

# Building Code Section Revisions Residential Fire Separations

16. That Section 110.3 changes shall read as follows:

**110.3.6 FRAMING ROUGH:** Inspections are made after all framing, fire blocking, draftstopping, wall bracing, roofing, windows and doors are in place for structural stability and weather proofing and after the plumbing, electrical, fire and mechanical rough inspection are made but prior to installing any insulation. An inspection request card is to be completed and returned to the Building Department before any construction is covered and at least 24 hours before the inspection time is requested. Construction shall conform to the code and plans reviewed for permit approval.

**110.3.6.1 ENERGY INSPECTIONS:** Inspections shall be requested and approved for compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R*- and *U*-values, fenestration *U*-value, air leakage, duct system *R*-value, and HVAC and water-heating equipment efficiency. **See Village Code Title 5, Chapter 2 for inspection fees required**

## **ENERGY CONSERVATION - ILLINOIS PUBLIC ACT 096-0778**

**1. Residential Energy Conservation Code as of 1/28/2010:**

a. **Building exterior envelope insulation material, installation and R-factors:**

*Basement walls, slabs, crawl space, exterior walls, ceilings (and vaults), attics or roofs and a certificate at electrical panel before occupancy*

b. **Exterior windows/glazing, doors, and openings during/after rough framing**

*inspections: Verify all product u-factors, labels, air leakage film & seals.*

c. **Air Leakage and Infiltration prior to exterior masonry veneers:**

*Exterior wall barriers or films or solid material, caulking, gaskets, weather-stripping for doors, windows, utility penetrations, knee walls, garage attic wall(s), tubs and showers, attic openings, rim joist, sill plates, combustion air, fireplace gaskets, recessed lighting, plumbing and electric penetrations, duct joints and seams sealant, ductwork testing etc.*

d. **Mechanical, Plumbing and Electrical Equipment:**

*Heating and cooling equipment sizing and efficiency, heat pump controls, duct insulation, piping insulation, intakes and exhausts with automatic gravity dampers, programmable thermostat, snow melt controls, electrical fixtures and high-efficacy lamps*

e. **Pools and Equipment:**

*Pool heaters, time switches, pool covers*

f. **A qualified 3<sup>rd</sup> party inspection agency:** shall or may be permitted to perform required energy and air leakage inspections as determined by the Building Official. Private inspection contracting services are the responsibility of the land or building owner as a condition of permit issuance. **See Village Code (5-2) Permit Fee ordinance .**

~~33. That Section 403.1 shall read as follows:~~

## ~~**Remove this amended Section for stories and height revisions**~~

~~**403.1 HIGH RISE BUILDING APPLICABILITY:** The provisions of this section shall apply to all buildings more than five (5) stories or sixty (60) feet in height. This section regulates the stories and heights for application of fire alarm and detection zones as required in Section 907.2.13 of this code.~~

~~**EXCEPTIONS:** The provisions of this section shall not apply to the following buildings and structures:~~

- ~~1. Airport traffic control towers conforming to the requirements of Section 412.0.3~~
- ~~2. Open parking structures (see Section 406.0).~~
- ~~3. Buildings and structures of Use Group A-5 (see Section 303)~~
- ~~4. Low-hazard special uses where approved by the code official (see Section 503.1.2).~~
- ~~5. Buildings and structures of Use Group H (see Section 307)~~

## **R-2 item c. part below allows tenant wall exception**

37. That Section 424 and its Subsections are added to Chapter 4 and shall read as follows:

**501.3.3 FLOORS FOR USE GROUPS R-1 AND R-2:** Floors in Use Groups R-1 and R-2 shall be precast or engineered reinforced concrete where separating tenant spaces. See Section 503.5 and 709.3.

### **EXCEPTIONS:**

1. **Floors** of an R-1 Use Group building may use an engineered combustible floor framing system to separate tenant spaces. A minimum fire separation shall not be less than a one (1)-Hour fire resistance rated assembly when buildings are designed having a minimum Type of Construction per Section 503.5 of this code and are fully fire suppressed per Section 903.2.8. (Ord. 4056, 7-19-05).  
*See Section 310.3.1 for required special inspections*

**501.3.4 INTERIOR WALLS:** Interior walls totally separating dwelling units in Use Group R-1 & R-2 shall be solid masonry.

### **EXCEPTION:**

- a. Buildings with an approved automatic fire sprinkler system throughout may use a metal stud 3-wall system with a tested/listed 2-hour fire rating. (*See Section 310.3 for intent*).
- b. **R-1 HOTELS AND MOTELS**  
Hotel, Motel rooms and corridors of an R-1 Use Group building may be separated with a single non-combustible wall system having a one (1) hour fire resistance rating when the building has a minimum Construction of Type II-B or III-B (602.2 and 602.3) and is fully fire sprinkler protected per 903.2.7. (see Section 310.3.1). (Ord. 4056, 7-18-05).  
*See Section 310.3.1 for required special inspections*

Fire barrier wall partitions shall continue from a fire rated floor assembly below to a fire rated floor ceiling assembly above or to the roof deck above. Fire retardant sheathing shall be installed as described in Section 310.3. Wall penetrations shall be as specified in Section 711.3.1.1.1. The wall assembly shall be insulated to provide an STC rating per Sections 1206.2 and 1206.3. *See Section 310.3.1 for required special inspections*

(8/09)

- In multi-story buildings, plumbing drain, waste and vent piping shall not be located within tenant wall fire separation assemblies. Plumbing drain, waste and vent piping shall be located in separate fire rated shafts of a two (2) hour fire rated assemblies per Section 707. (Ord. 3994, 3-7-05)

### **c. R-2 MULTI-FAMILY**

Multi-family R-2 use groups may reduce the 2-hour fire rated masonry or 3-wall assembly to a 1-hour tested fire rating if the building is fully fire sprinkler protected in accordance with Section 903.1.1. The fire rated tenant wall shall be continuous from the foundation to or through fire rated floor/ceiling assemblies of an equal fire rating to that of the common tenant wall(s). (*See Table 601 footnote h. for additional notes*)  
(Ord. 4499, 8-3-09)

## **New Wall**

When the building is 100% fully fire sprinkler protected per Section 903.1.1, penetrations are allowed in masonry fire rated wall assemblies as permitted in this code. When the design option for a 3-wall fire partition assembly is used, the center wall shall not be penetrated. Permitted masonry wall penetrations shall be effectively sealed to prevent the movement of air from adjoining tenants. Masonry wall penetrations shall comply with Section 713.3 and the sound rating requirements referenced in Sections 709.3 item 3, 1207.2 and 1207.3.

**Footnote h. permits residential masonry tenant wall penetrations.**

**TABLE 601  
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)**

**Table Footnote:**

- h.** Attached residences shall be separated with a two (2) hour fire rated assembly by using a rated masonry or a three (3) wall system, with the center wall having a two (2) hours fire resistance rating and shall be continuous from the foundation to the underside to the fire retardant roof sheathing installed per Section 707.5 and as required further by this code and the ordinance listed in Chapter 35. The two (2) hour fire resistance rated 3-wall separations shall not be penetrated. Masonry wall penetrations shall be limited as specified in Section 501.3.4 and shall be effectively sealed to prevent the movement of air from adjoining tenants. Sound ratings shall be maintained

**Code Sections are cross referenced & STC of 55 for Multi-Family using Bar Joists is reduced from 60.**

- 62.** That Section 709.3 is revised and shall read as follows:

**709.3 FIRE-RESISTIVE RATING OF FIRE PARTITIONS AND FLOORS** (Ord. 4499, 8-3-09)

The fire-resistance rating of fire partitions and floors shall be 1 hour and as specified below:

1. Corridor walls as permitted by Table 1018.1 EXCEPTIONS shall not conflict with any special provisions of this Village Code.
2. **MULTIPLE SINGLE FAMILY DWELLINGS:** Single family dwelling units (Use Group R-3) may be located adjacent to other single family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling units(s) by fire separation wall(s) of not less than two hours fire-resistance rated construction as required by Section 310.3. The fire separation wall shall not be penetrated. Single family dwelling units having independent means of egress when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code. Sections 501.3.3 and 501.3.4 for R-2 Walls and Floors using fire sprinkler exceptions is allowed.
3. **PARTITIONS AND FLOORS FOR USE GROUPS R-1 AND R-2:**  
Tenant Walls for R-1 and R-2 Use Groups shall be as specified in Section 501.3.4. Floors in Use Groups R-1 and R-2 as specified in Section 501.3.3 shall be a precast or engineered reinforced concrete fire barrier of at least a two (2) hour fire resistance rating where separating guest rooms, tenant spaces, dwelling units and exit corridors. Fire sprinkler protected buildings allow a reduction to a one (1) hour fire rated floor assembly per Section 501.3.3. (Section 503.2 also references fire limits and restrictions).

**EXCEPTION:**

- a. Floors In Hotels or Motels of an R-1 Use Group building may be reduced to a combustible one (1) hour horizontal fire resistance rating as required by Section 711.3 when a building is fully fire sprinkler protected per Section 903.2.8 and is designed with a minimum construction of Type IIB or IIIB. (See Sections 501.3.3 and 503.2) (Ord. 3994, 3-7-05; Amd Ord. 4056, 7-18-05)
- b. Floors of a multi-family (R-2) use group may use a non-combustible floor joist (metal bar joist per Section 501.3.3) with a non-penetrated fire resistive separation rating with all the following conditions when:
  1. The residential floor is not located above a garage floor or other more hazardous use.
  2. The building floor area does not exceed the height and area limitations when the building is not non-fire sprinkler protected per Sections 903.2.8 (as amended) and 903.3.1. (note; area and height increases are only allowed per 506.3 & 903,3,1,1)
  3. A drop ceiling is installed below the fire rated floor/ceiling assembly for the installation of plumbing, electrical and mechanical equipment supply to rooms.
  4. An airborne sound transmitting (STC) rating of at least 55, and a structure borne (IIC) rating of 50 are provided.

*(See Sections 406.2, 501.3.3 and 1207 for references)*

(Ord. 4499, 8-3-09)

74. That Section 903.2.4 and its Subsections shall read as follows:

**903.2.4 USE GROUPS B, F-1, F-2, M, S-1, S-2:** An automatic fire suppression system shall be provided throughout all buildings of Use Group B, F-1, F-2, M, S-1, S-2 having a total area of 8,000 square feet or greater. Public garages shall also conform to Section 406.0.

**903.2.4.1 WOODWORKING OPERATIONS:** An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet (232 m<sup>2</sup>) in area which generate finely divided combustible waste or which use finely divided combustible materials.

**903.2.4.2 MERCANTILE:**

An automatic fire suppression system shall be provided throughout all M Use Group buildings used for display and sale of upholstered furniture.

***End of Major Building Cod Amended Sections***

**TITLE 5, CHAPTER 2  
BUILDING PERMITS AND FEES**

**Major Fee Revisions**

**Adds Single Family Energy review fees**

**5-2-5-2: FINAL PLAN REVIEW FEES SHALL BE AS FOLLOWS:**

a.	New Single Family Residence or remodeling or additions 50% or more in floor -----	\$350.00
	(Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04; ; Amd. Ord. 4491, 6-15-09)	
b.	New Single Family Residential energy reviews required per Illinois Code	\$ 75.00
c.	Single Family Additions and remodeling, when adding less than 50% to the floor area of the residence -----	\$120.00
	(Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04)	
d.	Single Family Addition energy reviews per state of Illinois Code	\$ 50.00

**Plan Review Fee Adds Fees for Energy and Accessibility**

**Table e. Note:**

Assembly, Institutional and Mall building reviews are 1.5 times the base fee schedule. Electrical, Plumbing, Mechanical, Energy, Accessibility, Health and Fire Code (see Table d.) review fees (when required) are each 25% of a building plan review fee but not less than \$30.00 each. (Ord. 3450, 12-4-00; Amd. Ord. 3911, 7-19-04; Ord. 4491, 6-15-09) (See Section 5-2-5-5 when applicable).

**Inspection Fees Added for Energy and Accessibility Code Regulations.**

**5-2-7-4: STATE OF ILLINOIS MANDATED CODE INSPECTION FEES:**

**1. Energy Conservation Code Required Inspections as of 1/28/2010:**

a.	Building exterior envelope insulation	\$150.00
	Includes: Basement, Slabs, Crawl, Exterior Walls, Ceilings, Attics and Verify certificate at electrical panel at final	
b.	Windows/Glazing, Door openings u-factors	\$75.00.
	Units to be labeled and inspected for adequate seals	
c.	Air Leakage:	\$200.00
	Includes: exterior barriers, films or solid material, caulking, gaskets, weather-stripping for doors, windows, utility penetrations, Knee walls, wall above garages, tubs and showers, attic openings, rim joist, sill plates, fireplaces, combustion air, recessed lighting, plumbing and electric penetrations, duct joints and seams sealant, ductwork testing etc.	
d.	Mechanical, Plumbing and Electrical Equipment:	\$150.00
	Heating and cooling equipment, sizing and efficiency, heat pump controls, duct insulation, piping insulation, intake and exhaust automatic gravity dampers, programmable thermostat, snow melt controls, electrical fixtures and high-efficacy lamps	
e.	Pools and Equipment:	\$40.00
	Pool heaters, time switches, pool covers	
f.	An approved 3 <sup>rd</sup> party inspection agency may be required or allowed to perform required energy and air leakage inspections as determined by the Building Official. Required inspections shall be paid by the permit applicant, building or land owner. A service agreement is required before permit issuance.	
g.	Fees may be adjusted due to building size and amount of inspections required.	

**2. Illinois Accessibility Code Public Act 84-948 (410 ILCS 25/) Environmental Barriers Act.**

<b>Commercial Buildings</b>			
	Common Shell Areas and site	- - -	\$75.00
	Tenant Spaces	- - -	\$75.00 each
<b>Residential Multi-Family Buildings</b>			
	Common Shell Areas	- - -	\$75.00
	20% of the Residential Units	- - -	\$75.00 each

**5-2-7-6: ELECTRICAL INSPECTION FEES:**

a. For the inspection of electrical work in a **single-family home or townhome**, the fees shall be:

- For each circuit, regardless of amperes ----- \$ **8.00**
- For each service, regardless of size ----- \$ **90.00**
- Motors and other forms of power consuming devices - \$30.00  
(Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04)

b. For all uses other than single-family homes and townhomes, the fees shall be:

1. Circuits

For each normal 15 and 20 ampere two wire circuit:

- 1 to 75 circuits ----- \$ **13.00** each
- 76 or more circuits ----- \$ **7.00** each
- For each 30 or more ampere circuit ----- \$ **15.00** each  
(Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04)

- For each circuit, regardless of amperes ----- \$ **8.00**
- For each service, regardless of size ----- \$ **90.00**
- Motors and other forms of power consuming devices - \$30.00  
(Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04)

2. Services

100 AMP ----- \$ <b>90.00</b>	1200 AMP ----- \$ <b>185.00</b>
200 AMP ----- \$ <b>100.00</b>	1600 AMP ----- \$ <b>220.00</b>
400 AMP ----- \$ <b>115.00</b>	2000 AMP ----- \$ <b>240.00</b>
600 AMP ----- \$ <b>125.00</b>	3000 AMP ----- \$ <b>360.00</b>
800 AMP ----- \$ <b>145.00</b>	4000 AMP ----- \$ <b>470.00</b>

(Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04)

3. Motors and Other Power-Consuming Devices

- One motor or power-consuming device ----- \$ **8.00**
- Each additional motor or power-consuming device ----- \$ **4.00**  
(Ord. 3911, 7-19-04)

c. Low Voltage Outlets ----- \$ 1.15 per line  
(Ord. 3819, 10-6-03; Amd.Ord. 3911, 7-19-04)

d. Electrical testing for "Supervising Electrician" --- \$ **120.00** (Electrical Ord.)  
(Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04)

e. A minimum electric permit fee shall be \$ **90.00**

**5-2-7-7: PLUMBING INSPECTION FEES:**

For all buildings or structures the fees shall be \$ **20.00** per fixture. (Individual plumbing fixtures shall include but not be limited to bathtubs, lavatories, drinking fountains, showers, sinks, water heaters, laundry tubs, floor drains, sump pumps, backflow preventers, etc.) (Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04). A minimum plumbing permit fee shall be \$ **90.00**

Sewer Repair and Replacement Permits: All sewer repair and replacement for existing building, both within the building and between the building and the Village main sewer, shall have a minimum permit inspection fee of \$ **145.00**. This fee would allow for two inspections. Where more than two inspections are required, fees as set out in 5-2-7-5 for re-inspections, shall be charged and collected. (Ord. 3819, 10-6-03; Amd. Ord. 3911, 7-19-04)

(6/09)

**5-2-7-8: MECHANICAL INSPECTION FEES:**

All buildings or structures which include mechanical equipment installation or alteration shall be charged a



approved plan or directive of the code official, or a permit or certificate issued under the provisions of this code, shall be subject to separate penalties as described in the Building Code Title 5 Chapter 1, and as noted in "Citations" below and/or as specified in other Village Codes.

**Citations**

The minimum costs of Village legal proceedings shall be paid by defendants when enforcement actions are necessary to achieve conformance. Inspection and attorney costs shall be:

- a. \$90.00 ----- for each additional site inspection due to nonconformance.
- b. \$200.00 ----- when citations are issued needing employee and legal staff appearances  
for court hearing proceedings.