

**City of Elmhurst**  
**AMENDMENTS**  
To the  
**ICC International Building Code 2012 edition**  
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City of Elmhurst

**AMENDMENTS**  
**To the ICC International Building Code 2012 edition**

The International Building Code 2012 edition applies to all buildings except single family residences, two family dwellings (i.e. duplexes) and townhomes. Those structures are covered in the International Residential Code 2012 edition.

**GENERAL AMENDMENTS**

**1. APPLICABILITY**

The City of Elmhurst Amendments, Zoning Ordinance, and Municipal Ordinance and all of the adopted model codes shall be applicable to the planning and construction of all projects within the City.

**2. CONFLICTS**

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

**EXCEPTION:** The following are not required to have a fire sprinkler system installed:

1. One and two family Dwellings and townhomes or their garages.
2. Any single story building without a basement, which has 1,000 s.f. or less area within the exterior walls and is separated from all other structures by not less than ten feet.

**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 – Electronic Plan Submittal**

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

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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)

Submit one set of paper construction documents with a permit application to the Community Development Department and e-mail an electronic copy of the permit application in PDF and the drawings in DWF format or as directed by the Building Department to: [planreview@elmhurst.org](mailto:planreview@elmhurst.org) - The "SUBJECT" for the e-mail shall be the address of the project. If the architect's office does not have the technology to send the drawings electronically in **DWF** format, then 3 complete stamped paper sets of the construction documents shall be submitted along with a completed permit application to the Community Development Department.

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

THE TYPICAL REQUIRED DRAWINGS THAT NEED TO BE SUBMITTED FOR A COMPLETE PLAN REVIEW ARE AS FOLLOWS:

- Building Plans
- Mechanical Plans
- Plumbing Plans
- Electrical Plans
- Specifications
- Energy Conservation Calculations (Manual J, COMcheck, etc.)
- Accessibility (Handicapped Provisions)
- Fire Sprinklers/Fire Alarm "shop drawings" (when available)
- Soil Test Reports
- Structural Calculations
- Engineered "shop drawings" of trusses, steel, wood, etc.
- Signed and sealed by the Architect/Engineer

### **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 an [approved plan review service](#) at the owners expense.

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The applicant shall utilize a Plan Review Service which has been approved by the City of Elmhurst.

The Plan Review performed by the approved service 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 and not limited to the following:

Building, Structural, Mechanical, Electrical, Energy Conservation, Plumbing, Accessibility, Fire Sprinkler and Fire Alarm. The plan review fee shall be paid directly to the plan review service 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 \$300 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.

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### 5b. 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.

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- 6k. Annual [third party](#) fire alarm testing, [approved by the City of Elmhurst](#), must be performed with documentation sent to the Fire Prevention Bureau. ([see Amendments to the ICC Fire Code for details](#))
- 6l. All Fire Alarm Systems shall be direct connected to the remote supervising station at DuComm (DuPage County Communications/911). (An additional 24 hour monitored service may be utilized in addition to DuComm). The connection shall be made through the City of Elmhurst's wireless fire alarm network.
- 6m. All new fire alarm system control panels installed on or after August 1, 2009, are connected to a wireless network radio transceiver shall be provided with at least one reverse polarity output, except that fire alarm control panels monitoring supervisory signals (tamper switches, fire pump conditions, and similar signals) shall be provided with two reverse polarity outputs. Other listed connections between the fire alarm control panel and the radio transceiver shall be permitted. All fire alarm control panels shall be U.L. listed for remote station signaling of manual, automatic, water flow and supervisory signals, where applicable, by the reverse polarity or other listed method. Where the reverse polarity method is used, the output shall provide not less than 12V (filtered) to the radio. The fire alarm contractor, or other responsible electrical contractor, shall provide a 1900 box directly above and within three feet of the fire alarm control panel, which box shall house the A/C primary power source for the fire alarm control panel. Sufficient additional wire shall be let in the 1900 box to allow for the fire department's radio vendor to splice into the fire alarm contractor's A/C conductors to obtain power for the radio.
- 6n. All existing fire alarm systems that are currently connected to DuComm via a direct connection as of August 1, 2009, shall be connected to DuComm through the City of Elmhurst wireless fire alarm network within six months after August 1, 2009. All such existing fire alarm system control panels connected to a wireless network radio transmitter shall be provided with at least one reverse polarity output, except that fire alarm control panels monitoring supervisory signals (tamper switches, fire pump conditions, and similar signals) shall be provided with two reverse polarity outputs. Other listed connections between the fire alarm control panels are not provided with reverse polarity outputs or other listed connections, the fire chief may approve other alternative methods of connection between the control panels and the radio transceiver. All existing fire alarm control panels shall be U.L listed for remote station signaling of manual, automatic, water flow and supervisory signals, where applicable, by the reverse polarity or

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other listed method. Where the reverse polarity method is used, the output shall provide not less than 12V (filtered) to the radio.

6o. Existing fire alarm systems that are currently connected to other supervising stations, such as central station or proprietary, or which are currently acting as a protective premises system (local) as of August 1, 2009, may be permitted to be connected to a wireless network radio transceiver in accordance with the listing of the fire alarm control unit, where approved by the fire chief. Reverse polarity outputs or other listed connections shall be provided as indicated in paragraph 6s of this subsection. Where existing control panels are not provided with reverse polarity outputs or other listed connections, the fire chief may approve other alternative methods for connecting the control panels to the radio transceiver. All existing fire alarm control panels shall be U.L. listed for remote station signaling of manual, automatic, water flow and supervisory signals, where applicable, by the reverse polarity or other listed method. Where the reverse polarity method is used, the output shall provide not less than 12V (filtered) to the radio.

6p. All fire alarm control equipment shall be UL listed for the intended purpose. No combination panels shall be permitted.

6q. **DEFINITIONS:**

**“Alarm system”** means an assembly of equipment and devices (or a single device such as a solid state unit that plugs directly into a 110 volt AC line), which is arranged to signal the presence of a hazard requiring urgent attention, and to which police and/or fire departments may be expected to respond. In this Section, the term “alarm system” shall include the terms “automatic holdup alarm system”, “burglar alarm system”, “holdup alarm system”, “manual holdup alarm system” and “fire alarm”, as those terms are hereinafter defined, but shall not include any single- and multiple-station smoke alarm or automobile alarm.

**“Annunciator”** means the instrumentation on an alarm console at the receiving terminal of a signal line which, through both visual and audible signals, shows when an alarm device at a particular location has been activated, and also indicates supervisory and trouble signals.

**“ANSI”** stands for the American National Standards Institute.

**“Direct connect”** means a listed connection method which allows an alarm system to transmit alarm, supervisory or trouble signals, as required or permitted by the City, to an agency maintained

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by the local government, for example, a police communication center or regional dispatch center.

**“Interconnect”** means to connect an alarm system to a communication link, either directly or through a mechanical device that utilizes a standard telephone or other listed connection method intended for the specific connection to be achieved, for the purpose of transmitting an alarm, supervisory or trouble signal upon the activation of the alarm system.

**“Local alarm or protective premises alarm system”** refers to an alarm system which, when activated, caused an audible and/or visual signaling device to be activated in or on the premises within which the system is installed.

**“Proprietary system”** means an alarm system or systems, which may be serving contiguous or noncontiguous properties under a single ownership, and which sounds and/or records alarm, supervisory and trouble signals at a supervising station that is under the supervision of and the same ownership as the protected premises.

**“Remote signaling system”** means an alarm signaling system which, when activated by an alarm device, transmits a signal from the alarm system to the Police Department or regional dispatch center, so that appropriate action can be taken to investigate and respond to the signal.

**“Subscriber”** means a person who buys and/or leases, or otherwise obtains, an alarm system, and thereafter contracts with the City, if direct connect monitoring is required; or contracts with an alarm business to monitor alarm signals, if City direct connection is not required; and/or contracts with an alarm business to provide required annual or periodic service for the alarm system.

**“Wireless fire alarm network”** means a radio frequency network that is fully owned and operated by the City which begins with radio transceiver equipment that is located at a subscriber’s premises, and is used to transmit different signals generated by the protected premises alarm systems to receiving equipment at the City, but does not include the actual alarm system equipment within the protected premises. The connection between the alarm system equipment and the radio transceiver equipment shall be considered a part of the “wireless fire alarm network”.

- 6r. Fire Alarm Systems are required to be installed in existing buildings, as directed by the Fire Bureau.

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- 6s. All **liquid Carbon Dioxide Systems** shall have Carbon Dioxide Detectors which are monitored by the Fire Alarm System.
- 6t. Area of rescue assistance: In the area of rescue assistance, the message that is sent to the dispatch center should “read out” and provide the following information:
- I’m in the area of rescue assistance
  - What building?
  - Which stairwell?
  - What floor?

EXAMPLE: I’m in the area of rescue assistance, at 209 N. York Rd. on the second floor in the west stairwell.

- 6u. **Wireless Radio Alarm Lease Required**  
The owner of a building, new or existing, which has a Fire Alarm System shall sign a “Wireless Radio Alarm Lease” with the City of Elmhurst for the lease, monitoring and maintenance of the radio.

**Exception:**

For an existing Fire Alarm System that is presently connected to a “24 hour Central Watch,” the building owner shall not be required to sign a “Wireless Radio Alarm Lease” with the City of Elmhurst.

### 7. **FIRE SPRINKLER SYSTEM REQUIRED**

All **new** 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.

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- 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 [third party](#) sprinkler testing [shall](#) be performed and documentation sent to Fire Prevention Bureau. ([see Amendments to ICC Fire Code for details](#))
- 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. [Provide a flow switch for each and every level of a multi-story building.](#)
- 7m. [In a Strip Shopping Center each and every tenant space shall have its own flow switch.](#)
- 7n. Fire sprinklers shall be installed in all stairways, of combustibile and non-combustibile construction. (Ref. Revision to 8.15.3.1 & 8.15.3.2.1 (of NFPA 13))

### [Upright and Pendant type sprinklers](#)

[Upright and pendant type sprinklers shall be installed under fixed obstructions over 4 ft. wide such as stairs and landings.](#)

[\(Ref. NFPA 13 8.10.6.3.2\)](#)

### [Sidewall Sprinklers](#)

[Sidewall Sprinklers shall be installed under fixed obstructions over 4 ft. wide, such as ducts, stairs and landings. \(Ref. NFPA 8.10.7.3.2\)](#)

- 7p. 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.

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- 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, for Apartment Buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care Facilities and other like structures where people sleep.  
A second source of power from ComEd or other utility company shall be considered a reliable source of power, for Office Buildings and other Commercial property, where people do not reside or sleep.
- 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, mechanical equipment rooms, and as required by the Adopted Model Codes.
- h) The generator shall provide power to stairway door unlocking systems.

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### 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

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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 [directly connected](#) to DuComm/911 [\(630-462-7999\)](#) or [other approved 24 hour watch company.](#)

### 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. [The phone number to be used at an elevator and area of rescue assistance is: \(630\)462-7999. The elevator must display a poster near the phone which identifies the address that the elevator is located, so that it can be relayed to DuComm. \(911\)](#)

#### 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.

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- 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.

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- 12h) **PUBLIC SIDEWALKS** – All new construction projects shall provide new concrete public walks, unless directed otherwise by the City Engineering Department.
- 12i) **COMMERCIAL – PUBLIC WALKS** – Commercial public walks shall be a minimum of 5” thick concrete over a 4” compacted aggregate base.
- 12j) **COMMERCIAL – PUBLIC WALKS ACROSS DRIVEWAYS** – Commercial Public Walks across driveways shall be a minimum 8” thick concrete over 6” compacted aggregate base.
- 12k) **COMMERCIAL DRIVEWAY APPROACHES** – All commercial driveway approaches shall be concrete, minimum 8” thick concrete over a 6” compacted aggregate base. The sub-base shall be clean soil compacted – no top soil.

### 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 OF OFFICE AND RETAIL

Office buildings, retail stores and other commercial buildings may utilize masonry veneer construction which consists of steel stud wall framing, non-combustible gypsum board sheathing and the approved masonry material. Design accent features may utilize cement board siding or other approved non-combustible materials.

#### 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 @ 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 Façade of the building. The side and rear elevations shall also be aesthetically pleasing, so as to not negatively impact the adjacent neighborhood.

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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 sparingly, for the spandrels of one story strip shopping centers, or for minor accent areas in other buildings. Other applications of EIFS in large areas will require approval of the AHJ and the Development Review Team before being permitted.

#### 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) "FIRECODE".

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### 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 @ 16" O. C. All framing 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. Stud spacing @ 24" o.c. may be utilized when designed in accordance with an approved listed assembly and approval from the Building Official.

### 16. ELEVATOR AND STAIR SHAFTS

Elevator & Stair Shafts shall be constructed of approved materials in accordance with the provisions of the IBC 2012 edition.

### 17. MECHANICAL SHAFTS AND DUCTS

All shafts shall be constructed of approved materials in accordance with the provisions of the IBC 2012 edition.

#### 17a) DUCT CONSTRUCTION AND INSTALLATION

All ducts for the air distribution system shall comply with Section 603 of the International Mechanical Code, 2012 edition.

#### EXCEPTIONS:

- The use of gypsum boards to form air shafts (ducts) is not permitted.
- Stud cavity joist space plenums are not permitted (Reference Section M602.3)
- All dryer vents shall be metal ducts or metal flex. Non-metallic ducts are not permitted for dryer vents.

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

### 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, unless used in an industrial building for a supply or equipment mezzanine.

18b) The minimum width of all stairs in all buildings shall be **48" wide**, unless the occupant load is less than 50 people.

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 firebox, 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 manufacturers 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.

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### 21. SPECIAL CONSTRUCTION REQUIREMENTS FOR APARTMENTS, CONDOMINIUMS AND OTHER LIKE BUILDINGS

All Apartment Buildings, Condominium Buildings, Hotels, Motels, Dormitories, Senior Housing, Adult Care Facilities and other like structures shall be of non-combustible construction. (Type IA, Type IB, Type IIA or Type IIB, with a Fire Sprinkler & Fire Alarm System). All buildings in this category shall meet all of the prescriptive provisions of the IBC 2012 edition, except the demising walls between each apartment, condominium units, hotel room and the like, including corridor walls, shall have not less than a 1-hour fire rating utilizing 5/8" G.W.B. Type "X" FIRECODE on metal stud framing @ 16" o.c. Additionally, the following shall be provided:

#### 21a) GYPSUM BOARD SPECIFICATION

All gypsum board used everywhere shall be a minimum of 5/8" G.W.B. "Type X", FIRECODE.

#### 21b) 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 and townhouses.)

#### 21c) PANIC HARDWARE

Panic hardware is required at all exit Discharge Doors, **except for buildings with an occupancy of less than 50.**

#### 21d) ELEVATOR PHONES

Phones in elevators shall be direct connect to DuComm.

#### 21e) MECHANICAL

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

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### 21f) **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), [unless it is located outside and can drain on the ground. It is not permitted to drain on a sidewalk or other hard surface that would cause a nuisance.](#)

### 21g) **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 [or approved U.L. listed cable trays](#), 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

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- 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 in UL approved listed cable trays.

### 23. CORRIDOR WALLS

Corridor walls shall be built in accordance with the provisions of the IBC 2012 edition, except the walls shall have not less than a 1-hour fire rating utilizing 5/8" G.W.B. Type "X" FIRECODE on metal stud framing @ 16" o.c.

### 24. TENANT SEPARATION WALLS – OFFICE & MERCANTILE

The tenant separation walls in multiple tenant retail or office uses shall be an approved non-combustible, 1-hour fire resistance rated gypsum wall assembly utilizing 5/8" G.W.B. Type "X" FIRECODE on metal stud framing. Such walls shall extend from the floor to the underside of the deck above and shall have metal studs with sound attenuation blankets.

### 24a. Tenant Space – 2 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. (formerly 24.11)

### 25. FIRE BARRIER WALL @ OFFICE/WAREHOUSE

25a) The fire barrier wall between an office/warehouse, office/manufacturing 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 5,000 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 @ 16" O. C.

**26. CEILINGS**

- 26a) All suspended acoustical ceiling panels and grid shall be a Class "A" [product](#).
- 26b) All gypsum wall board ceilings shall be 5/8" gypsum wall board TYPE "X", minimum.

**27. TABLES – FIRE RESISTANT RATINGS:**

509	Incidental Use Areas
508.4	Required Separation of Occupancies (hours)
706.4	Fire Wall Fire-Resistance Ratings
707.3.10	Fire-Resistance Rating Requirements for the Fire Barrier Assemblies or Horizontal Assemblies between Fire Areas

**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 @ 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*)

**30.1 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, other unique conditions

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or extenuating circumstances. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code of violating accepted engineering practice involving public safety.

### **30.2 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.

## **SPECIFIC AMENDMENTS TO THE SECTIONS OF THE IBC 2012**

### **31. 101.1 Title**

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

### **32. 102 APPLICABILITY – APPENDIX B, BOARD OF APPEALS**

Appendix B shall not be adopted. Any appeals or challenges to the Building Code in which an appellant is challenging the interpretation of the Building Code by the Chief Building Official, shall be heard by the Architectural and Building Commission established by the City of Elmhurst.

### **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
- 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

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additional \$500.00 for the third day and subsequent days @ \$500.00/day for each and everyday, thereafter.

**35. 508.4 Separated Occupancies**

Fire separations are required between uses, shall be rated in accordance with Table 508.4

**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. 708.3 Fire Resistance Rating**

Fire Partitions shall have a fire resistance rating of not less than 1 hour, no exceptions.

**37a. 903.2 Automatic Sprinkler Systems – Where Required**

A Fire Sprinkler System (i.e. Automatic Sprinkler System) and Fire Alarm System shall be installed in all new buildings.

EXCEPTIONS: The following are not required to have a Fire Sprinkler System installed:

1. One and two family Dwellings and townhomes or their garages.
2. Any single story building without a basement, which has 1,000 s.f. or less area within the exterior walls and is separated from all other structures by not less than ten feet.

**37b. 907.2 Fire Alarm System – Where Required**

A current Fire Alarm System which complies with NFPA 72 shall be installed in all new buildings. In all new occupancies of existing buildings, where one does not already exist, an approved NFPA 72, Fire Alarm System shall be installed. A Fire Alarm System is not required in one and two family dwellings or townhomes.

**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 precedent 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. 1011.2 Floor Level Exit Signs**

Floor level 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 level exit signs are also required as stated in Chapter 11 through Chapter 42 of the NFPA 101 Life Safety Code.
- II) Floor level 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, AND  
ALL OTHER SECTIONS AND REFERENCED CODES REGARDING  
ELEVATORS AND RELATED EQUIPMENT**

**39. 3001.2 Referenced Standards**

Referenced Standards to be as stringent and comply with current Illinois Elevator Safety Act (225 ILCS 312) and its Rules for private residential conveyance application, the Act does not apply; however, the IBC code shall for new installation, permits, final acceptance. For applications not covered by the Illinois Elevator Safety Act, those conveyance applications shall be covered under the IBC code by the AHJ for new installation, permits, final acceptance, periodic inspections and testing, unsafe conditions, power to seal equipment, put conveyance out of service, and certificate compliance as well as owner/agent responsibility for contractor, maintenance, accident/injury responsibility.

Referenced Standards from (225 ILCS 312): Safety Code for Elevators and Escalators (ASME A17.1), the Standard for the Qualification of Elevator Inspectors (ASME QEI-1), the Automated People Mover Standards (ASCE 21), the Safety Requirements for Personnel Hoists and Employee Elevators (ANSI A10.4), and the Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1)

- a) 3001.3 Accessibility Chapter II Shall conform to ICC A117.1

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- b) 3001.4 Change in Use-Elevator to comply with ASME A17.1 Sec. 8.7 Alterations
40. 3002.4 **Elevator Car to Accommodate Ambulance Stretcher**  
In all buildings at least one elevator shall be provided for fire department emergency access to all floors in building.
- Such elevator car shall be of such size and arrangement to accommodate a minimum 24 inch by 84 inch ambulance stretcher in the horizontal open position and shall be identified by the International Symbol for emergency medical services (Star of Life).
- The symbol shall not be less than 3 x 3 inches high and wide (76 mm x 76 mm) and shall be placed inside on both sides of the main lobby hoistway door frame.
41. 3003.2 **Fire Fighters Emergency Operation**  
Elevators shall be provided with Phase 1 emergency recall operation and Phase 2 emergency in car operation in accordance with ASME A17.1 and NFPA72.
- a) Section 3003.2.1 **Elevator Key Box Required**  
**The specific required Box is Model FKBE14633.** The box may be purchased from Quality Elevator Products, Inc. by contacting them at (847)581-0085 or any other supplier of your choice. The box needs to be mounted on the wall, on the right side of the ground floor elevator door, at a recommended height of 5'6" above the floor, or higher.
- The keys that need to be in the box are as follows:
- One **Drop Key** – You will need to obtain this key from the elevator service company or elevator manufacturer.
  - One **Machine Room Key**
  - Two **Fire Service Keys**  
(Ref: IFC Section 607.4)
- b) Section 3003.3 **Standardized Fire Service Elevator Keys**  
Standardized Key (FEOK1 as per ASME 17.1)
42. 3005.1 **Miscellaneous Hoisting and Elevating Equipment**

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All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the AHJ to ensure safe operation.

As per changes, a full load governor and full load safety test to be done after installation of hoist, a major alteration, and a jump of the hoist tower travel.

- 43. 3005.3**                    **Conveyors**  
Conveyors and related equipment shall be inspected and tested in accordance with ASME B20.1 listed in Chapter 35 and Sec 3005.4A regarding personal hoists.
- 44. 3006.1**                    **Machine Room Access**  
Change to read as follows: An approved means of access shall be provided to elevator machine rooms and overhead machinery equipment spaces. This means is not to be used as a passage way through the machine room to other areas of the building or roof.
- a) 3006.4**                    **Machine Rooms & Machinery Spaces**  
A minimum one hour fire rating is required with no reduction permitted.
- b) 3006.7**                    **Machine Room Lighting**  
All machine room/control room lighting to be guarded against external breakage.
- 45. 3009.1**                    **Certificate of Compliance**  
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 AHJ
- a) 3009.2**                    **Posting Certificates of Compliance**  
The owner of lessee shall post the current-issued certificate of compliance in a conspicuous place inside the conveyance. A copy of the current issued certificate is acceptable. Please refer to Illinois Elevator Safety Act.
- 46. 3102.0**                    **Membrane Structures**  
Membrane Structures shall not be permitted.
- 47. 3109.0**                    **Swimming Pools**

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- a) All swimming pools shall conform to the Illinois Department of Public Health requirements, [the International Swimming Pool and Spa Code 2012 edition](#), as well as local requirements. The applicant shall submit drawings for approval to that agency as well as the City of Elmhurst.

**48. 3401 Existing Structures**

Existing structures shall comply with Chapter 34 of the IBC, the International Existing Building Code 2012 edition, and local amendments. Whenever two codes are in conflict the more stringent requirement shall govern.

**49. SECTION 3401 EXISTING STRUCTURES  
FIRE SPRINKLER & FIRE ALARM REQUIREMENTS**

In addition to the requirements of Chapter 34 of the IBC for Existing Structures, the City of Elmhurst shall require the following Fire Sprinkler and Fire Alarm Systems to be installed. All installations, upgrades or modifications to the Fire Alarm or Fire Sprinkler System must comply with current listed requirements, for new buildings.

**49a. ADDITIONS**

A Fire Sprinkler and Fire Alarm System shall be installed at the time of an addition to an existing structure. If the existing structure has a Fire Sprinkler and Fire Alarm System, they shall comply with current codes and standards and/or be upgraded to meet the current code requirements for a new building.

**49b. REMODELING, ALTERATIONS AND REPAIRS**

A Fire Sprinkler and Fire Alarm System shall be installed in existing structures in which the extent of remodeling, alterations, repairs or fire restoration exceed 51% of the value of the existing structure. The value of the existing structure shall be determined by the Building Official, using information from the Township Assessors Office and current construction industry standards.

**49c. BOW STRING TRUSS AND OTHER SAFETY ISSUES**

At the time of an addition, significant alteration, fire restoration or change in "Use" to an existing structure which has a bow string truss, unsafe conditions or a large area that poses a risk to firefighters, a Fire Sprinkler and Fire Alarm System shall be installed.

**49d. RESTAURANTS**

All new or proposed restaurants, whether in a new or existing building, which have cooking appliances and/or large ovens, shall be required to install a Fire Sprinkler System and a Fire Alarm System.

Any proposed restaurant, in an existing building, which serves cold sandwiches or sandwiches heated in a small, toaster type oven and soup from a warmer, and has no

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open flames shall not be required to have a Fire Sprinkler System. (Any restaurant in a new building needs to have a Fire Sprinkler System installed, based on the premise that, all new buildings shall have a Fire Sprinkler System.)

### **49e. CHANGE IN USE OR OCCUPANCY – TO A “HIGHER USE”**

(“USE and Occupancy” as described in Chapter 3 and 4 of the IBC)

In an Existing Structure:

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, and install a Fire Sprinkler & Fire Alarm System the same as for a new building.

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.

### **49f. CHANGE IN “USE” TO ANIMAL KENNEL OR ANIMAL DAY CARE FACILITY**

Whenever an existing building changes its “use” to an animal kennel or animal day care facility, the installation of a Fire Sprinkler and Fire Alarm System shall be required. Animal kennels and animal day care facilities shall include: Boarding, Lodging, Day Care, Retreat, Individual Suites, Caged Environments, Play Group, Cage Free Environments, Animal Hospital and any other facility which provides overnight boarding to animals.

### **49g. CHANGE IN TENANT – SIMILAR “USE”**

Whenever a new tenant moves into an existing tenant space or structure a new Fire Alarm System shall be installed if one is not currently in place. If the existing Fire Alarm System in place does not meet current code standards, then it shall be upgraded or replaced to comply with current code. If the tenant “USE” is similar to the previous tenant “USE” a Fire Sprinkler System shall not be required.

Example: A realtor’s office moves out of a tenant space or building and a retail store or accountant’s office moves in, a Fire Sprinkler System would **not** be required.

### **49h. CHANGE IN OWNERSHIP/POINT OF SALE**

If an existing structure is purchased and the new owner plans on using the building as it has been used previously, with no changes in use, then no additional requirements shall be imposed. However, the existing structure must have a working Fire Alarm System in place or a new Fire Alarm System needs to be installed. Any remodeling, alterations or change in USE may require a Fire Sprinkler System to be installed (based on 49a thru 49k). The new owner, 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. The tenant or owner shall not occupy the space until the Certificate of Occupancy is issued and the Business License is obtained.

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### **49j. FIRE ALARM SYSTEM – ALWAYS REQUIRED**

A current Fire Alarm System which complies with NFPA 72 shall be installed in all new and existing structures. In all new occupancies or new tenants of existing buildings, where one does not already exist, an approved NFPA 72, Fire Alarm System shall be installed. The cost and installation of the Fire Alarm System shall be negotiated between the owner and tenant. The City of Elmhurst or its staff shall not be part of any negotiations between the owner and tenant.

### **49k. REMODELING AND ADDITIONS TO EXISTING BUILDINGS FOR ACCESSIBILITY**

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 only, shall not constitute a requirement to upgrade the current Fire Alarm System.

### **49m. OTHER CATEGORIES OF EXISTING STRUCTURES**

In other categories of existing structures, not covered by sections 49a thru 49k, the project shall be required to have a current Fire Alarm System in all cases. The Fire Sprinkler requirement will be evaluated based on “use and hazard” and shall be determined by the Building Official and the Fire Prevention Bureau.

### **50. SECTION 3408 NEW BUSINESS/CHANGE OF OCCUPANCY**

Before a new business moves into an existing structure the new owner or his agent needs to apply and pay for “Certificate of Occupancy Inspections” from the Community Development Department. And, subsequently apply and pay for a Business License from the City Clerk’s Office.

### **50a. TO OBTAIN A NEW BUSINESS CERTIFICATE OF OCCUPANCY – INSPECTIONS**

To obtain a “Certificate of Occupancy” when no work or renovation is being done to an existing structure or tenant space, the new business owner or his agent needs to fill out an “Application for Certificate of Occupancy” and pay the required fee to the Community Development Department. Once paid, three inspections will be scheduled for the premises: A Building Inspection, a Fire Inspection and a Plumbing Inspection. The new business owner needs to make arrangements to allow the inspectors in the premises at the scheduled times. Each inspector will inspect the premises regarding code items for his respective discipline. Each inspector will make a report if there are code issues that need to be remedied. Serious code violations will need to be remedied before the “Certificate of Occupancy” can be issued. Minor code violations can be given a reasonable amount of time to be remedied and a “Temporary Certificate of Occupancy” can be issued. When all three inspections are “approved” a “Certificate of Occupancy” shall be issued.

If the new business relates to food, the new business owner or his agent shall contact the DuPage County Health Department for their review, comments, inspections and approval of the proposed facility. A copy of the approved final inspection by the

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DuPage County Health Department shall be provided to the City of Elmhurst Community Development Department before a Certificate of Occupancy can be issued.

**50b. NEW BUSINESS – TO OBTAIN A BUSINESS LICENSE**

Once the owner of the new business or his agent has received the “Certificate of Occupancy” he can apply, pay the fee and obtain a Business License from the City Clerk’s Office.

**50c. NEW BUSINESS – WITH REMODELING OR RENOVATION**

When a new business is planning on moving into an existing structure, and there is remodeling and renovation work involved, the owner of the New Business or his agent shall apply for a building permit with the Community Development Department. The applicant shall submit the required construction documents which reflect all of the work that is planned. The drawings shall be reviewed for compliance before the permit can be issued. All contractors listed on the permit application shall be registered and bonded, before the permit is issued.

Once the permit is issued, all required inspections shall be scheduled by the contractor until the job is completed. Once the job is complete and all inspections have passed with an “approval,” a Certificate of Occupancy shall be issued. The owner can take the Certificate of Occupancy to the City Clerk’s Office to apply, pay the fee and obtain a Business License.

If the new business relates to food, the new business owner or his agent shall submit drawings to the DuPage County Health Department for their review, comments, inspections and approval of the proposed facility. A copy of the approved final inspection by the DuPage County Health Department shall be provided to the City of Elmhurst Community Development Department before a Certificate of Occupancy can be issued.

**50d. BUSINESS LICENSE REQUIRED FOR ALL BUSINESSES**

Every business within the corporate limits of the City of Elmhurst shall apply for, pay the fee and obtain a Business License from the City Clerk’s Office. A Business License can be issued only after the new business owner or his agent obtains a “Certificate of Occupancy” for their premises, from the Community Development Department.

**51. 3412 Compliance Alternatives**

Compliance alternatives shall meet the intent of the code and need to be approved by the Building Official.

**52. 3413 Condominium Ownership**

Add this section.

## SECTION 2

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 and Corridor Walls:** The demising walls and corridor walls which compartmentalize each unit shall be constructed of a 2 (two) hour fire rated barrier wall minimum. This section applies to buildings built prior to 2010.
  - 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 units 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 being converted to condominiums 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. **Chapter 35** **Referenced Standards – Chapter 35**  
All of the referenced standards listed in Chapter 35 of the IBC 2012 edition are hereby adopted by the City of Elmhurst.
54. **Appendix B** **Appendix B**  
Appendix B (not adopted) Appeals shall be heard by the Architectural and Building Commission established by the City of Elmhurst.

## SECTION 2

◆◆◆ END ◆◆◆

Building/CODE AMENDMENTS 2012/amendmentsIBCsection2  
July 2, 2014