Category with apartments and condominiums and like structures. (See IBC Amendments)

42. R-321 Site Address

Premises identification: The address numbers shall be a minimum of 6 inches high with a minimum stroke of 0.5 of a contrasting color, facing the street and readily visible for emergency vehicles.

43. R-323.1.8 Manufactured housing

Manufactured and prefabricated construction shall comply with all of the code provisions and amendments for standard construction, as amended by the City of Elmhurst, herein.

44. R-401 Wood Foundations

Wood foundations are not permitted.

45. R-401.3 Drainage

Drainage shall be as approved by the City Engineering Department, and shall, as a minimum, follow requirements of Section 401.3 unless noted otherwise, on the approved permit drawing.

46. R-402.2 Concrete Compressive Strength

Revise Section R-402.2 and Table R-402.2, such that, in all cases the minimum specified compressive strength of concrete shall be 3,000 p.s.i., or greater as indicated by Table R-402.2.

47. R-403.1.1 Footings, Minimum Size

a) All spread footings shall be one foot (12 inches) thick, and a minimum of 20 inches wide for an 8" wide foundation wall. Footing projections shall be at least 6" each side of the foundation wall. Example: A 10 inch

foundation wall requires a 22 inch wide footing. Provide a continuous 1-1/2" x 3-1/2" key way centered in the top of all spread footings.

b) Trench footings may be utilized for slab on grade additions, such as a 3-season room and the like, which does not exceed an area of 300 square feet, and is only one story in height. The trench footing shall be 12" wide with 2-#5 bars top and bottom. The bottom of the trench footing shall be 48 inches below grade.

c) Concrete slab for a detached garage, shall utilize a full perimeter grade beam 12 inches wide with a depth of 12 inches below grade. It shall also have 2-#5 bars continuous around perimeter. The garage slab shall be 5" thick with wire mesh or fiber mesh concrete poured monolithic with the grade beam. The slab shall be over a 5" crushed gravel base.

d) Concrete slabs for sheds may be a 4" concrete slab over 4" crushed stone base. Turn down perimeter edge below grade as necessary, minimum 6 inches, when a slab is provided. A shed is not required to have a concrete slab but must be properly anchored.

48. R-403.1.4.1 Frost Protection

All footings shall be 48 inches below grade. Delete the "EXCEPTIONS" in this section.

49. R-404 Masonry Foundation

Masonry foundation walls and others are not permitted. Masonry foundation walls, pier and curtain wall foundations, rubble stone masonry, wood foundation walls, insulating concrete forms (ICF), waffle grid insulating concrete form wall and screen grid insulating concrete form wall systems are "NOT PERMITTED."

50. R-405.1 Foundation Drainage

Delete the EXCEPTION.

Add: The electrical circuit that provides power for the sump pump in the perimeter drainage system shall be a dedicated circuit, independent of all circuits in the building and shall have a single outlet.

50a. R-502.2.1 Decks

All decks shall be designed for a 60 P.S.F. live load. All decks shall be supported by concrete filled post holes which are 48 inches below grade. The wood posts shall be securely anchored with metal post base anchors which are embedded in the concrete or mechanically fastened to the concrete, with expansion bolts.

51. R-504 Pressure Preservatively Treated--Wood Floors (on ground)

Treated wood floors on the ground shall not be permitted. Delete this section in its entirety.

52. R-506 Concrete Floors (on ground)

Concrete slab-on-ground floors shall be minimum of 4" thick over 5" crushed stone base. Basement concrete floors shall have a 6 mil vapor barrier.

a) Garage slabs shall be a minimum of 5" thick over a 5" crushed stone base. Attached garages shall have a 6 mil vapor barrier.

b) Concrete floors in basements shall be 4" concrete slab with 6 x 6 W 1.4 W.W.F. over 6 MIL. Vapor barrier over 5" crushed stone base, minimum

c) Typical welded wire fabric required for various slab thicknesses are as follows:

4" CONC. SLAB--6 x 6 W 1.4 x W 1.4 W.W.F.

5" CONC. SLAB--6 x 6 W 2.1 x W 2.1 W.W.F.

6" CONC. SLAB--6 x 6 W 2.9 x W 2.9 W.W.F.

(ALL VAPOR BARRIERS SHALL BE 6 MIL.)

d) Blast furnace slag shall not be permitted as a base for a concrete slab.

e) Delete the Exception in section R-506.2.2. The exception says that a base course is not required under certain conditions.

A base course shall always be required.

53. R-602.3.2 Top Plate

A double top plate shall always be required. Delete the Exception in this section. A single top plate is not permitted.

54. Tables R-602.3 (3 and 4) Stud Spacing and Panel Thickness

Stud spacing shall always be by 16" O.C. or less than 16" O.C.

a) The minimum panel thickness shall be 1/2" plywood or 1/2" O.S.B. for wood structural panel wall sheathing.

b) Particle board wall sheathing is not permitted.

55. R-602.8 Fireblocking Required

Fireblocking shall be required per this section. Other materials which may be used, in addition to the materials listed in R-602.8.1 are Therma fibre insulation and approved intumescent firestopping caulk. (See 12i carpentry)

NOTE: Foam plastic products are not permitted to be used as a fireblocking or firestopping material.

55a. R-602.9 Cripple Walls--Cripple walls shall be 2 X 6 studs at 16" O.C., minimum. Foundation cripple walls which have a stud height less than 14 inches shall be sheathed on both sides with a wood structural panel that is glued with sub-floor adhesive and fastened to both the top and bottom plates in accordance with Table 602.3 (1) or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous foundations.

56. R606.1.1 Professional Registration Required

All project drawings, typical details and specifications are required to bear the seal of the architect or engineer responsible for the design (typical for all).

57. R-611 Insulating Concrete Form Wall Construction

Delete this section in its entirety. ICF wall construction is not permitted.

58. R-613 Exterior Windows

Add: All exterior windows shall have insulating glass.

59. R703.9 Exterior Insulation Finish Systems (EIFS)

Add: All Exterior Insulation Finish Systems (EIFS) shall be a completely drainable type system utilizing one or more of the following, as specified by the manufacturer's installation instructions:

A continuous mesh

A "Wrinkle Wrap" type of building wrap

Vertical groove drains in the insulation board

Other method as prescribed by the manufacturer's installation instructions

- a) The insulation shall be mechanically fastened.
- b) The contractor performing the work must be a certified installer of the EIFS product that he is installing.
- c) The Certified EIFS contractor shall provide a warranty for the labor and materials, identifying that the installation was performed in accordance with manufacturer's installation instructions as well as the provisions of this code. Any and all violations of this code or discrepancies with the manufacturer's installation instructions shall be corrected at the expense of the EIFS contractor, and General Contractor who has control over the project.
- d) The City of Elmhurst Building Department does not recommend EIFS and assumes no responsibility for its use and/or application to any building.

60. R-801.3 Roof Drainage and Sump Discharge

Roof drainage and stormwater discharge shall be directed by the city engineer on a case by case basis. The City Engineer's directive in the plan review process or as directed in the field during construction is the final authority with respect to roof drainage and sump pump (stormwater) discharge.

- a) Storm water from the roof, perimeter drain tile system, sump pump or any other source shall not be connected to the sanitary sewer.
- b) A sanitary sewer shall not be connected to a storm sewer.

61. R-905.2.7.1 Ice Protection

(i.e., Self-Adhesive ice/water shield)

Ice protection shall be provided for asphalt shingled roofs that consists of a self-adhering polymer modified bitumen sheet, which shall be used in lieu of normal underlayment and shall extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.

a) The same requirement applies for metal roof shingles, mineral surface roll roofing, slate and slate type shingles, wood shingles, wood shakes, similar roofs and when a complete “tear-off” occurs for re-roofing of an existing building.

62. Chapter 11 Energy Efficiency

Modify as follows:

The energy efficiency related requirements for the City of Elmhurst shall be as follows:

- a) All windows shall have insulating glass.
- b) Provide a minimum of R-13 insulation with a vapor retarder (i.e., kraft paper or equal) in all 2” x 4” exterior stud walls.
- c) Provide a minimum of R-19 insulation with a vapor retarder (i.e., kraft paper or equal) in all 2” x 6” exterior stud walls.
- d) Provide a minimum of R-38 insulation in roof area. Also provide ventilation baffles in every space between roof rafters or trusses, to vent roof properly.
- e) Cathedral or Sloped Ceilings shall be designed by the architect to achieve the highest R-Value possible in complying with the R-38 standard requirement. In no circumstance shall the R-Value be less than R-19. Proper roof ventilation shall be provided, with baffles and continuous ridge vent or other as designed by the architect.
- f) Basements: Whenever a basement is finished, the exterior perimeter walls shall be insulated with a minimum of R-10 insulation, on the interior side of the basement wall.
- g) Optimal Design--The architect, owner or general contractor may at their own option choose to increase the energy efficiency related requirements set forth by the City of Elmhurst. The architect, owner or general contractor may at their own option choose to follow all or some of the prescribed requirements of Chapter 11 in the IRC.

63. M-1408 Delete this section in its entirety. Vented floor furnaces are not permitted.

64. M-1601.1.1 Items #5, #6 and #7 are hereby deleted. Construction cavities in stud and joist spaces shall not be used as a plenum for air supply or returns.

65. Part VII Plumbing--Chapters 25 through 32.

All plumbing shall comply with the Illinois State plumbing code and the more stringent, City of Elmhurst amendments, to that code.

a) The Plumbing Chapters 25 through 32 of the International Residential Code 2003 may be referenced and shall apply when:

The standards set forth are at least as stringent as the State of Illinois Plumbing Code, as amended.

The standards set forth are at least as stringent as the applicable City of Elmhurst amendments.

When the State of Illinois Plumbing Code and City of Elmhurst amendments are silent on a particular subject.

- b) Individual private water supply systems and private sewage disposal systems are not permitted.
- c) The extension pipe from a pressure relief valve on a water heater shall be type L copper.

66. P-2903.7 Water Service Pipe

The minimum size water service pipe shall be 1 inch, type K copper.

67. P-2904 CPVC Plastic Pipe

All forms of plastic, vinyl, CPVC, PEX, etc. shall not be permitted for use in a water distribution system.

- a) Water distribution lines Type L copper shall not be placed on any outside/exterior walls.
- b) The use of foam core pipe shall not be permitted.

68. P-3103.1 Vent Pipe--Roof Extension

All open vent pipes which extend through a roof shall be terminated at least 12 inches above the roof.

69. Part VIII Electrical Chapters 33 through 42.

All electrical shall comply with the N.F.P.A. 70, National Electrical Code 2002 and the more stringent, City of Elmhurst Amendments to that code.

- a) The electrical Chapters 33 through 42 of the International Residential Code 2003 may be referenced and shall apply when:

The standards set forth are at least as stringent as the NEC 2002 as amended.

The standards set forth are at least as stringent as the applicable City of Elmhurst amendments.

When the NEC 2002 and the City of Elmhurst amendments are silent on a particular subject.

70. Chapter 41--Swimming Pools

See Appendix G and amendments to Appendix G, for additional detailed requirements.

71. Part IX Chapter 43 Referenced Standards

All of the referenced standards listed in Chapter 43 of the IRC 2003 edition are hereby adopted by the City of Elmhurst.

72. Part X Appendices of the IRC 2003 edition:

Appendices A, B, C are hereby adopted by the City of Elmhurst.

Appendix D--Recommended Procedure for Safety Inspection of an Existing Appliance Installation shall be for information only and is not adopted or part of this code

Appendix E--Manufactured Housing used as dwellings is hereby deleted.

Appendix F--Radon Control Methods shall be for information only and is not adopted or part of this code.

73. Appendix G of the IRC 2003 edition--Swimming Pools, Spas and Hot Tubs is hereby adopted and amended as follows:

Add the following new section AG101.1.1

SECTION AG101.1.1 GENERAL OVERVIEW REQUIREMENTS FOR SWIMMING POOLS, SPAS AND HOT TUBS.

- a) ALL HOT TUBS and SPAS are required to have an APPROVED SAFETY COVER.
- b) LOCATION: All pools must be 50% visible from inside your home.

No shrub, bush, tree, structure, equipment or other impediment to vision, except the fence and gate, shall be placed as to impair the visibility of the entire area of the pool surface from the side of the pool nearest the dwelling on the premises. In case of round or irregularly shaped pools this "side" shall be considered as a projection of the face nearest the dwelling

Pools must be 10 feet from any building, which includes the house, shed, garage, balcony, porch, deck or any accessory structure

10 feet is measured from the eave or edge of structure to the water edge

The pool may not be installed over an easement

Must be 10 feet away from any and all overhead power lines

Must be 5 feet away, measured horizontally, from any underground power lines

(The distance is always measured horizontally from the waters edge of the pool)

Must be at least 5 feet from a side property line and at least 5 feet from a rear property line

On a corner lot, the side yard setback is 10 feet from the property line to the outside edge of the pool or deck (Check the Zoning Ordinance for specific requirements)

c) Where a wall of a dwelling serves as part of the barrier of the pool, the following shall apply:

All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen (if present) are opened

The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened

The alarm shall have a minimum sound pressure rating of 85 dBA at 10 feet and the sound of the alarm shall be distinctive from other household sound such as smoke alarms, telephones and door bells

The alarm shall automatically reset under all conditions

The alarm shall be equipped with manual means, such as touch pads or switches, to deactivate the alarm temporarily for a single opening from either direction

Such deactivation shall last for not more than 15 seconds

The deactivation touch pads or switches shall be located at least 54 inches above the threshold of the door

d) Barrier--A barrier is required for all swimming pools, hot tubs and spas. See Section AG105.

e) Other Safeguards

When the pool is not in use under the supervision of the owner, his agent, tenant or other responsible person, all access gates or doors leading directly to the pool area shall be securely locked, and/or other safeguards, such as an approved cover, shall be in place to provide protection against the possibility of accidental falling into the pool by a person.

f) GRADING AND SITE DRAINAGE

Maintain existing grading and site drainage. All unused excavated material shall be removed from the site.

g) ELECTRICAL

All electrical wiring required for pumps, lights and outlets must comply with the National Electric Code.

No extension cords are permitted.

All wiring must be ground fault protected.

A single twist lock receptacle is permitted between 5 feet and 10 feet of the inside edge of the pool, ground fault protected, for the pump.

All other outlets must be ground fault protected and at least 10 feet from the inside edge of the pool.

For all pools at a dwelling unit, a receptacle is required between 10 feet and 20 feet from the inside edge of the pool, ground fault protected.

No lighting fixture shall be installed over a pool or within 5 feet horizontally of the inside walls of a pool unless it is located at least 12 feet above the maximum water level.

h) WATER SUPPLY

The water supply for the pool must be taken from a sill cock connected to a house water service and must include a vacuum breaker or back flow prevention device

The swimming pool shall not collect or hold stagnant or improperly treated water

The pool may not be drained on any other property

The pool must be drained to the curb or gutter located along an adjacent street during warm weather

i) PERMIT PROCEDURES

If the pool, hot tub or spa holds more than 1,000 gallons of water, or has a depth of 24 inches or greater, a permit is required for construction of installation. A permit is required for all hot tubs and spas.

1. Obtain a pool permit application from the Building Department, 209 N. York.
2. Submit the completed application along with two (2) copies of each of the following:
 - a) Plat of Survey indicating proposed location of the pool
 - b) With distances from property lines dimensions
 - c) A grading plan for the pool is needed if excavation or filling or any change of grade is required
 - d) The manufacturer's specifications for the pool and filter, if the pool is above ground
 - e) The set of architectural plans if the pool is in ground

j) ILLEGIBLE PLANS WILL NOT BE ACCEPTED

k) Call JULIE Joint Utility Location Information for Excavating at 1-800-892-0123, for utility line location information, JULIE is a free service.

74. Appendix G--Section AG102--Definitions Omitted

75. Appendices H and I--deleted
Appendices H and I shall be deleted in their entirety.

76. Appendix J--Existing Buildings and Structures
Appendix J shall be adopted by the City of Elmhurst.

- a) All new work on existing buildings and structures shall be in compliance with this code and the local amendments.
- b) Delete Section AJ102.4 Replacement Windows in its entirety. All replacement windows shall be insulating glass or match the other existing windows on the structure.

77. Appendix K--Sound Transmission--Deleted

Delete this section in its entirety.

78. Appendix L--Electrical Provisions cross referenced with the N.E.C.

Appendix L shall be adopted by the City of Elmhurst

(c) Mechanical Code Amendments. The following amendments to the ICC International Mechanical Code, 2003 Edition, are hereby adopted:

1. The City of Elmhurst Amendments.

The City of Elmhurst amendments to the IBC, the IRC, other amendments, the Zoning Ordinance and Municipal Ordinance shall supercede all sections of all of the adopted model codes.

2. Conflicts

Whenever two codes are in conflict, the more stringent requirement shall govern.

3. GENERAL AMENDMENTS

a) Attic furnaces and crawlspace furnaces are not permitted.

b) Concrete Pad--All gas fired furnaces shall be placed on a minimum of 2" of concrete or on a solid pre-cast concrete pad. (The precast pad may be under the furnace only, and extend a few inches beyond the perimeter of the unit's footprint.) Furnaces may be placed directly on basement floor slabs.

c) Air conditioning equipment, including pads, condensing units, heat pumps, etc. are not permitted in the required sideyard setback. (per Zoning Ordinance)

d) All dryer vents shall be metal or metal flex. Non-metallic vents for dryers are not permitted. See Section 504.6 and Amendment to 504.6.

e) All ductwork shall be a closed system and in compliance with the International Mechanical Code Section 603. Use of a stud space or joist space for a supply or plenum return is not permitted. Gypsum ducts are not permitted. Delete Sections 603.5 and 603.5.1.

f) Provide a 1-1/2" precast concrete pad under all furnaces which are set on a wood floor (or use 2 layers of 1/2" DURA ROCK or a 2" Thickness of poured concrete).

g) All bathroom, shower and powder room exhaust fans shall have insulated ductwork.

4. ENERGY EFFICIENCY

Any and all references in this code (IMC), relating requirements of the International Energy Conservation Code to single family dwellings and townhomes are hereby deleted. See IRC Amendments #62, Chapter 11, ENERGY EFFICIENCY, for the City of Elmhurst minimum requirements.

5. Fuel Fired Appliances

See Section 303 for approved and prohibited locations.

a) Section 303.3 Prohibited locations Fuel-fired appliances shall not be located in, or obtain combustion air from, any of the following rooms or spaces.

1. Sleeping rooms
2. Bathrooms
3. Toilet rooms
4. Storage closets
5. Surgical rooms

b) Exception: This section shall not apply to the following appliances:

1. Direct-vent appliances that obtain all combustion air directly from the outdoors.
2. Solid fuel-fired appliances, provided that the room is not a confined space and the building is not of unusually tight construction.
3. Appliances installed in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with Section 703. Access to such enclosure shall be through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device (hydraulic closer required).

6. Section 304.6 Private Garages--furnaces

Appliances located in private garages and carports shall be installed with a minimum clearance of 6 feet above the floor.

7. Section 306.3 Appliances in Attics

Attic furnaces are not permitted.

8. Section 306.4 Appliances under floors

Furnaces in the crawlspace or other appliances under floors are not permitted.

9. Section [B] 401.4.1 Exit Enclosure Ventilation when required

Exit Enclosure Ventilation shall be required in buildings which are 7 stories or greater in height, or in any building where a floor surface is located more than 75 feet above the lowest level of fire department vehicle access or more than 30 feet below the level of exit discharge. (Same as the requirement for a smoke proof enclosure or pressurized stairway)

10. Section 504.6 Domestic clothes dryer ducts

Clothes dryer exhaust ducts shall be constructed of galvanized steel or aluminum. Clothes dryer transition ducts used to connect the appliance to the exhaust duct system shall be limited to single lengths not to exceed 8 feet. Transition ducts shall be metal flex and shall not be concealed within construction.

11. Section 602.3 Stud cavity and joist space Plenums--Not Permitted

Delete this section in its entirety. Stud cavity and joist space plenums are not permitted.

12. Section 603.5.1 Gypsum ducts--not permitted

Delete this section in its entirety. The use of gypsum board to form ducts is not permitted.

13. Section 910 Floor Furnaces--not permitted

Delete this section in its entirety. Floor furnaces are not permitted.

14. Section 922 Kerosene and Oil-fired Stoves--not permitted

Delete this section in its entirety. Kerosene and oil-fired stoves are not permitted.

15. Chapter 15 Referenced Standards

All of the referenced standards listed in Chapter 15 of the IMC 2003 edition are hereby adopted by the City of Elmhurst.

16. Appendix A

Appendix A of the IMC 2003 edition is hereby adopted by the City of Elmhurst.

(d) Property Maintenance Code Amendments. The following amendments to the ICC International Property Maintenance Code, 2003 Edition, are hereby adopted:

1. The City of Elmhurst Amendments

The City of Elmhurst Amendments to the IBC, the IRC, other amendments, the Zoning Ordinance and Municipal Ordinance shall supercede all sections of all of the adopted codes.

2. Conflicts

Whenever two codes are in conflict, the more stringent requirement shall govern.

3. Section 101.1 Title

These regulations shall be known as the Property Maintenance Code of the City of Elmhurst, hereinafter referred to as "this code."

4. Section 101.3 Intent

Modify as follows: Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the applicable code requirements and amendments, the same as for a new building. (Typical for all)

5. Section 103.5 Fees

See Municipal Code for applicable fees.

6. Section 304.3 Premises Identification

Address numbers are required and shall be a minimum of 6 (six) inches high with a minimum stroke width of 0.5 inch.

7. Section 304.14 Insect Screens

During the period April 1 to October 31, insect screens shall be provided as necessary.

8. Section 404 Occupancy Limitations

Whenever the requirements of this section are in conflict with the Zoning Ordinance, the Zoning Ordinance shall govern.

9. Chapter 8--Referenced Standards

The referenced standards listed in Chapter 8 of the International Property Maintenance Code, 2003 edition are hereby adopted by the City of Elmhurst.

(e) Energy Conservation Code Amendments. The following amendments to the ICC International Energy Conservation Code, 2003 Edition, are hereby adopted:

1. The City of Elmhurst Amendments

The City of Elmhurst amendments to the IBC, other amendments, the Zoning Ordinance and Municipal Ordinance shall supercede all sections of all of the adopted model codes.

2. Scope and Applicability

This code shall apply to new commercial buildings as described in section 101.2. This code shall not apply to single family residences and townhouses.

3. Existing Buildings

Existing buildings are exempt from the prescriptive and performance related regulations of this code.

(f) Accessible and Useable Buildings and Facilities Standard Amendments. The following 2003 amendments to the ICC/ANSI A11.1 2003 American National Standard--Accessible and Useable Buildings and Facilities, are hereby adopted:

1. The City of Elmhurst Amendments

The City of Elmhurst amendments to the IBC, other amendments, the Zoning Ordinance and Municipal Ordinance shall supercede all sections of all of the adopted model codes.

2. Conflicts

Whenever two codes are in conflict, the more stringent requirement shall govern. With respect to accessibility, the Illinois Accessibility Code shall take precedence and shall supercede the ICC/ANSI A117.1-2003 American National Standard.

(Ord. 3-2005 § 1 (part); Ord. 12-2006 § 1)

24.06 Placement of air conditioning units.

The placement of air conditioning units in the required side yards, as such term is defined in the Elmhurst Zoning Ordinance (Chapter 22 of the Elmhurst Municipal Code) is, and shall be prohibited from and after May 6, 1996, unless provided by order of a court of competent jurisdiction. (7/7/97)

24.07 Identification of buildings and structures having truss construction.

(a) Definitions.

“Truss” means a framed structural unit made up of a group of triangles arranged in a single plane in such a manner that if loads are applied at the points of intersection of truss members, only compressive or tensile (non-bending) forces will result in the members.

“Truss construction” means a structure, excluding a detached single-family residential structure, in which the roof or floor is supported by trusses.

“Truss construction emblem” or “emblem,” as used in this Section, means an emblem affixed to a structure that has truss construction and having the shape, color and features set forth in subsection (d) hereof.

(b) Display Requirements. A truss construction emblem shall be affixed to the front of all structures, excluding detached single-family residential structures, that have truss construction, provided, that upon written approval of the Fire Chief, a planned development or subdivision, all of the structures within which have truss construction, may display the truss construction emblem at each entrance to the planned development or subdivision rather than on each individual structure.

(c) Registration Fee.

(1) The owner of each structure required to display a truss construction emblem shall register same with the Fire Department on forms provided by the Department.

(2) A registration fee of fifteen dollars (\$15.00) per year shall be charged to the owner of each structure required to be registered under this subsection.

(3) Such fees shall be used to defray the cost of identifying, maintaining records of, and inspecting structures with truss construction and any other costs of implementing, administering or enforcing the requirements of this Section.

(d) Truss Construction Emblem. The truss construction emblem required by this Section shall be of the color, shape and have lettering and features as follows:

color: bright or reflective or be made of a reflective material;

shape: an isosceles triangle having dimensions of twelve (12) inches horizontally by six inches vertically;

lettering: the letter “F” to signify a floor with truss construction; the letter “R” to signify a roof with truss construction; the letters “FIR” to signify both a floor and roof with truss construction; such letters shall be printed on the emblem in a conspicuous size and color;

placement: the emblem shall be permanently affixed to the left of the main entrance door of the structure at a height not less than four feet nor more than six feet above the ground. Such emblem shall be installed, and shall be maintained in good condition by the owner of the structure. (4/6/98)

24.08 Signage requirements for buildings or structures containing hazardous materials.

(a) Definitions.

“Hazardous material” shall have the meaning set forth in Chapter 25 (Fire Prevention Code) of the EMC.

“Hazard signage system” or “hazard signage” means that signage system for hazardous materials set forth in National Fire Protection Association Standard NFPA 704, provided, that in the event of a conflict between such standard and federal law or regulation, the latter shall control.

(b) Hazard Signage Required. Any person who leases, operates or controls any facility, equipment, structures or locations for, or involved in, the use, storage, or manufacture of hazardous materials shall display on such facility, equipment, structure or location, hazard signage and maintain a hazard signage system.

(c) Penalty. Any person who fails to comply with the requirements of, or who violates this Section shall be subject to the penalty set forth in Section 8 of The Hazardous Materials Emergency Act (430 ILCS 50/8) as amended from time to time. (4/6/98)

24.09 Reserved.

Article II. Building and Construction Requirements

24.10 Exits required.

A minimum of two exits shall be required from all tenant spaces which have a floor area of two thousand five hundred (2,500) square feet or greater. (Ord. 12-2006 § 2 (part))

24.11 Water meters--Remote readers.

For all buildings whether residential, commercial, or otherwise, a conduit for low voltage wiring of the remote reader for the water meter shall be provided. (Ord. 12-2006 § 2 (part))

24.12 Architectural design.

Whereas it is universally recognized that many neighborhoods in urban areas have deteriorated in the past by reason of poor planning and indiscriminate and unregulated building, and by the progressive erection of inferior and unsuitable buildings in such neighborhoods, and whereas such deterioration has been invariably accompanied by a drastic reduction in property values and by a deterioration in conditions of health, sanitation and safety in such neighborhoods, and for the purpose of preventing such deterioration and preserving for the owners and residents of property within the City the property values now existent and to secure the beneficial interest and purpose thereof, which are the preservation and improvement of the existing standards of public health, welfare, sanitation and safety within the City, the following provisions are enacted:

(a) Definitions. For the purpose of this Section, the following terms shall have those meanings ascribed to them, as follows:

“Adjacent single-family residence” means a proposed single-family residence for which a building permit has been sought but not issued, that is proposed to be located on a zoning lot that:

- (1) Is situated on either side of and abuts or adjoins another zoning lot on which an existing residence is located or is to be located;
- (2) Is situated directly across the street from the front of another zoning lot on which an existing residence is located or is to be located;
- (3) Is situated across the street and cater-corner, in either direction, from the front of another zoning lot on which an existing residence is located or is to be located;
- (4) In the case of a corner lot, is situated directly across the street from the corner side yard of another zoning lot on which an existing residence is located or is to be located;
- (5) In the case of a corner lot, is situated across the street and cater-corner in either direction, from the corner side yard of another zoning lot on which an existing residence is located or to be located; or
- (6) In the case of a corner lot, is situated directly across the street from the front of another zoning lot on which an existing residence is located or is to be located.

“Commission” means the Advisory Architectural Commission of the City of Elmhurst.

“Existing residence” means a single-family residence currently in existence or a proposed such residence for which a building permit has been issued.

For the purpose of this definition, the terms “street, road or highway” shall be synonymous and shall include both public and private streets. The definitions of terms “corner lot” and “corner side yard” shall be as set forth in the Elmhurst Zoning Ordinance.

(b) All new buildings shall be of an architectural design suitable for a good suburban community. No permit shall be issued for any new building, or for an improvement to an existing building which is of such architectural design that the same is manifestly inferior or so radically different as to impair marketability or property values of existing buildings in the same immediate vicinity. Freestanding buildings and buildings fronting on more than one street shall have the same material or architecturally harmonious materials used for all exterior walls. Buildings partially freestanding shall have the same material or architecturally harmonious materials used for exposed exterior walls and exposed portions of exterior walls. Single-family residences located adjacent to each other shall be varied in design and shape so as to avoid the appearance of being identical.

(c) In the event a permit is denied to any applicant by reason of this Section, he shall have the right to appeal to the Advisory Architectural Commission. Upon such appeal being made and after reasonable notice to the applicant and to owners and occupants of existing buildings in the vicinity, a public hearing shall be held by the commission where evidence shall be received from both the applicant and the owners or occupants of buildings in the immediate vicinity of the proposed building as well as City officials and staff. After receiving and carefully considering such evidence, if the commission shall determine that the erection of the proposed building will detrimentally affect values of adjoining and neighboring properties, they shall affirm the denial of the permit. If, after careful consideration, the commission shall determine that the proposed building will not detrimentally affect values of adjoining and neighboring properties, they shall direct the Building Commissioner to issue a permit. (Ord. 22-2003 § 1)

24.13 Fees charged to public school districts and park districts.

Building permit fees set forth in Chapter 45 shall not apply to park districts and public school districts, provided, that a park district shall pay to the City a sum equal to the expense incurred by the City for performing inspections and review of plans. Such sum shall be based upon the salary, or wages, of the City personnel who perform inspections and plan review or the fees charged by outside firms retained by the City for such inspections and plan review.

24.14 Gas fireplaces.

All fireplaces with a gas supply shall have a key shutoff outside of the unit and within the immediate vicinity of the fireplace. The requirement for a key shutoff applies to all fireplaces, including masonry fireplaces, direct vent fireplaces and ventless fireplaces. (Ord. 12-2006 § 2 (part))

24.15 Portable buildings and temporary structures for habitation.

No portable building or temporary structure for habitation shall be erected, built upon or maintained upon any lot or parcel of land within the City unless the same shall meet the same minimum requirements as to structural requirements, sanitary and plumbing facilities, fire resistance and quantity and quality restrictions such as are required by the building regulations for the erection of single-family dwellings.

The City Council may authorize the use of portable buildings or temporary structures which do not meet the requirements of subsection 109.0 hereof. Such use shall be granted for a period of time and subject to such conditions as the City Council determines to be necessary for the safeguarding of the public health, safety and general welfare.

24.16 Footing--Curing period.

After a footing is poured, a forty-eight (48) hour cure period must elapse before the foundation wall can be poured. Such requirement shall apply to all construction, whether residential, commercial or otherwise. (Ord. 12-2006 § 2 (part))

24.17 Fire district.

The fire district of the City shall consist of those portions of the City which are classified as C-1, C-2, C-3 and C-4 zoning districts by terms of the zoning ordinance of the City, as such districts are, or may hereafter be changed by amendments to the zoning ordinance, the fire district shall automatically be changed in conformity therewith. A building or other structure shall be deemed to be within the fire district if one-third or more of the area of such building or structure is located therein.

(a) No building or structure of frame or combustible construction shall be erected after May 8, 1960, within the limits established by law as the fire limits except the following:

(1) A building occupied exclusively as a private garage or stable, not more than one story in height nor more than seven hundred twenty (720) square feet in area, located on the same lot with a dwelling.

(2) All metal gasoline service stations not exceeding one thousand (1,000) square feet in area, nor more than one story in height and located at least ten (10) feet from lot lines.

(3) Grandstands, stadiums and athletic and amusement park structures with a seating capacity of not more than five thousand (5,000). Such structures shall be not less than ten (10) feet from any other buildings or structure, and the braces, supports and the underside of all seats shall be treated with a fire-retarding solution once a year before being opened to the public.

(4) Builders' shanties for use only in connection with a duly authorized building operation and located on the same lot with such a building, on a lot immediately adjoining, on an upper floor of the building under construction, or on a sidewalk shed.

(5) Coal tipples, ice houses, material bins, trestles and water tanks, when built of planking and timbers of the dimensions usual for heavy timber construction.

(6) Cooling towers not in excess of two hundred fifty (250) square feet in base area and fifteen (15) feet in height.

(b) All other buildings shall be constructed of light non-combustible, ordinary, heavy timber, fire-resistive or fire-proof construction.

(c) No theater shall be erected or reconstructed unless there is provided and maintained on the same lot or within three hundred (300) feet thereof a space for off the street parking which contains an area adequate to accommodate one automobile for every six seats in the theater.

24.18 Improvements required before building.

No building shall be erected for human habitation on any lot or parcel of land within the City unless a street or way for public service facilities, improved with water mains and sanitary sewers is provided to serve such lot or parcel of land.

24.19 Private garages.

(a) Height and Size. Garages shall comply with respect to height, area, materials of construction and other details as provided for building and structures elsewhere in these building regulations, except that:

The side walls of a private garage shall not exceed ten (10) feet in height and the highest point of the roof shall not be more than twenty-one (21) feet above the grade.

In a private garage having a storage space above the main story, such storage space shall not contain more than fifty (50) percent of the entire cubical contents of the building.

(b) Area of Private Garages. The floor area of private garages shall not exceed seven hundred twenty (720) square feet.

(c) Garages Attached to Residences. A private garage may be attached to or form a part of a residence building or a business building if separated from other occupancies by walls, partitions and ceilings of materials to restrict the passage of gases, smoke and odor from the garage to other parts of the building.

(d) Walls, Ceilings or Partitions. Walls, ceilings or partitions of a private garage shall be of masonry or of standard stud construction with a sixty (60) minute fire rating. If the space above the garage is used for living purposes, the floor and ceiling of such living area shall have a one-hour rating.

(e) Openings from Building into Garage. Openings from the building into a private garage shall be restricted to a single doorway; such openings shall be provided with a metal-clad or solid-flush type wooden door of not less than one and three-fourth inches nominal thickness equipped with an approved self-closing device, and under no circumstances shall the opening be into a living or sleeping room.

When a doorway connects directly with any room in which there is any direct-fired heating device or gas fixture, it shall have a sill raised at least eight inches above the garage floor level; or the doorway shall lead into a vestibule from which a second door connects with such room.

Article III. Drainage

24.20 Natural drainage, maintaining.

No property shall be altered or developed in such a manner as to:

(a) Increase stormwater runoff onto adjacent property by allowing rain that falls on property being altered or developed to runoff onto adjacent property.

(b) Change or alter natural drainage patterns in such a manner as to restrict discharge from adjacent property.

24.21 Depressed garages.

No depressed attached garage or garage under a building shall be constructed unless the garage and driveway is designed and constructed so that the garage will not flood if there is twelve (12) inches (30.5 centimeters) of water over the gutter line of the street at the driveway approach, or eighteen (18) inches (45.7 centimeters) of water over the nearest stormwater curb inlet, or twenty-four (24) inches (71.0 centimeters) of water over the nearest stormwater curb inlet at a low point in the street.

24.22 New driveway drainage requirements.

Proposed grades along a new or improved driveway shall not direct stormwater runoff to an adjacent property. Driveways shall be constructed so as to maintain drainage on the property on which the new driveway is constructed. Driveway designs shall be submitted to and approved by the City's Engineering Division prior to issuance of a permit. Acceptable designs may include, but are not limited to: a three-inch-high curb along the edge of the driveway, landscape timbers, or special grading of the pavement. A new driveway shall not increase stormwater runoff to an adjacent property. (Ord. 12-2006 § 2 (part))

24.23 Grading plan--Connection of downspouts and sump discharges to storm sewer.

A topographic survey and grading plan shall be required for all additions, garages, driveways and any structure that requires a footing. All downspout and sump discharges shall be connected to the storm system to avoid the increase of water runoff onto adjacent property. (Ord. 12-2006 § 2 (part))

24.24--24.29 Reserved.

Article IV. Soil Erosion and Sedimentation

24.30 Soil erosion and sedimentation.

(a) Purpose. It is the purpose of this Section to control land modifications and excavation activities to prevent:

(1) Soil erosion, sedimentation and earth, soil or rock removal that will result in damage to or loss of topsoil.

(2) Sedimentation that will affect the quality of runoff or the capacity of storm sewers, drainage channels, streams and structures.

(b) Definitions.

(1) "Grading plan" shall mean topographical plan that shows the existing land conditions including elevations, drainage, structures and natural objects, and proposed elevations, drainage, structures and natural objects.

(2) "Land modification" shall mean any modification to the existing land surface, including fills of more than two thousand five hundred (2,500) cubic feet (70.79 cubic meters), excavations of more than two thousand five hundred (2,500) cubic feet (70.79 cubic meters), drainage changes that will affect drainage onto or off of adjacent property, or surface disturbances of more than two thousand five hundred (2,500) square feet (232.69 square meters).

(c) Permits. Before any land modification is made, a permit for the proposed work shall be obtained from the Community Development Director. The application for permit shall be submitted on forms provided by the Director, and at a minimum shall include the following information:

(1) All information required on the application form, including the location of the proposed work, a grading plan showing existing and proposed conditions and purpose for which the work is proposed.

(2) For land modifications, the application shall include the area of land that will be stripped of vegetation, the location of any proposed soil stock piles, the limits of any excavation, the measures taken to keep soil erosion and sedimentation to a minimum, the effects on drainage, and a schedule of land modification activities including revegetation.

(d) Land Modifications. No permit for a land modification either separately or as a part of a building permit shall be issued unless a sediment and erosion control plan is submitted that provides for the following:

(1) The smallest practical area of land is exposed at any given time in the development.

(2) The area exposed shall be kept to as short a duration of time as is practical.

(3) Sediment basins, debris basins, desilting basins, or soil traps shall be installed and maintained to remove sediment from runoff waters from land undergoing development.

(4) Provisions shall be made to effectively accommodate the increased runoff caused by changed soil surface condition during and after development.

(5) Permanent, final plant covering of structures shall be installed as soon as possible.

(6) The erosion control plan shall relate to the topography and soil at the site so that the lowest potential for erosion is created.

(7) Disturbed areas shall, at a minimum, be protected by a filter barrier or equivalent to control all water runoff leaving the site. Silt fence inspections are required prior to the issuance of building permit.

The intent of this Section is to obtain compliance with the U.S. EPA's National Pollution Discharge Elimination System Phase II permit issued to the county and its municipal co-permittees. (Ord. 12-2006 §§ 3, 4)

24.31--24.39 Reserved.

Article V. Minimum Heating of Apartments, Offices and Stores

24.40 Minimum heating of apartments, offices and stores.

It shall be the duty of every person owning or controlling any tenement or apartment house, hotel, lodging house, rooming house, boardinghouse, office or store building in the City, in which the heat is furnished from a heating plant used in common for the purpose of heating the various rooms and apartments, offices and stores therein, and such heating plant is under the control or supervision of such owner or person in control of such building, to furnish heat to such rooms and apartments, offices and stores from September 15th of each year to June 15th of the succeeding year, so that the occupants thereof may secure, without such undue restriction of ventilation as to interfere with proper sanitary conditions, a minimum temperature in apartments and rooms (lodging) of sixty-eight (68) degrees Fahrenheit from 7:30 a.m. to 10:30 p.m. and sixty-five (65) degrees Fahrenheit from 10:30 p.m. to 7:30 a.m. and, in offices and stores, a minimum of sixty-eight (68) degrees Fahrenheit from 8:00 a.m. until closing time and a minimum of sixty (60) degrees Fahrenheit from closing time in the evening until 8:00 a.m.

24.41 Same--Notice of violation.

No person shall be deemed to have violated a provision of this Article until written notice of complaint concerning lack of heat in the room, apartment, office or store in question shall have been given, by registered mail or by personal delivery to the City Clerk's office.

24.42 (Repealed)

24.43 Same--When failure to provide heat is not unlawful.

Failure to provide or furnish heat required under the terms of this Article shall not be unlawful where such failure is due to a breakdown of the heating plant, if diligence is used to have such plant repaired, unless such breakdown has been caused by the violation of any provision of this Code or of an ordinance of the City relating to the operation of or installing of heating plants, nor where it is due to strikes, to general shortage of fuel, to any act of the tenant who makes the complaint, or to any cause beyond the owner's control, or unless written notice of such failure to furnish the heat required under this Article shall first have been given to the owner or agent of the building by registered mail or personal delivery by a representative designated by the City Manager and the temperature readings herein provided for shall not be made until after the delivery of the notice of complaint required by this Article to the City Clerk's office.

24.44--24.49 Reserved.

Article VI. Exterior Lighting of Private Property

24.50 Exterior lighting of private property.

The purpose of this Section is to control exterior lighting of private property so that it does not affect adjacent property, create a nuisance or interfere with traffic.

(a) Fixtures designed to provide ground illumination shall:

(1) Be installed at a height that does not exceed fifty (50) percent of the maximum building height allowed by the zoning ordinance; however, no fixture shall be installed at a height that exceeds thirty (30) feet measured from grade to top of fixture.

(2) Be installed in such a manner that no light from the fixture projects onto adjacent property or the street. Fixtures that produce less than three thousand (3,000) lumens (approximately one hundred fifty (150) watts incandescent) of diffused light are excepted from the requirements of this Section.

(b) Fixtures designed to provide above ground illumination shall be designed and installed in such a manner that ninety (90) percent of the total output of the fixture is within a vertical and upward opening cone, the sides of which are not more than sixty (60) degrees from vertical. Fixtures that produce less than three thousand (3,000) lumens (approximately one hundred fifty (150) watts incandescent) of diffused light are excepted from the requirements of this Section.

24.51--24.59 Reserved.

Article VII. Miscellaneous Building Regulations

24.60 Paved driveways required.

All driveways, parking areas and parking lots shall consist of a paved surface such as concrete, asphalt (bituminous paving), stamped concrete, brick pavers or similar. Gravel is not permitted for driveways, parking areas and parking lots irrespective of the zoning district in which it is located. (Ord. 12-2006 § 5 (part))

24.61 Decks.

Decks shall be designed for a sixty (60) pound per square feet live load. Table 301.5 of the ICC International Residential Code is amended accordingly. (Ord. 12-2006 § 5 (part))

24.62 Parking of vehicles at construction sites.

On all residential construction sites, all construction-related vehicles shall park on one side of the street only. Vehicles shall park on the side of the street on which there are no fire hydrants, unless posted street signs indicate otherwise. (Ord. 12-2006 § 5 (part))

24.63 Lavatories for public use.

All lavatories for public use in new construction or remodeling shall have ADA-compliant infrared automatic lavatory faucets. Faucets shall receive their low voltage power from the building's primary power source. Battery-operated faucets are not permitted. The requirements of this subsection shall apply to all commercial, industrial, retail, mercantile, institutional, assembly buildings and any other buildings to which the public is regularly invited. (Ord. 12-2006 § 5 (part))

24.64 Snow fences--Access points--Tree protection--Zone requirements.

The Public Works Department shall determine the location of the construction access for site development projects. Equipment access and utility trenches will be marked on the site plan during plan review. No encroachment of the tree protection zone nor snow fence removal will be permitted for any work within the public right-of-way.

Access for persons, equipment, materials and utilities shall be limited to the designated access points only. If utilities must be installed within the tree protection zone, auguring shall be utilized thereby allowing the snow fence to remain intact unless a public sewer/water main is located within the public right-of-way, in which case the Public Works Department will determine the location of connection and the extent of fence removal. Once the utility connection is complete, the snow fence shall be replaced and remain erect until the project is complete. Driveways or portions of driveways shall not be constructed within the tree protection zone with the ex-

ception of existing driveways. An existing driveway that falls within the tree protection zone may be replaced, provided it is in the exact location and has the same dimensions as the existing driveway. (Ord. 12-2006 § 5 (part))

24.65 Landscaping requirements.

The minimum landscaping requirement shall provide for the sodding of the front yard, side yards and parkway and the seeding of the rear yard; provided, however, that the entire property may be seeded if performed by a professional landscaper who shall spread and grade not less than three inches of topsoil on the areas to be seeded. In such event, landscaping shall not be approved until the front yard, side yard and parkway have established grass and rear yard has not less than three inches of topsoil and seed and erosion control in place. (Ord. 12-2006 § 5 (part))

24.66 Rule-making authority.

The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules, regulations and policies to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety. (Ord. 12-2006 § 5 (part))

24.67 Matters not provided for.

Any requirements that are essential for the structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official. The code official shall have the authority to enforce such requirements. (Ord. 12-2006 § 5 (part))

24.68 Radio amplification systems in certain buildings.

(a) Radio Coverage.

(1) Except as otherwise provided in subsection (k) below, no person shall erect, construct, maintain or modify any building or structure or any part thereof, or cause the same to be done in such a manner which fails to support adequate radio coverage within said building or structure for the City of Elmhurst public safety services, including, but not limited to, emergency management, police, fire and public works services. A certificate of occupancy shall not be issued on any building or structure which fails to comply with this requirement.

(2) The frequency range, which must be supported, shall be one hundred fifty (150) through one hundred sixty (160) MHzFD, four hundred fifty (450) through four hundred eighty (480) MHzPD, seven hundred forty-six (746) through seven hundred seventy-six (776) MHz, and seven hundred ninety-four (794) through eight hundred six (806) MHz or as otherwise established and required in writing by the City as being necessary for public safety purposes.

(3) For purposes of subsections (a) through (l) of this Section, adequate radio coverage shall be defined as a minimum signal level of DAQ3 (Delivered Audio Quality 3) available in ninety-five (95) percent of the area as agreed to be in the coverage acceptance test plan by the City of Elmhurst and the radio system manufacturer prior to system testing.

(b) Radio Amplification System Allowed.

(1) Buildings and structures may be equipped with any of the following, in order to achieve adequate radio coverage:

(A) A radiating cable system;

(B) An internal multiple antenna system with FCC type accepted bidirectional VHF and UHF amplifiers as needed to encompass the frequency range stated in subsection (a)(1) above or frequency range subsequently established by the City; or

(C) A system that has been approved by the City as being capable of providing amplification to meet the requirements of subsections (a) through (l) of this Section.

(2) The radio amplification system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. The battery system shall automatically charge in the presence of external power input. There shall be no connection between the radio amplification system and the fire alarm system.

(c) Acceptance Test Procedures.

(1) Acceptance testing for an in-building/structure radio amplification system is required, upon completion of the installation of the radio amplification system. It is the building owner's responsibility to have the radio amplification system tested to ensure that two-way coverage on each floor of the building is a minimum of DAQ3.

(2) Each floor of the building/structure shall be divided into a grid of approximately forty (40) equal areas. A maximum of two nonadjacent areas will be allowed to fail the test. In the event that three of the areas fail the test, in order to be more statistically accurate, the floor may be divided into eighty (80) equal areas. In such event, a maximum of four nonadjacent areas will be allowed to fail the test. If the radio amplification system continues to fail the test after eight testing attempts, the building/structure owner shall repair, replace, alter or upgrade the radio amplification system to meet the DAQ3 coverage requirement. Talk back testing from the site to the City's E911 PSAP Communications Center shall use a four-watt UHF portable transceiver with public safety speaker/microphone and flexible antenna attached, and a five-watt VHF transceiver with speaker/microphone and flexible antenna. A spot located approximately in the center of a grid area will be selected for the test, then the radio will be keyed to verify two-way communication to and from the outside of the building/structure. Once the spot has been selected, use of another spot within the grid area will not be permitted. Field strength testing instruments are to be recently calibrated (within the past twelve (12) months) and of the frequency selective type incorporating a flexible antenna similar to the ones used on the hand held transceivers.

(3) The gain values of all amplifiers shall be measured and the results kept on file with the building/structure owner so that the measurements can be verified each year during the annual tests. In the event that the measurements results become lost, the building/structure owner will be required to rerun the acceptance test to reestablish the gain values.

(d) Annual Test. When an in-building/structure radio amplification system is installed, the building/structure owner shall test all active components of the radio amplification system including, but not limited to the amplifier, the power supplies and the back-up batteries, a minimum of once every twelve (12) months. Amplifiers shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance of the radio amplification system. Back-up batteries and power supplies shall be tested under load for a period of one hour to verify that they will operate during an actual power outage. All other active components shall be checked to determine that they are operating within the manufacturer's specification for the intended purpose.

(e) Owner Responsibility for Compliance. It shall be the responsibility of the owner of any existing building or structure to cause said building or structure to come into compliance with the provisions of subsections (a) through (l) of this Section and to be maintained thereafter in full compliance therewith. All existing buildings or structures shall comply with subsections (a) through (l) of this Section within one year after being notified by the City to do so. An extension of one additional year may be granted by the Fire Chief with an approved phase in plan. All buildings or structures constructed on or after December 1, 2006 (the effective date of this Section),

shall be constructed and maintained in compliance with the provisions of subsections (a) through (l) of this Section.

(f) Five Year Test. In addition to the annual test as referred to in subsection (e) above, the building/structure owner shall perform a radio coverage test at least once every five years to ensure that the radio amplification system continues to meet the requirements of subsections (a) through (l) of this Section. The acceptance test procedures, set forth above in subsection (c) shall apply to such tests.

(g) Inadequate Radio Coverage. When a building or structure fails to support adequate radio coverage, the owner of same must present a compliance plan to the City's Fire Chief and the City's E911 PSAP Communications Center's Chief RF Engineer, within ninety (90) days after the discovery of said failure, to address the inadequate radio coverage. The owner of the building or structure shall, within one year of the approval of the compliance plan, have the approved plan enacted. A one year extension for the implementation of the compliance plan may be granted by the Fire Chief with an approved phase in plan.

(h) Qualifications of Testing Personnel. All tests under subsections (d), (e) or (f) of this Section shall be conducted, documented and signed by a person in possession of a current FCC general radio telephone operator license. All test records shall be retained at the inspected premises by the building/structure owner, with a copy thereof being submitted to the City's Fire Chief within (30) days of when the test has been conducted. In the event of the test indicates a failure to comply with the requirements this Section, appropriate repairs shall be made and additional tests conducted until said tests indicate that the building/structure meets the requirements of subsections (a) through (l) of this Section.

(i) Inspections. City personnel, or their agents, after providing reasonable notice to the owner or his/her/their/its representative, shall have the right to enter any building or structure which is subject to the requirements of subsections (a) through (l) of this Section to conduct field-testing to be certain that the required level of radio coverage is present.

(j) Property Owner Maintenance Responsibilities.

(1) Once a radio amplification system has been found to be in compliance with the requirements of subsections (a) through (l) of this Section, the building/structure owner shall be responsible for maintaining said radio amplification system contract shall be provided to the Fire Chief or his designee, with the name of the contractor who will supply a twenty-four (24) hours per day, seven days per week emergency response within two hours after notification by either the City or the building/structure owner. The maintenance contract shall contain contact information relative to the contractor including, but not limited to phone numbers. The building/structure owner shall also submit contact information for the building/structure owner to the City, including but not limited to phone numbers for the building/structure owner.

(2) The building/structure owner shall be responsible for making any repairs, replacements or upgrades to the radio amplification system, as directed by the City, should the radio amplification system fail to work properly.

(k) Exemptions. The provisions of subsections (a) through (l) of this Section shall not apply to buildings or structures less than fifty thousand (50,000) square feet in area unless special construction needs are required in the building or structure whereby the building/structure construction type prohibits adequate radio coverage as defined in subsection (a) hereof.

(l) Permit Required. A building permit shall be required for the installation of any radio simplification system. The fee for the permit shall be the minimum permit fee as established by the building permit fee schedule set forth in Chapter 45 of the Elmhurst Municipal Code.

(m) Failure to Comply. Failure to comply with, or a violation of any of the requirements of this Section shall subject the violator to a fine of not to exceed one thousand dollars (\$1,000.00), with each day a violation continues constituting a separate and distinct offense. In addition to the fine, a violation of any of the requirements of

this Section shall be grounds for the City to revoke any previously issued certificate of occupancy for the building or structure. (Ord. 22-2006 § 3)

24.69 Reserved.