

COUNCIL WORKSHOP ITEM

ITEM: An Ordinance adopting then 2000 International Residential Code
DATE: September 2, 2002
PREPARED BY: Donald Scheidler
PURPOSE: Up-Date from the 1997 SBOC Code to the 2000 International Residential Code

DISCUSSION:

Staff has worked with one of our local architects for the purpose of examining the 2000 International Residential Code and existing Downers Grove Amendments. Currently the Village standard for residential construction is the 1997 SBOC Code. The Change to the 2000 International Residential Code is two-fold. Almost all of the training that's provided is based on the 2000 International Residential Code. With more towns using the 2000 International Residential Code design professionals and contractors will find it easier to work from town to town. This should help the whole construction process move along with better communication, making the process easier for the residents.

ATTACHMENT:

AN ORDINANCE ADOPTING THE 2000 INTERNATIONAL RESIDENTIAL CODE

RECOMMENDATION:

It is recommended that this ordinance be placed on the workshop agenda of September 13th for Council review and consideration.

AN ORDINANCE ADOPTING THE 2000 INTERNATIONAL RESIDENTIAL CODE

BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows: (Additions are indicated by shading; deletions by ~~strikeout~~.)

SECTION 1. That Chapter 7, Article II of the Downers Grove Municipal Code is hereby amended as follows:

7-13ART. Article II. ~~Suburban Building Officials Conference Building Code (One- and Two-Family Dwellings)~~2000 International Residential Code

SECTION 2. That Section 7-14 of the Downers Grove Municipal Code is hereby amended as follows:

7-14. ~~SBOC Building Code~~2000 International Residential Code—Adoption and amendments.

(a) The ~~Suburban Building Officials Conference Building Code, 1996 revised edition (SBOC)~~2000 International Residential Code, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use, occupancy, location and maintenance of one- and two- family dwellings as defined therein. The same is adopted in its entirety, except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein. At least one copy of said Code, including amendments thereto, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Code Services Department.

~~—(b) The provisions of the SBOC, as amended herein, shall take precedence over any contrary provision within the BOCA Building Code, 1996 edition, as amended, for one- family and two- family dwellings as defined therein.~~

(e**b**) The deletions from and modifications and amendments to the ~~Suburban Building Officials Conference Building Code~~2000 International Residential Code are the following:

Subsection R105.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction

- 1. One-story detached accessory structures, provided the floor area does not exceed 100 square feet and is not more than 10 feet from the highest point on the roof to grade.
- 2. Retaining walls that are not more than three feet in height measured from the bottom of the footing to the top of the wall.
- 3. Painting, papering, tiling, carpeting, counter tops.
- 4. Windows that are the same size as the ones being replaced.
- 5. Water heaters
- 6. Roofing as long as the structural members are left undisturbed.

7. Replacement Furnaces and air-conditioning units

Subsection R106.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Three or more sets of Construction documents and manufactures installation instructions shall be presented with each application for permit. Where the cost of the construction is in excess of ten thousand dollars (\$10,000.00) the construction documents shall be prepared by an Illinois State registered Architect or Structural Engineer. Documents for detached garages, decks, front porches and gazebos will not need a design professional drawing unless it is determined by the Code Official that special conditions exist. If any special conditions exist with the construction of any structure the Building Official is authorized to require additional construction documents which must be prepared by an Illinois State registered Architect or Structural Engineer. The Code Official also has the right to eliminate the requirements for drawings by a registered professional if it is determined that no structural work is being done.

Subsection R106.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The construction documents submitted with the application for permit shall be accompanied with a plat of survey. Either of the following two methods can be used to show the proposed work on the property:

1. The following information can be depicted on the plat of survey. The size and location of the new construction, the existing structures on the site and the distances from the lot lines.
2. A site plan drawn and stamped by the Illinois State registered Architect or Structural Engineer of record, depicting the size and location of the new construction, the existing structures on the site and the distances from the lot lines.

In the case of demolition, the site plan or survey shall show the construction to be demolished.

Subsection R107.4 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary use discontinued immediately. Any structures related to the temporary use must be removed within fourteen (14) days.

Subsections R109.1, R109.1.1, R109.1.2, R109.1.3, 109.1.4, 109.1.5.1 are amended by deleting the same in their entirety and by substituting in lieu thereof the following:

The Building Official, upon notification from the permit holder or his/her agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his/her agent wherein the same fails to comply with this code.

Required Inspections:

1. Footing, Prior to installation of concrete. Contractor or representative is required to be present for this inspection.
2. Foundation, prior to backfill.
3. For new construction a spot survey is to be provided, checked and approved prior to any additional work being done.
4. Plumbing, a stack test is required, with water from the highest drain. Contractor or representative is required to be present for this inspection.

5. Rough Framing and Electrical, Contractor or representative is required to be present for this inspection.
6. Insulation, Contractor or representative is required to be present for this inspection.
7. Electrical certification.
8. Commercial Ceiling, Contractor or representative is required to be present for this inspection.
9. Garage Floor, Contractor or representative is required to be present for this inspection.
10. Basement Floor.
11. Floors on Grade.
12. Final, Contractor or representative is required to be present for this inspection.

A spot survey will be required by the Director of Code Services or the Chief Building Inspector when the need for further clarification is required for the proper placement of a structure on a zoning lot.

Table R301.2(1)
Climatic and Geographic Design Criteria

Roof Snow Load	Wind	Seismic Design Category	Subject To Damage From				Winter Design Temp.	Flood Hazards
	Speed (mph)		Weathering	Frost Depth	Termite	Decay		Village Zoning
25	90 (mph)	17-B	Severe	42" inches	Slight to Moderate	Slight to Moderate	0 degrees	

Section R302, is amended by deleting the same in its entirety and by substituting in lieu thereof the following new Section:

Placement of the structure on the property will be governed by the requirements in Chapter 28 of the Downers Grove Municipal Code.

Subsection R309.2, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

An attached garage shall be separated from the residence and its attic area by not less than 5/8 inch type X gypsum board or equivalent applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8 inch type X gypsum board or equivalent.

Subsection R309.5, is amended by deleting the same in its entirety.

Subsection R311.1, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Not less than two exit doors on the main level as remote as possible from each other conforming with subsections 311.2, 311.3 of this code shall be provided from each dwelling unit. The required exit doors shall provide for direct access from the habitable portion of the dwelling to the exterior without requiring travel through a garage.

Subsection R312.2, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The width of each interior landing shall not be less than the stairway or door served. The minimum size of a landing for exterior doorways will be 44 inches x 48 inches. Landings will be required at the top and bottom of all stairways.

Section R313, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
The latest edition of the Illinois Accessibility Code and HUD will govern ramp construction.

Subsection R314.5, is amended by deleting the same in its entirety.
Subsection R314.9, is amended by deleting the same in its entirety.

Subsection R316.1, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Porches, balconies, and decks shall have guard rails not less than 36 inches in height. Open sides of stairs with a total of three risers or more above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

~~_____ (1) The Suburban Building Officials Conference Building Code is amended so as to be applicable, in addition to the structures and buildings presently covered, to townhouses. A townhouse is a dwelling unit in a structure containing multiple dwelling units separated from adjoining dwelling units by vertical fire walls without openings.~~

~~_____ (2) The Suburban Building Officials Conference Building Code is amended by adding a new section immediately after section 315 as follows:~~

~~_____ "316. Townhouses~~

~~_____ (a) In addition to all other requirements of this Section, and excluding those townhouses subject to the provisions of subsections (b), (c) or (d) walls for townhouses shall be as follows:~~
Subsection R321.2, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Townhouses:

Each townhouse is to be considered a separate building and shall be constructed as follows:

1. External Walls. If two buildings are located within thirty feet of each other, one of those buildings shall have a two hour wall without openings on its side that is nearest the other building except that openings shall be permitted in exterior walls closer than 30 feet provided that the internal walls of the end units are two-hour rated firewalls.

2. Internal Walls

Internal walls shall be provided in accordance with one of the following two options:

(i) Option 1. A two-hour rated firewall extending to the underside of the roof without openings shall be provided between each dwelling unit. The roof sheathing four feet on each side of the firewall shall be of an approved non-combustible material or fire retardant wood. If a two-hour rated firewall is extended to a minimum of two feet above the roof, non-combustible roof sheathing shall not be required on either side of the firewall.

(ii) Option 2. A one-hour rated firewall extending to the underside of the roof without openings shall be provided between each dwelling unit consistent with all other requirements of Option 1; provided that an electrically supervised fire suppression system is installed within each townhouse dwelling unit in compliance with N.F.P.A. 13 R.

(b) Townhouse structures containing six or more dwelling units shall have at least one-hour rated firewalls extending to the underside of the roof without openings between each dwelling unit consistent with all other requirements of Option 1 above, and shall have an electrically supervised fire suppression system in each townhouse dwelling unit installed in compliance with N.F.P.A. 13 R."

(c) Townhouse structures containing one or more dwelling units with an aggregate floor area of 3,000 square feet or more (excluding square footage of any garage) shall have at least one-hour rated firewalls extending to the underside of the roof without openings between each dwelling unit consistent with all other requirements of Option 1 above, and shall have an automatic fire detection system in accordance with the provisions of the Downers Grove Building Code and the Downers Grove Fire Prevention Code.

(d) If pre-engineered plywood "I" joists are used in the townhouse structure, the structure shall have a two-hour rated firewall extending to the underside of the roof without openings between each dwelling unit consistent with all of the requirements of Option 1 above, and shall have an electrically supervised fire suppression system in each dwelling unit installed in compliance with N.F.P.A. 13.

~~(3) The Suburban Building Officials Conference Building Code is amended by deleting Subsection 204(A)(2) in its entirety.~~

~~(4) The Suburban Building Officials Conference Building Code is amended by deleting Sections 207 and 208 in their entirety and substituting in lieu thereof the following language in each section:~~

~~"Sec Section 316 - Townhouses"~~

Section R326, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Dwelling units that are required to be accessible will follow the latest edition of the Illinois Accessibility Code and HUD.

Section R327, is amended by deleting the same in its entirety.

Subsection R402.1 is amended by deleting the same in its entirety.

Subsection R402.1.1, is amended by deleting the same in its entirety.

Subsection R402.1.2, is amended by deleting the same in its entirety.

Subsection R403.1.1 is amended by adding the following:

Only single story wood frame construction, no brick or stone veneers room additions, and single story wood frame construction, no brick or stone veneers garages where the space between the ceiling joists or wall ties is less than 40 inches will be able to use the foundation known as exterior in figure R403.1(1) of this code.

In Figure R403.1(1) exterior, W will equal the requirements for 2-story in table R403.1 but at no time will W be less than 10 inches.

Subsection R403.2, is amended by deleting the same in its entirety.

Subsection R404.2, is amended by deleting the same in its entirety.

Subsection R404.2.1, is amended by deleting the same in its entirety.

Subsection R404.2.2, is amended by deleting the same in its entirety.

Subsection R404.2.3, is amended by deleting the same in its entirety.

Subsection R404.2.4, is amended by deleting the same in its entirety.

Subsection R404.2.5, is amended by deleting the same in its entirety.

Subsection R404.2.6, is amended by deleting the same in its entirety.

Subsection R405.2, is amended by deleting the same in its entirety.

Subsection R406.3, is amended by deleting the same in its entirety.

Subsection R406.3.1, is amended by deleting the same in its entirety.

Subsection 408.5, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The finished grade of underfloor surfaces (i.e. crawlspaces) shall be at least 24 inches from the bottom of the floor joists and shall have a 2 inch coating of concrete. These areas shall also include a floor drain connected to the sanitary system of the building. The concrete floor can be pitched in such a manner as to allow any liquid to flow from the underfloor surface to the existing area as long as the existing area has a properly installed floor drain. The pitch will need to be a minimum of ½ inch in 10 feet.

Subsection R408.6, is amended by deleting the same in its entirety.

Subsection R502.1.4, is amended by adding the following sentence:

Prefabricated wood I-joists shall be inspected by an engineer from the selling agent and a letter of proper installation will be given to the Code Services Department before any other framing inspection.

Subsection R502.2.1, is amended by adding the following sentence:

Only cantilevers not exceeding two (2) feet shall be accepted without a set of drawing that are prepared and stamped by a structural engineer registered in the state of Illinois or an Illinois-registered architect.

Section R504, is amended by deleting the same in its entirety.

Subsection 506.1, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Concrete slab-on-grade floors shall be a minimum of 4 inches for basements, 5 inches for garage floors and 4 inches for accessory buildings other than garages larger than 12 feet x 12 feet. The specified compressive strength of concrete shall be as set forth in subsection R402.2. of this code
Exception: Crawl space floors only need to be a minimum of 2 inches thick.

Subsection R606.5 is amended by adding the following subsection:

R606.5.2 Deck piers shall be a minimum of 42 inches deep, 6 inches above finished grade and not less than 10 inches in diameter. Concrete piers will only be allowed for open porches and decks without roofs.
Wood may not be placed in the concrete pier.

Chapter 25 through Chapter 42 are amended by deleting the same in their entirety.

Appendix E is amended by deleting the same in its entirety.

Appendix F is amended by deleting the same in its entirety.

Appendix H is amended by deleting the same in its entirety.

Appendix I is amended by deleting the same in its entirety.

Subsection AJ301.1.2 is amended by deleting the same in its entirety.

Subsection AJ301.2 is amended by deleting the same in its entirety.

Subsection AJ301.4 is amended by deleting the same in its entirety.

Subsection AJ501.2 is amended by deleting the same in its entirety.

Subsection AJ501.3 is amended by deleting the same in its entirety.

Subsection AJ501.5 is amended by deleting the same in its entirety.

Subsection AJ601 is amended by deleting the same in its entirety.

~~————— (5) The Suburban Building Officials Conference Building Code is amended by deleting Subsection 301(D)(3) in its entirety and substituting in lieu thereof the following:~~

~~—————"Provide four (4) mil vapor barrier polyethylene film under four (4) inches of gravel or stone covered with a minimum of 2" screed coats of concrete."~~

~~————— (6) The Suburban Building Officials Conference Building Code is amended by adding the following language at the end of Subsection 304(F)(2)(c):~~

~~—————"Trench foundations must be belled a minimum of 16 inches."~~

SECTION 3. That Section 7-22 of the Downers Grove Municipal Code is hereby reserved:

7-22. Numbers to be affixed to houses ~~Reserved.~~

~~—Owners or occupants of buildings shall have painted or otherwise affixed to a door facing the street, or other conspicuous place on the building, such proper number as is required by this article. Such number to be plain and legible and not less than three inches in height and so maintained.—(R.O. 1925, § 286.)~~

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

[2000IRC]

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2000 INTERNATIONAL RESIDENTIAL CODE

BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows: (Additions are indicated by shading; deletions by ~~strikeout~~.)

SECTION 1. That Chapter 7, Article II of the Downers Grove Municipal Code is hereby amended as follows:

7-13ART. Article II. ~~Suburban Building Officials Conference Building Code (One and Two Family Dwellings)~~2000 International Residential Code

SECTION 2. That Section 7-14 of the Downers Grove Municipal Code is hereby amended as follows:

7-14. ~~SBOC Building Code~~2000 International Residential Code—Adoption and amendments.

(a) The ~~Suburban Building Officials Conference Building Code, 1996 revised edition (SBOC)~~2000 International Residential Code, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use, occupancy, location and maintenance of one- and two- family dwellings as defined therein. The same is adopted in its entirety, except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein. At least one copy of said Code, including amendments thereto, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Code Services Department.

~~(b) The provisions of the SBOC, as amended herein, shall take precedence over any contrary provision within the BOCA Building Code, 1996 edition, as amended, for one family and two family dwellings as defined therein.~~

~~(c)~~ The deletions from and modifications and amendments to the ~~Suburban Building Officials Conference Building Code~~2000 International Residential Code are the following:

~~Subsection R105.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:~~

~~Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction~~

~~1. One-story detached accessory structures, provided the floor area does not exceed 100 square feet and is not more than 10 feet from the highest point on the roof to grade.~~

~~2. Retaining walls that are not more than three feet in height measured from the bottom of the footing to the top of the wall.~~

~~3. Painting, papering, tiling, carpeting, counter tops.~~

~~4. Windows that are the same size as the ones being replaced.~~

~~5. Water heaters~~

~~6. Roofing as long as the structural members are left undisturbed.~~

~~7. Replacement Furnaces and air-conditioning units~~

Subsection R106.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Three or more sets of Construction documents and manufactures installation instructions shall be presented with each application for permit. Where the cost of the construction is in excess of ten thousand dollars (\$10,000.00) the construction documents shall be prepared by an Illinois State registered Architect or Structural Engineer. Documents for detached garages, decks, front porches and gazebos will not need a design professional drawing unless it is determined by the Code Official that special conditions exist. If any special conditions exist with the construction of any structure the Building Official is authorized to require additional construction documents which must be prepared by an Illinois State registered Architect or Structural Engineer. The Code Official also has the right to eliminate the requirements for drawings by a registered professional if it is determined that no structural work is being done.

Subsection R106.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The construction documents submitted with the application for permit shall be accompanied with a plat of survey. Either of the following two methods can be used to show the proposed work on the property:

1. The following information can be depicted on the plat of survey. The size and location of the new construction, the existing structures on the site and the distances from the lot lines.
2. A site plan drawn and stamped by the Illinois State registered Architect or Structural Engineer of record, depicting the size and location of the new construction, the existing structures on the site and the distances from the lot lines.

In the case of demolition, the site plan or survey shall show the construction to be demolished.

Subsection R107.4 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary use discontinued immediately. Any structures related to the temporary use must be removed within fourteen (14) days.

Subsections R109.1, R109.1.1, R109.1.2, R109.1.3, 109.1.4, 109.1.5.1 are amended by deleting the same in their entirety and by substituting in lieu thereof the following:

The Building Official, upon notification from the permit holder or his/her agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his/her agent wherein the same fails to comply with this code.

Required Inspections:

1. Footing, Prior to installation of concrete. Contractor or representative is required to be present for this inspection.
2. Foundation, prior to backfill.
3. For new construction a spot survey is to be provided, checked and approved prior to any additional work being done.
4. Plumbing, a stack test is required, with water from the highest dram. Contractor or representative is required to be present for this inspection.
5. Rough Framing and Electrical, Contractor or representative is required to be present for this inspection.
6. Insulation, Contractor or representative is required to be present for this inspection.
7. Electrical certification.
8. Commercial Ceiling, Contractor or representative is required to be present for this inspection.
9. Garage Floor, Contractor or representative is required to be present for this inspection.

10. Basement Floor.
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12. Final, Contractor or representative is required to be present for this inspection.

A spot survey will be required by the Director of Code Services or the Chief Building Inspector when the need for further clarification is required for the proper placement of a structure on a zoning lot.

Table R301.2(1)
Climatic and Geographic Design Criteria

Roof Snow Load	Wind	Seismic Design Category	Subject To Damage From				Winter Design Temp.	Flood Hazards
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25	90 (mph)	17-B	Severe	42" inches	Slight to Moderate	Slight to Moderate	0 degrees	

Section R302, is amended by deleting the same in its entirety and by substituting in lieu thereof the following new Section:

Placement of the structure on the property will be governed by the requirements in Chapter 28 of the Downers Grove Municipal Code.

Subsection R309.2, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

An attached garage shall be separated from the residence and its attic area by not less than 5/8 inch type X gypsum board or equivalent applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8 inch type X gypsum board or equivalent.

Subsection R309.5, is amended by deleting the same in its entirety.

Subsection R311.1, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Not less than two exit doors on the main level as remote as possible from each other conforming with subsections 311.2, 311.3 of this code shall be provided from each dwelling unit. The required exit doors shall provide for direct access from the habitable portion of the dwelling to the exterior without requiring travel through a garage.

Subsection R312.2, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The width of each interior landing shall not be less than the stairway or door served. The minimum size of a landing for exterior doorways will be 44 inches x 48 inches. Landings will be required at the top and bottom of all stairways.

Section R313, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The latest edition of the Illinois Accessibility Code and HUD will govern ramp construction.

Subsection R314.5, is amended by deleting the same in its entirety.

Subsection R314.9, is amended by deleting the same in its entirety.

Porches, balconies, and decks shall have guard rails not less than 36 inches in height. Open sides of stairs with a total of three risers or more above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads.

~~(1) The Suburban Building Officials Conference Building Code is amended so as to be applicable, in addition to the structures and buildings presently covered, to townhouses. A townhouse is a dwelling unit in a structure containing multiple dwelling units separated from adjoining dwelling units by vertical fire walls without openings.~~

~~(2) The Suburban Building Officials Conference Building Code is amended by adding a new section immediately after section 315 as follows:~~

~~"316. Townhouses~~

~~(a) In addition to all other requirements of this Section, and excluding those townhouses subject to the provisions of subsections (b), (c) or (d) walls for townhouses shall be as follows:~~

~~Subsection R321.2, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:~~

~~Townhouses:~~

~~Each townhouse is to be considered a separate building and shall be constructed as follows:~~

1. External Walls. If two buildings are located within thirty feet of each other, one of those buildings shall have a two hour wall without openings on its side that is nearest the other building except that openings shall be permitted in exterior walls closer than 30 feet provided that the internal walls of the end units are two-hour rated firewalls.

2. Internal Walls

Internal walls shall be provided in accordance with one of the following two options:

(i) Option 1. A two-hour rated firewall extending to the underside of the roof without openings shall be provided between each dwelling unit. The roof sheathing four feet on each side of the firewall shall be of an approved non-combustible material or fire retardant wood. If a two-hour rated firewall is extended to a minimum of two feet above the roof, non-combustible roof sheathing shall not be required on either side of the firewall.

(ii) Option 2. A one-hour rated firewall extending to the underside of the roof without openings shall be provided between each dwelling unit consistent with all other requirements of Option 1; provided that an electrically supervised fire suppression system is installed within each townhouse dwelling unit in compliance with N.F.P.A. 13 R.

(b) Townhouse structures containing six or more dwelling units shall have at least one-hour rated firewalls extending to the underside of the roof without openings between each dwelling unit consistent with all other requirements of Option 1 above, and shall have an electrically supervised fire suppression system in each townhouse dwelling unit installed in compliance with N.F.P.A. 13 R."

(c) Townhouse structures containing one or more dwelling units with an aggregate floor area of 3,000 square feet or more (excluding square footage of any garage) shall have at least one-hour rated firewalls extending to the underside of the roof without openings between each dwelling unit consistent with all other requirements of Option 1 above, and shall have an automatic fire detection system in accordance with the provisions of the Downers Grove Building Code and the Downers Grove Fire Prevention Code.

(d) If pre-engineered plywood "I" joists are used in the townhouse structure, the structure shall have a two-hour rated firewall extending to the underside of the roof without openings between each dwelling unit consistent with all of the requirements of Option 1 above, and shall have an electrically supervised fire suppression system in each dwelling unit installed in compliance with N.F.P.A. 13.

~~(3) The Suburban Building Officials Conference Building Code is amended by deleting Subsection 204(A)(2) in its entirety.~~

~~(4) The Suburban Building Officials Conference Building Code is amended by deleting Sections 207 and 208 in their entirety and substituting in lieu thereof the following language in each section:~~

"See Section 316—Townhouses"

Section R326, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Dwelling units that are required to be accessible will follow the latest edition of the Illinois Accessibility Code and HUD.

Section R327, is amended by deleting the same in its entirety.

Subsection R402.1 is amended by deleting the same in its entirety.

Subsection R402.1.1, is amended by deleting the same in its entirety.

Subsection R402.1.2, is amended by deleting the same in its entirety.

Subsection R403.1.1 is amended by adding the following:

Only single story wood frame construction, no brick or stone veneers room additions, and single story wood frame construction, no brick or stone veneers garages where the space between the ceiling joists or wall ties is less than 40 inches will be able to use the foundation known as exterior in figure R403.1(1) of this code.

In Figure R403.1(1) exterior, W will equal the requirements for 2-story in table R403.1 but at no time will W be less than 10 inches.

Subsection R403.2, is amended by deleting the same in its entirety.

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Subsection R404.2.5, is amended by deleting the same in its entirety.

Subsection R404.2.6, is amended by deleting the same in its entirety.

Subsection R405.2, is amended by deleting the same in its entirety.

Subsection R406.3, is amended by deleting the same in its entirety.

Subsection R406.3.1, is amended by deleting the same in its entirety.

Subsection 408.5, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

The finished grade of underfloor surfaces (i.e. crawlspaces) shall be at least 24 inches from the bottom of the floor joists and shall have a 2 inch coating of concrete. These areas shall also include a floor drain connected to the sanitary system of the building. The concrete floor can be pitched in such a manner as to allow any liquid to flow from the underfloor surface to the existing area as long as the existing area has a properly installed floor drain. The pitch will need to be a minimum of 1/4 inch in 10 feet.

Subsection R408.6, is amended by deleting the same in its entirety.

Subsection R502.1.4, is amended by adding the following sentence:

Prefabricated wood I-joists shall be inspected by an engineer from the selling agent and a letter of proper installation will be given to the Code Services Department before any other framing inspection.

Subsection R502.2.1, is amended by adding the following sentence:

Only cantilevers not exceeding two (2) feet shall be accepted without a set of drawing that are prepared and stamped by a structural engineer registered in the state of Illinois or an Illinois-registered architect.

Section R504, is amended by deleting the same in its entirety.

Subsection 506.1, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Concrete slab-on-grade floors shall be a minimum of 4 inches for basements, 5 inches for garage floors and 4 inches for accessory buildings other than garages larger than 12 feet x 12 feet. The specified compressive strength of concrete shall be as set forth in subsection R402.2. of this code
Exception: Crawl space floors only need to be a minimum of 2 inches thick.

Subsection R606.5 is amended by adding the following subsection:

R606.5.2 Deck piers shall be a minimum of 42 inches deep, 6 inches above finished grade and not less than 10 inches in diameter. Concrete piers will only be allowed for open porches and decks without roofs.

Wood may not be placed in the concrete pier.

Chapter 25 through Chapter 42 are amended by deleting the same in their entirety.

Appendix E is amended by deleting the same in its entirety.

Appendix F is amended by deleting the same in its entirety.

Appendix H is amended by deleting the same in its entirety.

Appendix I is amended by deleting the same in its entirety.

Subsection AJ301.1.2 is amended by deleting the same in its entirety.

Subsection AJ301.2 is amended by deleting the same in its entirety.

Subsection AJ301.4 is amended by deleting the same in its entirety.

Subsection AJ501.2 is amended by deleting the same in its entirety.

Subsection AJ501.3 is amended by deleting the same in its entirety.

Subsection AJ501.5 is amended by deleting the same in its entirety.

Subsection AJ601 is amended by deleting the same in its entirety.

~~(5) The Suburban Building Officials Conference Building Code is amended by deleting Subsection 301(D)(3) in its entirety and substituting in lieu thereof the following:~~

~~"Provide four (4) mil vapor barrier polyethylene film under four (4) inches of gravel or stone covered with a minimum of 2" screed coats of concrete."~~

~~(6) The Suburban Building Officials Conference Building Code is amended by adding the following language at the end of Subsection 304(F)(2)(c):~~

~~"Trench foundations must be belled a minimum of 16 inches."~~

SECTION 3. That Section 7-22 of the Downers Grove Municipal Code is hereby reserved:

~~7-22. Numbers to be affixed to houses~~**Reserved.**

~~Owners or occupants of buildings shall have painted or otherwise affixed to a door facing the street, or other conspicuous place on the building, such proper number as is required by this article. Such number to be plain and legible and not less than three inches in height and so maintained. (R.O. 1925, § 286.)~~

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

[2000IRC]