

**ORDINANCE 5418**  
**EXHIBIT “A”**

Orland Park, IL Code of Ordinances

**CHAPTER 1**  
**BUILDING CODE**

**SECTION:**

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**5-1-1: INTERPRETATION:**

A. In their interpretation and application, the provisions of this Title shall be held to be the minimum requirements for the promotion of the public health, safety and welfare.

B. Where the conditions imposed by any provision of this Chapter upon the construction, alteration or maintenance of buildings or structures are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this Title or of any other applicable law, ordinance, resolution, rule or regulation, the regulations which are more restrictive (or which impose higher standards or requirements) shall govern.

C. This Title is not intended to abrogate any easement, covenant or any other private agreement, provided that where the regulations of this Title are more restrictive (or impose higher standards or requirements) than such easement, covenant or other private agreement, the requirements of this Title shall govern.

D. No building or structure which was not lawfully existing at the time of the effective date hereof shall become or be made lawful solely by reason of the adoption of these provisions; and to the extent that, and in any manner that, such building or structure is in conflict with the requirements of this Title, said building or structure remains unlawful hereunder.

E. Nothing contained in this Title shall be deemed to be a consent, license or permit to locate, construct or maintain any building, structure or facility, or to carry on any trade, industry, occupation or activity.

**5-1-2: SCOPE OF REGULATIONS:**

No building or structure or any part thereof or any appurtenance thereto shall hereafter be constructed, erected, altered, installed, added to, enlarged, repaired, converted, removed, demolished or maintained, nor shall the use, location or occupancy thereof be changed except in conformity with the provisions of this Code, and no work for which a building permit is required under the terms of this Chapter or any work with respect to excavation or grading in preparation therefore, shall be commenced until the permit has been issued as herein provided. Subdivision site grading may be permitted prior to issuance of building permits only as approved by Village staff engineers and after an accepted soil erosion plan is installed.  
(Amd. Ord. 5105, 6-20-16)

#### **5-1-3: COMPLIANCE TO PERMIT:**

All work performed under a permit issued hereunder shall conform to the approved application, plans and any approved amendments thereto. It shall be unlawful for any owner, agent, architect, structural engineer, contractor, or builder engaged in erecting, altering, or repairing any building, to deviate from the drawings or plans as approved by the code official. Any of the requirements of the provisions of this Ordinance shall operate to annul the permit, which has been issued for such work and shall render the same void.

#### **5-1-4: CERTIFICATE OF OCCUPANCY:**

No building or structure or any part thereof shall be used or occupied until a Certificate of Occupancy or Conditional Certificate of Occupancy has been issued by the building code official. No permit holder shall allow any person or entity to use or occupy a building or structure or any part thereof which is the subject of his or its building permit until a Certificate of Occupancy or Conditional Certificate of Occupancy has been issued by the building code official.

The code official shall issue such certificate only if, after inspection, he finds that such building or structure complies with the provisions of this title and all other laws of the Village of Orland Park and the State of Illinois, and that said building or structure has been completed in accordance with the approved plans and documents filed in support of the Application for Building Permit relating to said building or structure. Such certificate shall show the permitted use for the building or structure. A conditional certificate may be issued for the temporary use of a building or structure or portion thereof under the conditions set forth above, or the conditions set forth in Section 5-1-13, Paragraph 111.2 of this Code.

The lessor is responsible to provide his/her/its valid mailing address, phone number and email address to the Development Services Department. The lessor is responsible for having a future lessee verify the lessee's use is an approved use within zoning district of the building/structure prior to signing a lease. The lessor is responsible for ensuring that the lessee applies with the Village at least 30 days in advance of occupancy. The lessor is responsible for verifying that the lessee has been approved for occupancy by the Village and Fire Protection District prior to allowing the lessee to open its business. At the request of the Development Services Department, the lease must be presented by the lessor and/or lessee. If a lessee is found to have occupied a space without first having obtained a Certificate of Occupancy from the Development Services Department, the lessor shall pay \$500 per month in occupancy fees, encompassing from the initial date of occupancy until the date the lessee fully applies with the Development Services

Department for the aforementioned Certificate of Occupancy. These fees are the sole responsibility of the lessor and may not be required of the lessee. The invoice will be mailed and emailed to the lessor and must be paid within 30 days. Failure to pay this invoice will result in a \$1000 citation with a mandatory court appearance by the lessor, or its representative. (Ord. 3449, 12-04-00; Amd. Ord. 4614, 1-17-11; Amd. Ord. 5105, 6-20-16; Amd. Ord. 5219, 9-5-17)

See Village Code 5-2-14 for work without permit violations.

See Village Code 5-1-13 Section 114.4 for Violations of this adopted Code.

#### **5-1-5: INSPECTION; RIGHT OF ENTRY:**

A. Enforcement: The building code official shall inspect all buildings or structures during construction or alteration to see that the provisions of law are complied with and that construction is prosecuted safely. He shall cause all violations or suspected violations to be brought to the attention of all appropriate municipal authorities and shall enforce the provisions of this Chapter, and for that purpose he and his assistants shall have the right to enter any building, structure or premises at any reasonable time.

B. Records Open to the Public: The building code official shall keep, or cause to be kept, a record of his acts and doings, which records shall be open to public inspection .

C. Inspection Approvals: No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the building code official. Such written approval shall be given only after an inspection shall have been made of each successive step in the construction. There shall be a final inspection and approval by the building code official, on all buildings when completed and ready for occupancy.

D. Posting of Permit: Work requiring a building permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the front of the premises and in such position as to allow the building code official to make the required entries thereon regarding inspection of the work. This inspection card shall be maintained in such position by the permit holder until the certificate of occupancy has been issued.

E. Re-Inspection Fees: In the event the permittee, contractor or a subcontractor shall request an inspection and it is found by the building code official that the construction, erection or installation does not meet the requirements of this Chapter, or other applicable ordinances of the Village, and that an additional inspection or inspections shall be necessary, before any additional inspection shall be made, the permittee, contractor or subcontractor shall pay to the Development Services Department the fee for each such additional inspection. See Village Code, Title 5 Chapter 2, Section 7-5.

F. Stop Work Orders: In the event any construction, erection, alteration, installation, addition to, enlargement, conversion of or repair of any building or any part thereof or appurtenance thereto shall be done in violation of the provisions of this Chapter, or is being done or has been done without permit or permits required therefore by any of the provisions of this Chapter or any other provisions of this Village Code, or is being done or has been done contrary to the drawings or plans as approved by the Development Services Department, the building code official is hereby empowered and required forthwith to issue a stop order directing such construction, erection, alteration, installation, addition to, enlargement, conversion of or repair of any building or structure or any part thereof or appurtenance thereto, to cease immediately. If after a stop

order has been issued, there is any reason to believe that further work is being done or has been done, the building code official may, among other remedies provided by law, petition the Circuit Court of Cook County, Illinois, for an injunction as provided by law against the continuing of such work. (See 5-1-15 of this code for Violations and Stop Work Order.) (Ord. 4614, 1-17-11; Amd. Ord. 4614, 1-17-11; Amd. Ord. 4786, 2-4-13; Amd. Ord. 5105, 6-20-16)

#### **5-1-6: LICENSING AND INSURING OF CONTRACTORS:**

**A. Scope of Contractor's License:** All contractors performing construction within the Village shall comply with the provisions of the Village Codes and Ordinances for minimum building standards regulated within the corporate limits of the Village. The intent of contractor licensing is to require the name, address and phone number of all contractors on a job site

1. All general and sub-contractors licensed under this Ordinance shall be responsible for any and all employees working for them under the license.

2. All general contractors shall hire only sub-contractors who are licensed as specified under this Ordinance.

3. Village licensing may not be required when contractors are licensed through the State of Illinois and only when/if specified by Illinois Compiled Statutes (ILCS).

ILCS Examples:

a. Plumbing Contractors per IDPH (225 ILCS 320/) Illinois Plumbing License Law.

b. Fire Alarm Contractors (225 ILCS 447/) Private Detective, Private Alarm, Private Security, Fingerprint Vendor, and Locksmith Act of 2004.

c. ILCS Roofing act allows Orland Park to license contractors separately.

Roofing Contractors per (225 ILCS 335/) Illinois Roofing Industry Licensing Act.

4. Licensed contractors must provide a Certificate of Insurance naming the Village as the Certificate holder. The minimum insurance requirements are \$1,000,000 per occurrence for General Liability and the statutory minimum for Workers Compensation.

5. Licensed contractors are to complete all work in compliance with the Village Codes.

6. Inspection requests must be submitted to the Village to verify compliance approval with Village Codes. Construction is to remain exposed for inspection(s) until approval(s) are issued by Village inspectors

7. A \$100.00 fee is to be charged to the owner and/or contractor for Village Code enforcement proceedings due to each nonconformity or inaction.

**B. License Required:** No person shall act or perform any services as a contractor or sub-contractor within without first having issued a license by the Village Development Services Department, as herein provided.

1. Application Required: All applications for a Village contractor's license shall be made in writing upon forms furnished by the Village.

See Village Website; <https://orlandpark.org>

2. Each application shall state:

- (1) The name, physical business address and business phone number of the applicant.
- (2) Whether it is a general contractor or sub-contractor's registration application. If it is a general contractor with tradesmen, a list of trades and tradesmen performing each trade will be required at the time of registration. A sub-contractor will be required to list the trade or trades involved.
- (3) A statement that the applicant is familiar with all pertinent Village ordinances, codes and regulations and agrees to fully comply with the same.

**C. Definitions:** As used in this Ordinance:

"Contractor" means any person, partnership, corporation or other business entity engaged in the business of constructing, altering, or repairing buildings or other structures or lots and all trades and crafts associated with such work, including, but not restricted to, general building contractors, excavating contractors, carpentry contractors, heating, air conditioning, ventilating, mechanical, electrical and plumbing contractors and "subcontractor" as defined below.

(1) Any person whose construction, repair or alteration of any building or structure within the corporate limits of Orland Park, Illinois, for which a building permit is required, is presumed to be a contractor and must be licensed and insured hereunder unless not required by other Village, county or State laws.

(2) Any person, partnership, corporation or other business entity who engages in any construction work, shall not be considered a contractor for purposes of this Ordinance where such work is performed for no compensation.

(3) Any land owner who employs workers paid an hourly rate is not considered a contractor. Employees of this type must be licensed or registered by the State of Illinois as determined by the work performed. A landowner under this subsection must not employ more than five employees and must not engage in more than three trades.

"General Contractor with Trades" shall mean a contractor who uses one or more tradesmen or sub-contractors to perform the required construction to complete any project for which a building permit is required. When a general contractor employs a full-time tradesman or tradesmen who perform a variety of miscellaneous tasks (i.e., carpentry, siding, excavating or concrete, etc.) the registration fee shall be three hundred dollars (\$300.00). A list of tasks and tradesmen performing the tasks will be required from the General Contractor or property owner at the time prior to permit issuance. The general contractor shall be responsible for all work performed by the general contractor's employees

"General Contractor/Construction Manager" shall mean not employing full-time tradesmen and using sub-contractors to complete construction. A General Contractor/Construction Manager shall pay a fee of three hundred dollars (\$300.00) and all sub-contractors working on that project shall be required to register and pay the sub-contractors fee of seventy five dollars (75.00).

A contractor with no employees is considered a General Contractor or Project Manager.

"Subcontractor" means a contractor who performs only the type of work that is classified as a specific trade, such as but not limited to: carpentry, roofing, electrical, etc.

**D. License Fees:** All licenses shall be valid for one calendar year from January 1 to December 31.

The fees for the contractor license are as follows:

License fee

General contractor               \$300.00

Sub-contractor's License fee per specialty:       \$75.00

**E. License Issuance:** The Village's Development Services Department shall license contractors to work within its corporate limits upon proper application, compliance with the provisions of this Ordinance, and payment of the fee set out in this ordinance.

1. All licenses shall be valid for one calendar year from January 1 to December 31, unless otherwise revoked as prescribed in this Ordinance.

2. All general contractors and sub-contractors must be licensed prior to being issued any building permits by the Village's Development Services Department. Any change in the general or sub-contractors once a permit has been issued shall be put in writing by the general contractor or sub-contractor if no general contractor is present, within 3 business days of such change, and delivered to the Village's Development Services Department.

**F. License Revocation and Reinstatement:** Any registration issued under the provisions of this Ordinance may be revoked by the Village's Development Services Department for violation(s) of any of the provisions of this Ordinance not repaired within fourteen (14) days from the notice of violation(s) or a limited amount of time as determined by the Building Official. Such revocation shall be in addition to fines or penalties imposed and items listed below:

1. No person whose registration has been revoked as herein provided shall be eligible for a reinstated new license for a period to be determined by the Building Official, as based upon the severity of the violation. A fifty dollar (\$50.00) administrative fee shall be paid to the Village prior to any approved contractor license reinstatement.

2. All appeals from the action of the Building Official to revoke a contractor or subcontractor's license shall be filed within ten (10) days of such action with the Village who shall conduct a hearing on such revocation.

3. The Village's Development Services Department may refuse to issue or reinstate a license in the event that any of the provisions of this Ordinance, which are conditions precedent to the issuance of the license, have not been met. The Village shall serve as the Building Board of Appeals, and application for appeal shall be made to the Chairman of this Committee within ten (10) days of the Building Official's decision. Both the aggrieved party and the Building Official shall be permitted to give testimony, call witnesses and present evidence to the Building Board of Appeals. The Chairman shall administer and may, at his/her discretion, place a time limit on all testimony.

**G.** A certificate of insurance is required from all contractors performing work within the Village. The policy minimum requirements shall be as follows:

1. General Liability: \$1,000,000.00 per occurrence and Workers Compensation per statute.

Exception: If you are a contractor that does not have any employees or independent contractors assisting in the construction of the permitted work, Workers Compensation insurance

is not required.

2. The Village of Orland Park shall be listed as the Certificate holder.

#### **5-1-7: EXCAVATIONS AND GRADING: (See Section 5-1-2 for general grading reference)**

#### **5-1-8: BUILDING CRITERIA FOR LANDMARK AND HISTORIC BUILDINGS:**

A. The provisions of the Village building code ordinances relating to the construction, repair, alteration, enlargement, restoration and moving of buildings or structures, designated as Landmarks or designated Historic Districts by the State or Village are not mandatory. Such buildings or structures must meet the requirements of Section 5-110 of the Land Development Code pertaining to Certificates of Appropriateness, the US Secretary of the Interior's Standards for Restoration, Rehabilitation and Preservation and Chapter 34 of the 2015/IBC "Building Code" as amended. (Ord. 4614, 1-17-11; Amd. Ord. 4786, 2-4-13)

B. However, such buildings must be judged by the building code official to be safe and not contrary to the public health, safety and welfare with regard to any proposed construction, alteration, repair, enlargement, relocation or location. (Amd. Ord. 4786, 2-4-13)

C. Any proposed change must be based upon an applicant's complete submission of professional architectural drawings and specifications and, where applicable, engineering plans and specifications; and any drawings, plans and specifications so submitted shall bear the professional seal of the designer.

D. The plans, drawings and specifications shall indicate the structural soundness, life safety and fire safety features of the existing structure; and the plans, drawings and specifications shall show the structural soundness, life safety and fire safety features to be included in the proposed change(s).

E. Any building which is changed pursuant to the provisions of this Section shall be maintained in accordance with the approved plans, drawings and specifications.

#### **5-1-9: ADDITIONAL REGULATIONS:**

In addition to the regulations adopted hereinafter the following regulations shall also apply:

##### **5-1-9-1: PLUGGING OF WATER TAPS:**

Whenever a building or structure shall be demolished and water service shall be discontinued, it shall be required that the tap into the main theretofore made shall be permanently plugged as approved by the Village. In the event a new water service shall be constructed hereafter for an existing building or structure, and a new tap made into the water main, the tap for the water service, the use of which is to be discontinued, shall be permanently plugged.

##### **5-1-9-2: CURING AND SEALING OF CONCRETE:**

(deleted by Ord. 4786, 2-4-13)

**5-1-9-3: VILLAGE CODE:** Additional rules, as referenced in the Village Code may be used for regulating land usage, construction and/or occupancy within the corporate limits of Orland Park. .

#### **5-1-10: RULES AND REGULATIONS ADOPTED:**

The following rules and regulations, printed in book or pamphlet form, one (1) copy of each of which was on file in the office of the Village Clerk prior to the enactment of this Section and which were available for inspection by the public are hereby adopted by reference and made a part of this Chapter for the construction, erection, alteration, installation, addition, enlargement, repair, conversion, removal, demolition, use, location, occupancy and maintenance of all buildings and structures thereof or parts thereof and appurtenances thereof, provided however, the model code's penalty provisions are not adopted. The general penalties as are provided in the Village Code of Orland Park should be applicable (See Sections 5-1-15, 5-2-14 and Village Code Appendix B provisions as amended). Where, in this Code, there is a reference to the Building Code, it will also mean the Village Amendments to the Building Code. (Ord. 4614, 1-17-11)

#### **5-1-10-1: BUILDING CODE OFFICIAL:**

Whenever in said publications reference shall be made to a building code official or building inspector or other enforcing officials, said reference shall be construed to mean the Manager of the Building Division of the Village, and the words "Building Division Manager" shall be specifically substituted for any of said references. (Ord. 4614, 1-17-11; Amd. Ord. 4786, 2-4-13; Amd. Ord. 5105, 6-20-16)

#### **5-1-11: IBC 2018 & IRC 2018 ADOPTED (MODEL CODE):**

Adopted and applicable to all buildings and structures or parts thereof and appurtenances thereof, are those rules and regulations set forth with particularity in the booklet entitled "International Building Code/2018" and the "International Residential Code/2018," first publications: August 31, 2017, published by International Code Council, Inc. 4051 Flossmoor Road, Country Club Hills, Illinois, amended however, in that the following portions indicated in deleted Sections of 5-1-13 and 5-1-14 hereof are not hereby adopted, or are hereby amended or added to that code as indicated in Sections 5-1-13 and 5-1-14. (Ord. 4614 - 1-17-11; Amd. Ord. 4786, 2-4-13; Amd. Ord. 5105, 6-20-16)

#### **5-1-12: DELETIONS FROM IBC 2018 & IRC 2018 (MODEL CODES):**

Code text deleted from the IBC Model Code's chapters, sections or tables are so arranged to be viewed at or near each of the Village Code's amendments as shown in Sections 5-1-13 and 5-1-14 of this Code.

#### **5-1-13: AMENDMENTS TO IBC 2018 (MODEL CODE):**

##### **IBC CHAPTER 1 - SCOPE AND ADMINISTRATION**

1. Section 101.1 shall be revised to provide as follows:

**101.1 TITLE:** These regulations shall be known as the Building Code of the Village of Orland Park hereinafter referred to as "the building code" or "this code".

2. That Section 101.2 shall be revised to provide as follows:

**101.2 SCOPE:** These regulations shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, location, occupancy, change of owner, change of business name and maintenance of all buildings and structures, and shall apply to existing or proposed buildings and structures, except as such matters are otherwise provided for in other ordinances or statutes, or in the rules and regulations authorized for promulgation under the

provisions of this code. See Sections 108 and 3103 for Temporary Structures.

**Residential Construction:** The International Residential Code (IRC) referenced in Chapter 35 for the construction of single or attached dwelling units (townhouses) shall be used by the Building Official. This residential code shall not conflict with other ordinances referenced for the construction of single family dwellings, as listed in Chapter 35. Sections or chapters of The 2018 International Residential Code shall be used for building construction regulations as amended in 5-1-14. The IRC Residential code, Section P2904 shall not apply to require the fire sprinkler requirements in a dwelling or dwelling units. (Ord. 4614, 1-17-11). Note; for interpretations and requirements, Section 5-1-13 also applies to residential construction.

**101.2.1 APPENDICES:** Provisions in the appendices shall not apply unless specifically adopted by the village.

3. Section 101.4 shall be revised to provide as follows:

**101.4 REFERENCED CODES:** Title 5, of The Village Code, (Ordinance 2989 as amended), shall be used to reference other building related codes adopted for regulating Permit Fees, Electrical, Plumbing, Fire Prevention, Mechanical, Property Maintenance, the Village Health Code (Section 6-1) and Rental Housing where referenced in "this code". Adoption of the State of Illinois, International Energy Conservation Code (IECC) is referenced in Chapter 13 of these amendments.

**101.4.1 FUEL GAS CODE:** The provisions of the International Fuel Gas Code as referenced in Chapter 35 and required appliance venting in Chapter 28 of this Code, shall apply to the installation of fuel gas piping and appliances from the point of delivery, gas appliances, ventilation and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories as referenced in Chapter 35. Where conflicts may occur with other Village Code amendments, (Building and Mechanical Codes) the more restrictive shall apply.

## **SECTION 102 APPLICABILITY**

4. Section 102 shall be revised to provide as follows:

**102.1 GENERAL:** The provisions of this code shall apply to all matters affecting or relating to structures, as set forth in Section 101.0. The construction, alteration, repair, addition and removal of all structures shall comply with this code. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**102.2 OTHER LAWS:** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal laws. (Ord. 4614, 1-17-11)

**102.3 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 the code, shall be determined by the code official.

**102.4 REFERENCED STANDARDS:** The standards and ordinances referenced in this code and listed in Chapter 35, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where differences occur between provisions of this code and the referenced ordinances of the Village of Orland Park, the more restrictive or specific provisions shall apply.

**102.5 PARTIAL INVALIDITY:** See the model code's language.

**102.6 EXISTING STRUCTURES:** The legal occupancy of any structure existing on the

date of adoption of this code, or for which it has been heretofore approved, shall be permitted to continue without change, except as is specifically covered in this code, the property maintenance and Fire Codes listed in Chapter 35, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

**102.6.1 CHANGE OF USE, OWNER, NAME OF BUSINESS OR OCCUPANCY:** A change of use, owner, name of business or occupancy shall not be made to any structure or space which will subject the structure or space to any special provisions of this code without approval of the code official. The code official shall certify that such structure or space meets the intent of the provisions of law governing building construction for the proposed new use, owner, name of business or occupancy, and that such change does not result in any greater hazard to the public health, safety or welfare. Changes include any of the specific Occupancy Classifications shown in Chapter 3.

**102.6.2 ADDITIONS, ALTERATIONS OR REPAIRS:** Additions, alterations or repairs to any structure shall conform to that required of a new structure without requiring the existing structure to comply with all of the requirements of this code.

Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Alterations or repairs to an existing structure which are structural or adversely affect any structural member of any part of the structure having a required fire-resistance rating shall be made with materials required for a new structure.

Entire structures shall be made to conform to the requirements of this code for new buildings under the following conditions:

- . When remodeling or alterations take place in more than 50% of its original building area.
- . When remodeling increases the original market value by more than 50%.
- . When increased in floor area by more than 10% of the original area.
- . When a structure is increased in the number of stories.
- . When a structure or building is changed to a more hazardous use classification.

Exception: Single Family Dwellings separately regulated under the IRC code, as amended (5-1-14)

Any building or structure which is destroyed or damaged by wind, fire or other casualty or act of God, to an extent which reduces its market value by less than 50% may be repaired or restored to its prior condition, if a building permit for the repair or restoration is issued and construction is begun within six months of the date of the damage. If a permit is not so obtained and construction is not begun within six months for such repair or restoration OR if a building or structure is damaged or destroyed to an extent which reduces its market value by more than 50%, it may be repaired or restored only if the repaired or restored building or structure conforms to the standards of these regulations for new construction. Market value shall be determined by reference to the most recent official property tax assessment rolls available in the year the structure is destroyed or damaged. The extent of damage or destruction shall be determined by the code official by comparing the estimated cost of repairs or restoration with the market value as shown on the tax assessment rolls of the appropriate county collector or as determined by credible cost data publications. (Ord. 3910, 7-19-04)

## **SECTION 104 DUTIES AND POWERS OF THE BUILDING OFFICIAL**

5. Sections 104.1 and 104.1.1 shall be revised to provide as follows:

#### **104.1 GENERAL DUTIES AND POWERS OF THE BUILDING CODE**

**OFFICIAL:** The building code official is hereby authorized and directed to enforce all of the provisions of this code and shall act on any question relative to the mode or manner of construction and materials to be used in the erection, addition to, alteration, repair, removal, demolition or installation of service equipment and the location, occupancy and maintenance of all buildings and structures.

**104.1.1 RULE-MAKING AUTHORITY:** The building code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

#### **SECTION 105 PERMITS**

6. Section 105.1 and 105.2 shall be revised to provide as follows:

**105.1 PERMIT REQUIRED:** It shall be unlawful for any owner, or owner's authorized agent to construct, erect, alter, install, add to, enlarge, repair, convert, remove, demolish, locate, or maintain any building or structure or any part of appurtenance thereof; or change the occupancy of a building or structure requiring greater strength, exit or sanitary provisions; or to change to another use of change of occupancy or change in tenants or owners; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code and other codes adopted in Title 5 of the Village Code; or to move or add a lot line which affects an existing structure without first filing an application with the code official in writing and obtaining the required permit therefor; except that repairs, as defined in Section 105.2.2 and which do not involve any violation of this code, shall be exempted from this provision. Notice shall also be given to the appropriate Fire Protection District for any fire sprinkler and alarm system work (Orland, Mokena, or the Palos Fire Protection Districts).

Existing commercial/business buildings and rental housing units shall be inspected for property maintenance and life safety requirements (business licenses and rental housing VC 7-1 & 5-8).

**105.2 WORK EXEMPT FROM PERMIT:** Exemptions from 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 Village laws or ordinances. Permits shall not be required for the following:

Building:

1. Landscape (cantilevered) Retaining walls that are not over 3 feet (36 inches) in height measured from the bottom of the footing and only resisting natural soil and groundwater loads. Site grading elevation changes must be approved by Village engineers for acceptable drainage.
2. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
3. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 1,000 gallons and are installed entirely above ground. See Land Development Code 6-310.1 for regulations.
4. Swings and other playground equipment accessory to detached one and two-family dwellings.
5. Window awnings supported by an exterior wall that do not project more than 30 inches

from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

6. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 6 feet in height. Permits are required when reducing a required exit access passageway width.

7. Minor building maintenance and/or alterations that are not regulated or violate the Village Codes. Examples:

a) The replacement of existing exterior glass if the natural light and ventilation is maintained, and/or the window/door framing is not enlarged for structural concerns. Safety glass shall comply with all Village regulations

Note: Commercial alterations may require an appearance review for any visual changes regulated by the Land Development Code.

b) Roof and building repairs needed for leaks. (new roof materials allowed up to 15% of roof area).

c) Tuck-pointing of brick.

1. Replacement of brick is allowed up to 100 square feet per each floor level

d) Interior gypsum wallboard repairs up for an area up to 64 square feet.

e) The replacement of plumbing fixtures in single family dwellings when no drain, waste or venting pipe is changed or altered.

Electrical, Gas, Mechanical, and Plumbing; exemptions referenced in the model code are applicable for the remainder of this sub-section.

7. Section 105.3 has additions to provide as follows:

**105.3 APPLICATION FOR PERMIT:** To obtain a Building Division permit, the applicant shall first file an application therefor in an electronic form or in writing on a form furnished by the Development Services Department/Building Division for that purpose. All forms of permit applications and communications shall use the English language.

Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.  
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use and occupancy for which the proposed work is intended.

4. Be accompanied by construction documents and other information as required in Section 107.

5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as required by the building official.

8. A list of all contractors licensed and bonded by the Village of Orland Park.

Any permit application or business inquiries shall use the English language.

**105.3.1 PERMITS FOR WORK NOT REQUIRING A CERTIFICATE OF OCCUPANCY:** When a permit has been issued for any type of work that does not require a certificate of occupancy (EG: decks, sheds, porches, fences, swimming pools, building alterations and repairs etc.) and the construction/installation of materials has been started on any project, the work shall continue until it has been completed. It is understood that unless a substantial start on construction is made within six (6) months, and unless substantial progress is made within one (1) year, and unless construction is completed within two (2) years from the date of issuance of a permit, the permit will become null and void. Only one extended permit shall be issued for the completion of the work.

8. Sections 105.5.1 and 105.2 are added to Section 105 to provide as follows:

**105.5.1 TIME LIMITATIONS FOR RESIDENTIAL BUILDINGS, ADDITIONS, REMODELING AND ACCESSORY RESIDENTIAL STRUCTURES:** Permits issued for the construction or remodeling of residential buildings and any accessory structures shall become expired when the work permitted is not commenced within 180 days, is abandoned for 180 days and/or is not completed with final approval is issued within 365 days from the date of a permit issuance.

Work not completed within 365 days shall be considered abandoned, unless such work has been pursued in good faith; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. Permit renewal fees shall also be paid with consideration given for the extent of remaining work to be performed but in no case shall be less than \$150.00 for new residential units and \$50.00 for accessory structures. (Ord. 3910, 7-19-04).

**105.5.2 TIME LIMITATIONS FOR COMMERCIAL BUILDING, ADDITIONS REMODELING AND ACCESSORY COMMERCIAL STRUCTURES:** Permits for commercial construction shall follow the same restrictions established for residential construction except for larger commercial structures which may be extended due to size or complexities, as determined by the Building Official. Permit renewal fees shall be established based on the amount of remaining work to be completed.

## **SECTION 107 SUBMITTAL OF DOCUMENTS**

9. Specific subsections of Section 107.2 shall be revised and/or added to provide as follows:

**107.2 CONSTRUCTION DOCUMENTS:** The application for a permit shall be accompanied by not less than three sets of construction plans and other required supporting documents necessary to monitor compliance, including a statement of special inspections, geotechnical report and other data necessary for code conformance. The construction documents shall be prepared by a registered design professional where required by The State of Illinois statutes. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall be prepared using the English Language.

The code official is permitted to waive the requirements for filing construction documents when the scope of the work is of a minor nature. When the quality of the materials is essential for conformity to the code, specific information shall be given to establish such quality, and this code shall not be cited, or the term "legal" or its equivalent used as a substitute for specific information.

**107.2.1 INFORMATION ON CONSTRUCTION DOCUMENTS:** Construction documents shall be dimensioned and drawn upon suitable broadsheet, paper material. Electronic media documents may be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the building official. Plans submitted for permit review shall be scaled to a minimum size of ¼ inch equals one foot for floor plan portion unless alternate is approved by the code official.

**107.2.1.2 REVISIONS REQUIRED TO PLANS:** Due to additional Village Code municipal laws and ordinances established, plan review specialists may require changes to be

incorporated into the revised set of plans and documents prior to the building permit approval. Revisions submitted from the original plans and documents are to be identified by means of clouding or in a written format to reduce the incurred time needed in the permit approval process. Revised documents not clearly showing these changes may include additional review fees per Village Code (Section 5-2-7-10 n).

**107.2.2 FIRE PROTECTION SYSTEM SHOP DRAWINGS:** IBC Code Language applies.

**107.2.3 MEANS OF EGRESS:** IBC Code Language applies

**107.2.4 EXTERIOR WALL ENVELOPE:** IBC Code Language applies

**107.2.5 EXTERIOR BALCONIES AND ELEVATED SURFACES:** – IBC Code language applies

**107.2.6 SITE PLAN:** IBC Code Language applies.

**107.2.6.1 DESIGN FLOOD ELEVATIONS:** IBC Code Language applies.

**107.2.6.2 PRIVATE SEWAGE DISPOSAL SYSTEM:** The site plan shall indicate the location of a private sewage disposal system where a public sewer is not available. All technical data and soil data required by the State of Illinois Private Sewage Disposal Licensing Act and Code and by the Plumbing Code listed in Chapter 35 shall be submitted with the plan.

**107.2.6.3 PLAT OF SURVEY:** A recent sealed boundary line survey with a legal description shall be submitted with every permit application unless the code official indicates the survey is not required. In the case of demolition, the site plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site or plot. As built boundary line surveys shall include all site improvements.

**PROPOSED SURVEYS MUST SHOW (PRIOR TO BREAKING GROUND):**

- Accurate foundation location and footprint,
- High/low foundation elevations and locations, and building corners (U.S.G.S. datum),
- Driveway, and service walk, locations and elevations,
- Driveway grade (must be less than 10%),
- Top of curb elevations at property lines (extended),
- Grading: Ground elevations at all lot corners, summits and drainage swales, and any

adjacent foundation elevations.

**107.2.8 RELOCATABLE BUILDINGS:** The referenced Code Section from 3112 to 3113 revised due to the Model Code's printing error.

10. Sections 107.3., 107.3.4 and 107.5 of Section 107 shall be revised and provide as follows:

**107.3.1 APPROVED CONSTRUCTION DOCUMENTS:** The code official shall stamp or endorse in writing all bound sets of construction documents "PERMIT PLANS SHALL REMAIN ON THE JOBSITE DURING CONSTRUCTION". One set of the approved construction documents shall be retained by the code official and one set shall be kept at the building site, open to inspection of the code official or an authorized representative at all reasonable times. The third set of construction documents (when required) shall be forwarded to the appropriate Fire District or other authority, for their records.

**107.3.4 PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES:** The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a State of Illinois registered design professional as required by Illinois laws or Acts.

The construction documents shall include the name and address of the registered design professional with a signature, seal or facsimile of the license, date of license expiration and date

prepared by the registered design professional in accordance with the professional registration laws of the state of Illinois. A State of Illinois Licensed Architect or Structural Engineer must also design residential plans included with a building permit application. Plans must clearly detail all structural specifications necessary to construct and inspect all applications of the architects and/or engineers design to meet Village Code requirements. Where structural assemblies have not been provided for, the design professional shall submit adequate details for a clear understanding of construction application by the installer or trade professional.

The registered design professional shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural, fire resistive or energy observations are required by Chapter 17, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. See Sections 1703, 1704 and 1705 for specific duties and reports required.

**EXCEPTIONS:** Single-story residential additions less than 600 square feet in total area where special structural engineering is not required.

Construction plans for pre-manufactured structure elements must be designed by a state of Illinois licensed architect or structural engineer. The permit plans must include that professional's signature, seal and date of license expiration affixed to plans. (Ord. 3910, 7-19-04).

**107.3.4.1 DEFERRED SUBMITTALS** The IBC (Model Code) language applies.

**107.5 RETENTION OF CONSTRUCTION DOCUMENTS:** Plans submitted with building permit applications shall become part of the Village's records for future reference.

## **SECTION 108 TEMPORARY STRUCTURES AND USES**

11. Section 108.5 shall be added and provides as follows:

**108.5 TEMPORARY USE AND LAND DEVELOPMENT CODE:** Temporary uses shall be in conformance with the Village Land Development Code (6-304).

## **SECTION 109 FEES**

12. Section 109.2 and 109.4 shall be amended to provide as follows:

**109.2 FEE SCHEDULE:** A fee for each plan examination and inspection shall be paid in accordance with the Village of Orland Park's Village Code Title 5 Chapter 2, Chapter 35 of this code and other applicable ordinances.

**109.2.1 LICENSING AND BONDING OF CONTRACTORS:** All contractors performing work in the Village of Orland Park shall be licensed and insured in accordance with all the appropriate ordinances listed in this code and Chapter 35. (See Section 5-1-6 of this code)

**109.2.2 SPECIAL SERVICES PERFORMED:** Any person(s) requesting special or emergency services performed by the Village including preliminary inspection, evaluation and/or review shall pay additional fees as shown below:

a. Village Employees performing "Special Services" during or after normal Business hours shall pay a minimum fee as shown in The Village Code Title 5 Chapter 2. Special Services shall be defined as:

- Inspections, plan reviews or permit issuance operations requested not during normal village business days/hours.
- Inspections requested for the same day as the inspection is requested (before the normal

24 hour waiting period).

- Inspections requested during the normal village business hours for a specific time of the day.

- Preliminary or special inspections requested, in addition to a permit's required inspections. (see Section 107.2.1.2 of this code)

b. Independent services performed by other than Village personnel (not directly employed by the Village), shall pay the fees as required by The Village Code, 5-2-7-10 "Building Permits and Fees" (Ord. 3910, 7-19-04).

**109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE:** See other Village Code Sections referencing enforcement penalties in Section 114 and other Sections of this Code (Section 5-1-15) and the Village Code (Section 5-2-14) as revised.

## **SECTION 110 INSPECTIONS**

13. Section 110.3 changes shall provide as follows:

**110.3 REQUIRED INSPECTIONS:** Approvals shall be as specified in Section 110.1. The building official, upon request through adequate written or electronic means of notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.12. Only after phases of work are completed, inspections requests are required to be submitted to the Development Services Department by means of: 1) in person on a written form, 2) through an electronic "Fax", 3) through the Village of Orland Park website at [www.orland-park.il.us](http://www.orland-park.il.us). Inspections require at least a one full workday's notice to the Village before site/field inspections. All communications used for building inspections shall use the English language.

**110.3.1 JOB ACCESS:** A safe and reasonable access shall be provided to all buildings or structures during the construction and final inspections. This includes a dry gravel streets, walkway, non-slip platforms secured so they do not move around, ladders or any other item the inspector considers safe. If a safe access is not provided, the inspector may not perform the required inspection until a safe access is provided. Guards shall protect all floor and foundation openings from the public's access and possible injuries.

**110.3.2 JOB SITE CONDITIONS:** Any building or structure that is to be inspected shall have all floors and levels accessible and shall be clean of all debris and obstructions so a visual inspection of all the construction can be performed. Ladders or levels greater than 12 inches are not considered accessible.

**110.3.2.1 SITE PROTECTION:** Building site conditions shall conform to the requirements of Chapter 33 of this Code. The Building Official may require additional site protection where possible hazards can be found as determined by the Code Official.

**110.3.3 FOOTING INSPECTIONS:** Are made after all the footing and slab work is formed but before the concrete is placed. A minimum 24 hours inspection request is required. See Section 110.3.7.1 for cold weather inspection restrictions.

**110.3.4 UNDERGROUND, PLUMBING AND DRAIN TILE:** Are made prior to pouring any concrete for the floor/crawl space and before backfilling. Inspection request cards to be completed and returned to the Building Department a minimum of 24 hours before the inspection is required. See Section 110.3.6.1 for required perimeter foundation wall energy insulation prior to backfill.

**110.3.5 PLUMBING, ELECTRICAL AND MECHANICAL:** Rough inspections are made prior to covering or concealment of construction materials, and prior to a framing rough inspection. All rough inspections, including the framing, shall be approved prior to any finishes

or coverings being installed. Inspection request cards to be completed and returned to the building department a minimum of 24 hours before the inspection is required.

**110.3.5.1 FIRE PROTECTION SYSTEMS:** Before any rough inspections are made by the Village, fire protection system plans and inspections of enclosed fire system components, shall be approved by the Village and inspection(s) for approvals performed by the appropriate Fire Protection District (Orland, Palos or Mokena).

**110.3.6 FRAMING ROUGH:** Inspections are made after all structural framing, exterior and interior walls, wall bracing, fire blocking, draft stopping, roofing, windows and doors are in place for structural stability and weather protection, after the plumbing, electrical, fire and mechanical rough inspection are made but prior to installing insulation that may obstruct an inspection. An inspection request is to be completed and delivered to the Building Division before any construction is concealed from viewing and at least 24 hours before the inspection time is forecasted. All 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, HVAC and water-heating equipment efficiency. See Village Code Title 5, Chapter 2 for inspection fees required. Special inspection services shall be provided for commercial and multi-family structures as determined by the Building Official.

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

Applicable as of 1/1/2016 as amended herein. See Illinois website at

<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisEnergyConservationCode.aspx>

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 inspections are required 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 etc.

f. A qualified 3rd 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.

**110.3.6.2 FIRE AND SMOKE RESISTANT PENETRATIONS:** Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved. Special inspection services shall be

provided as determined by the Building Official. Special Inspections of Section 1705.14 through 1705.18 for Fire-Resistant Materials, Penetrations, Joints and Smoke Control as Village amended, applies to all buildings.

**110.3.7 CONCRETE INSPECTIONS:** Are required for all flat work, interior and exterior, including but not limited to driveways, sidewalks, crawl spaces and basements prior to placement. A minimum 24 hour inspection request is required. Inspections within 24 hours will be timed from days in which the Village is open for business (example: typical requests on a Friday will be inspected on the next Monday).

**110.3.7.1 COLD WEATHER REQUIREMENTS:** The following requirements for cold weather exterior concrete flatwork placement (sidewalks, drives, patios, etc.) will be in effect November 15th with the possibility of an extension to December 1st or reduction to an earlier date with the approval of the code official when weather conditions allow:

- a. No concrete shall be placed on a frozen base or sub base.
- b. Outside air temperature must be a minimum of 32 degrees Fahrenheit before concrete can be placed.
- c. If night time temperature is to fall below 32 degrees Fahrenheit, then protection consistent with the intended serviceability of the structure shall be provided.  
Straw - 5 days, Insulated blankets - 3 days  
Straw or blankets directly in contact with the concrete may cause the concrete to discolor.
- d. Placement of concrete (footings and foundation walls), when the air temperature is less than 20 degrees Fahrenheit is not permitted unless approved by the code official.

**110.3.8 OTHER INSPECTIONS:** In addition to the inspections above, the Building Department may make or require any other inspections to ascertain compliance with this code and other laws enforced by the Building Department. Other inspections include, but not limited to Electrical, Plumbing, Mechanical, Fire, State of Illinois Accessibility Code and Health Code regulations per Village Code 6-1-1-6.

**110.3.8.1 "AS BUILT" SURVEYS:** Prior to any construction beyond the foundation, an "As Built" survey will show:

1. Actual foundation footprint and location, and
2. All foundation steps and brick ledge locations/elevations.

**110.3.9 SPECIAL INSPECTIONS:** Where applications for unusual design or magnitude of construction are filed or where code referenced standards in Chapter 35 or is required by Chapter 17 of this Code for special inspections, the code official may require such inspections. The project representative shall submit reports as required by code and code official.

**110.3.10 FINAL INSPECTION:** Upon completion of the building or structure for occupancy (including the final grading complying with Section 110.3.10.1 and the completion of any other work required in the approved plans, and this code) and before the issuance of the certificate of use and occupancy required in Chapter 110.0, a final inspection shall be made. All violations of this code, the approved plans, and permit shall be noted and the holder of the permit shall be notified of the discrepancies. Final approvals may include regulations for: Building, Plumbing, Electric, Mechanical, Fire, Energy, Accessibility, Health, Engineering, Planning, conditions of a development agreement, and payment of legal and/or outstanding fees to be paid.

**110.3.10.1 FINAL GRADE CERTIFICATION (PRIOR TO OCCUPANCY):** Permit applicant shall submit certification stating the property as developed conforms to the approved engineering grading plan and the proposed survey.

**110.3.11 APPROVAL REQUIRED:** Work shall not be done beyond the point indicated in

each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

Occupancy of a building or structure prior to the approval of the Building Official is subject to fines as stipulated in Section 114.4 of this Code

**110.3.12 WORKMANSHIP:** All work shall be conducted, installed and completed in a workmanlike and acceptable manner so as to secure the results intended by this code. (Ord. 3910, 7-19-04).

**110.3.12.1 SITE MAINTENANCE:** All construction sites shall maintain and provide access to the paved public right of ways as noted in 110.3.1. Adjacent properties, exiting curbs and site construction improvements shall be kept clear of site debris, materials and equipment including and not limited to trades persons work vehicles. A stop work order and citation may be issued at any time these violations exist. See Title 5 Chapter 7 of the Village Code for additional Property Maintenance rules.

## **SECTION 111 CERTIFICATE OF OCCUPANCY**

14. Subsections 111.2 and 111.3 shall be revised and Section 111.4 is added to provide as follows:

**111.2 CERTIFICATE ISSUED:** When a building or structure is entitled thereto, the building code official shall issue a certificate of use and occupancy within ten days after final inspection and approval. The certificate shall certify compliance with the provisions of this code and the purpose for which the building or structure may be used in its several parts. (See VC 5-1-4).

**111.3 CONDITIONAL OCCUPANCY PERMIT:** The building code official is authorized to issue a conditional certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building code official shall set a time period during which the temporary certificate of occupancy is valid. Upon request of the holder of a permit, the building code official may issue a conditional occupancy permit for a specific building or structure, or part thereof, before the entire work covered by the permit shall have been completed, provided that: (1) such portion or portions may be occupied or used safely prior to full completion of the building, structure or exterior land improvements without endangering life or public welfare; (2) the incompleteness is due to factors beyond the permit holder's control and beyond his reasonable scheduling efforts, such as in the case of driveways, sidewalks, rough and/or final grading, exterior painting, gutters and downspouts which normally cannot be completed due to inclement weather during the time period of November 1st through the following May 15th; (3) in the cases of incomplete items, proof is shown that money is escrowed or otherwise set aside to complete the improvements; and (4) all parties with an interest in the building or structure give written concurrence with the issuance of the conditional occupancy permits.

The conditional occupancy permit shall be issued in the name of the permit holder and the individual or business entity occupying the premises.

In the event that an approved plan for a building is completed, excepting only landscaping and/or grading requirements, a conditional certificate of occupancy may be issued upon receipt of a request stating that (1) the builder intends to complete the uncompleted work within thirty

(30) days (or within ninety (90) days or by June 1, whichever is earlier, if the request is dated between December 1 and April 1); (2) the builder will voluntarily provide a \$5,000.00 cash deposit (or check) in exchange for the conditional certificate of occupancy; and (3) the builder gives the Village the right to enter the property at the Village's sole option to complete the uncompleted work if said work is not completed within the time limit set (this right shall survive the closing of any sale of the property).

The builder's deposit will be refunded less \$250.00 for program administration and inspection costs if the uncompleted work is completed within the time limit set. Otherwise, the Village may, at its sole option, complete the work or have it completed and refund any remaining money to the builder less \$350.00 for program administration completion and inspection costs. Acceptance of a builder's deposit creates no liability for the Village to complete any uncompleted work.

Builders are under no obligation to participate in this voluntary program. If they prefer, they may simply complete all work shown on the approved plan and receive a final certificate of occupancy. (Ord. 3449, 12-4-00).

**111.4: CERTIFICATE OF COMPLETION:** Existing structures legally occupied during times when work is allowed under an active building permit shall obtain a Certificate of Completion prior to use of those areas designated.

15. Section 113 shall provide as follows:

## **SECTION 113 MEANS OF APPEAL:**

**113.1 APPLICATION FOR APPEAL:** The owner of a building or structure or any other person directly affected by a decision of the code official refusing to grant a modification to the provisions of this code concerning the manner of construction or materials to be used in the erection, alteration or repairs of a building or structure may appeal to the President and Board of Trustees. Application for an appeal may be made when it is claimed that the true intent of this ordinance has been incorrectly interpreted, the provisions of this ordinance do not fully apply, or an equally good or better form of construction can be used.

**113.2 MANNER OF APPEAL:** Within fourteen (14) days of the code official's decision for which an appeal is sought, the owner or person shall file a written request for appeal with the Village Building Official. The written request shall reference the Village Code Section and briefly state the relief sought and the reasons for the relief.

**113.3 TIME OF CONSIDERATION:** Not later than thirty (30) days after the Village Building Official receives the appeal, the item will be placed on the Development Services Department Building Committee (3-Trustees) agenda for review and recommendation to the next available President and Board of Trustee's meeting for consideration.

**113.4 CONSIDERATION:** The Board of Trustees shall consider the matter at a regularly scheduled board meeting for their input and recommendation(s) for The Board's approval or denial. The person appealing, his representative, the code official and any other person whose interests may be affected, shall be given an opportunity to be heard. The board shall uphold the decision of the code official by a majority vote of the members or the Board may modify or reverse the decision of the code official by a concurring vote of 2/3 or more of the Board.

**113.4.1 RESOLUTION:** The decision of the board shall be by resolution. Certified copies shall be furnished to the appellant and the code official.

**113.4.2 ADMINISTRATION:** The code official shall take immediate action in accord with the decision.

## **SECTION 114 VIOLATIONS**

16. That Subsection 114.4 shall provide as follows:

**114.4 VIOLATION PENALTIES:** See Section 5-1-15 of this Code

**114.4.1 WORK BEGUN WITHOUT A PROPER PERMIT:** See Section 5-1-15

**114.4.2 WORK CONTINUED BEYOND FOUNDATION PERMIT:** See Section 5-1-15

**114.4.3 BUILDING/TENANT SPACES OCCUPIED WITHOUT APPROVAL:** See Section 5-15

## **SECTION 115 STOP WORK ORDER**

17. Section 115.3 shall provide as follows:

**115.3 UNLAWFUL CONTINUANCE:** Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable and subject to the maximum penalty as described in The Village Code Title 1 Chapter 4, and 5-1-15 in addition to penalties specified in other code sections or as specified by other adopted ordinances. (Ord. 3910, 7-19-04)

## **SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT**

18. Section 116.5 shall provide as follows:

**116.5 RESTORATION OF UNSAFE STRUCTURE:** A building, structure or equipment determined to be unsafe by the building code official is permitted to be restored to a safe condition provided that change of use or occupancy is not contemplated nor compelled by reason of such reconstruction or restoration; except that if the damage or cost of reconstruction or restoration is in excess of 50 percent (50%) of its replacement value, exclusive of foundations, such structure shall be made to comply in all respects with the requirements for materials and methods of construction of structures hereafter erected. Restoration shall also be in compliance with Section 102.6.2.

## **IBC CHAPTER 2 DEFINITIONS**

19. Section 202.0 of the Building Code shall not conflict with the Village Land Development Code and the following definitions are added or changed to provide as follows:

**AGRICULTURAL, BUILDING:** A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. See Appendix C of this Code. (Ord. 4342, 3-3-08)

**EXCEPTION:** A canopy structure of less than 8,000 square feet in area that is used to cover the sales area of horticultural landscaping plantings only; may be considered an "Agricultural Canopy" when horticultural sales are the principal use of the property. See Section 312 of this code and The Fire Code VC 5-5-2 and Chapter 24 for allowed permanent canopy structures as amended. (Ord. 4342, 3-3-08)

**AGRICULTURAL CANOPY:** A permanent structure or shelter less than 8,000 square feet constructed of fabric or pliable materials supported by any manner, except by air or the contents it protects, and is open without sidewalls or drops on 75 percent of the perimeter used as a retail building with limitations as provided in this code and the Fire Code. (per 2006 IFC) (Ord. 4342, 3-3-08)

**AREA BUILDING:** See Model Code for this definition. Sections 506.4 and 506.5 have been amended and are used as a guide for allowable building area calculations of multi-story buildings.

**TOTAL BUILDING FLOOR AREA:** A building's area summary of all floor levels

combined.

**BOARD OF TRUSTEES:** The corporate authorities of the Village of Orland Park.

**BUILDING:** Any structure used or intended for supporting or sheltering any use or occupancy. For application of this code, each portion of a building which is completely separated from other portions by fire walls complying with Section 706 shall be considered as a separate building except when calculating the total area of a building for requiring an approved fire suppression system. (See Subsection 903.1.2)

**BUILDING CODE:** The Building Code and its Amendments as adopted by the Village of Orland Park.

**CERTIFICATE OF USE AND OCCUPANCY:** The certificate issued by the code official which permits the use of a building or tenant space in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building or tenant space in its several parts together with any special stipulations or conditions of the building permit (see Section 111).

**CHANGE OF USE:** An alteration by change of use in a building or tenant space heretofore existing to a new use group which imposes other special provisions of law governing building construction, equipment or means of egress (see Section 102.6).

**CHANGE OF OCCUPANCY:** The change in purpose for which a building or part hereof is used or intended to be used including a change in tenants or tenant space in addition to:

1. A change of occupancy classification.
2. A change from one group to another group within an occupancy classification.
3. Any change in use within a group for which there is a change in application of the requirements of this code.

**CHANGE OF OWNER:** The change in ownership of a business, tenant space, building or structure.

**FIRE CODE OFFICIAL:** The Code Official for the Village of Orland Park.

**FIRE WALL:** A fire-resistance rated masonry wall, having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall. Fire walls shall not be penetrated. (see Section 706.0).

**LANDING:**

- A) A landing shall be at least as wide as the stair or ramp leading to it.
- B) A landing length shall be a minimum of 60 in. clear.
- C) If stairs or ramps change direction at landings, the minimum landing size shall be 60 in. by 60 in. or the minimum required width of the stairs or ramp.
- D) If a doorway is located at a landing, then the area in front of the doorway shall have adequate maneuvering clearance as regulated by the Illinois Accessibility Code.
- E) Residential units shall not be less than 36 inches in width and depth.

**RESIDENTIAL BUILDING TOTAL FLOOR AREA:** A building's area summary of all floor levels combined.

**ROOF REPAIR:** Reconstruction or renewal of an existing roof surface up to 15% of the total roof areas. (see Sections 105.2 (Repairs) and 1511 (Reroofing) of this code)

**TOTAL BUILDING AREA**

**DELETE 202 - only items shown below:**

Accessible            See Illinois Accessibility Code definition

Accessible route      See Illinois Accessibility Code definition  
Accessible Unit        See Illinois Accessibility Code definition  
Area of Refuge        See Illinois Accessibility Code definition  
Alternating tread device   Shall not be used as a stairway  
Detectable Warnings    See Illinois Accessibility Code for definition  
Marquee                See Land Development Code definition

### **IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATIONS**

**DELETE - 305.2:** Deletes a Day Care from an E Use Group

#### **SECTION 307 HIGH HAZARD GROUP H**

20. Section 307 shall be revised to provide as follows:

**307 HIGH HAZARD GROUP H:** High hazard buildings are not permitted within the Village "Fire Limits" as noted Chapter 5 of this Code (503.2.2). Allowable restricted quantities of materials are acceptable within Control Areas as specified in Sections 307.1 and 414 of the adopted code. This may include limited hazards when located within specific "Control Areas" as determined by the Building Official. Subsections of Section 307 apply for the determination of High Hazards.

#### **SECTION 308 INSTITUTIONAL GROUP I**

21. Subsections 308.3.3, 308.6.1 and 308.6.4 shall be amended as follows:

**308.3.3** Delete the allowance for six to sixteen persons receiving custodial care from an I-1 Use Group's Classification to be classified as an R-4 Use (per IBC), and maintain this amount of persons within the I-1 Use Group. (Village has deleted R-4 Structures (Section 310.5 from this code)

**DELETE 308.5.4** - Institutional Custodial Care (not permitted as R-3)

**308.5.5 DAY CARE FACILITY:** A Day Care Facility, which provides care for any length of time for more than five (5) children less than six (6) years of age shall be classified as Use Group I-2.

#### **SECTION 310 RESIDENTIAL GROUP R**

22. Section 310.1 shall include revisions to the items shown and provide as follows:

**310.1 RESIDENTIAL GROUP R:** Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code in accordance with Section 101.2. Residential occupancies shall include the following:

**USE GROUP R-1** Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including: Boarding houses (transient), Hotels (transient), Motels (transient).

**USE GROUP R-2 STRUCTURES:** This use group shall include all multi-family dwellings or dwellings having more than one dwelling unit where one tenant space is above another tenant space. This use shall also include all apartments, boarding houses, convents, dormitories, fraternities and sororities and monasteries and similar buildings arranged for shelter and sleeping accommodations in which the occupants are primarily non-transient in nature.

**USE GROUP R-3 STRUCTURES:** This use group shall include all buildings arranged for occupancy as detached single family dwellings, including not more than five (5) lodgers or

boarders per family and multiple side by side attached single family dwellings where each unit has an independent means of egress and is separated by a two (2) hour fire separation assembly with fire-retardant roof sheathing (see Sections 310.5 and 708.0).

23. That Subsection 310.1.1 is added to Section 310.1 and shall read as follows:

**310.1.1 INTERNATIONAL RESIDENTIAL CODE:** This code shall be used by the Building Official where specific information is not clearly referenced in the International Building Code and shall not conflict with other ordinances or this code for the construction of single family dwellings, as listed in Chapter 35.

24. Subsection 310.2 shall provide as follows:

## **SECTION 310.2 DEFINITIONS RESIDENTIAL**

**310.2 DEFINITIONS:** The definitions below are added to Section 310.2:

**BEDROOM:** A room within a dwelling unit capable of being used for sleeping purposes and having a closet.

**RESIDENTIAL CHILD CARE FACILITIES:** A child care facility which accommodates five (5) or less children of any age may be classified as Use Group R-3 and may be located in the residential single family zoning districts.

**DORMITORIES:** A dormitory facility which accommodates more than five (5) persons six (6) or more years old shall be classified as Use Group R-2.

**FAMILY:** Means an individual, or two or more persons related by blood, marriage or adoption, living together as a single housekeeping unit; or a group of not more than five (5) persons not related by blood, marriage or adoption, living together as a single housekeeping unit. (See ordinance 3271- 8/6/99).

**CUSTODIAL CARE/ASSISTED LIVING FACILITIES:** A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: residential board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities. They shall be classified as an I-1 or I-2 Use Group, as defined for each occupancy.

**TRANSIENT.** Occupancy of a dwelling unit or sleeping unit for not more than 30 days. See Chapter 2 of the adopted IBC code for additional definitions.

## **SECTION 310.3 RESIDENTIAL FIRE SEPARATIONS**

25. Section 310 shall include Subsection 310.3.1 and 310.3.2 additions to provide as follows:

### **310.3.1 REQUIRED DWELLING UNIT AND GUESTROOM SEPARATIONS:**

Townhomes (vertically attached) shall be separated by a masonry wall or 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 Sections 705, 706, 707 and 708 and as required further by this code and the ordinance listed in Chapter 35. The two (2) hour fire resistance rated wall shall not be penetrated. See fire rated wall for an R-2 Uses per Section 501.3.4 c., and exceptions when a building has an approved fire sprinkler protection system. See Sections 708 and 711.2 for restrictions.

Planned Unit Developments (P. U. D's) of single family vertically attached townhouse units (R-3), may use a two (2) hour fire rated non-combustible wall assembly when located on a lot

line between units. Exterior walls when located on or near lot lines and open to a separate non-buildable lot of at least 30' in width used as a common yard or open to a public way (street), may have zero (0) hours fire rating when all is located within the same P. U. D.

**310.3.2 R-1 HOTELS AND MOTELS:** Hotel, Motel rooms and corridors of an R-1 Use Group 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 Type as regulated in Section 503 and is fully fire sprinkler protected per 903.2.8

The fire rating 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 714.3.1.1.1. The wall assembly shall be insulated to provide a minimum STC rating of 50, per Sections 1207.2 and 1207.3. (refer to 501.3.4 for additional details). See Section 708.1 and 708.3 for similar amendments.

Special inspection services shall be provided for wall and floor conformance to structural design and fire tested assemblies by approved agencies or individuals. Reports shall be in writing to verify conformance with fire tested assemblies per Section 104.4 of this code. (Ord. 3994, 3-7-05)

## **SECTION 310.4 GROUP R-3 RESIDENTIAL DETACHED AND ATTACHED DWELLINGS**

26. Section 310.4 shall be revised to provide as follows:

**310.4 RESIDENTIAL GROUP R-3:** Use Group R-3 Structures shall include all buildings arranged for occupancy as detached single family dwellings, including not more than five (5) lodgers or boarders per family. An R-3 Group also includes multiple side by side attached single family dwellings where each unit has an independent means of egress and is separated by a two (2) hour fire separation assembly with fire-retardant roof sheathing. Group R-3 Construction is regulated in Chapter 14 of this ordinance (5-1-14).

IBC Subsection 310.4.1 regulations are included as part of this Section 310.4

**310.4.2 LODGING HOUSES:** Owner-occupied lodging houses with five or fewer guests shall be permitted to be constructed in accordance with the International Residential Code.

**DELETE- 310.5 - USE GROUP R-4 STRUCTURES** (residential drug, rehab centers etc.)

**Note:** The IBC Code's R-4 Residential Group type occupancies as noted with 5-16 persons needing custodial care and supervision on a 24 hour basis are re-classified as either I-1 or I-2 Groups.

## **SECTION 312 UTILITY AND MISCELLANEOUS GROUP U**

27. Section 312 is revised to add amend Agricultural Canopies to provide as follows:

**312.1 GENERAL:** Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural Canopies

See Sections 202, 501.3.2, 907.1.2 and Appendix C, Village amendments

Aircraft hangars, accessory to a one- or two-family residence (see Section 412.3)

Barns

Carports  
Canopies  
Fences more than 6 feet (1829 mm) high  
Grain silos, accessory to a residential occupancy  
Greenhouses  
Livestock shelters  
Private garages  
Retaining walls  
Sheds  
Stables  
Tanks  
Towers (Ord. 4342, 3-3-08)

## **IBC CHAPTER 4 - SPECIAL USE OCCUPANCIES**

### **SECTION 402 COVERED AND OPEN MALL BUILDINGS**

28. Additions, Changes or Deletions to Subsections of 402 for Covered and Open Malls shall provide as follows:

**DELETE- 402.1 Exception 1. only** - Foyers and lobbies in covered malls

### **SECTION 402.4 MALL CONSTRUCTION AND TYPE**

**402.4.1 TYPES OF CONSTRUCTION:** Covered and open mall buildings shall be of Type 1 or 2 construction. Covered and open mall buildings two (2) stories (levels) or less in height above grade plane are exempt from the area limitations of Table 503. Covered Mall buildings shall be surrounded on all sides by permanent open space of at least 60 feet.

The construction type of open parking garages and enclosed parking garages shall comply with Sections 406.5 and 406.6 respectively.

**EXCEPTION:** The type of construction allowable building height and area of anchor buildings greater than three stories above grade plane shall comply with Section 503, as modified by Sections 504 and 506.

**402.4.1.1 MALL FLOOR/CEILING ASSEMBLIES:** Floor/ceiling assemblies and their supporting columns and beams within multi-level covered malls shall be of one hour fire-resistance rated non-combustible construction. A common plenum type air handling system between adjacent tenants, does not allow combustible sales merchandise to be directly open or part of a plenum air system.

**EXCEPTION:** Ceiling Assembly may be penetrated for supply and return air ductwork and lighting fixtures only. The requirement for fire dampers or tented ceiling fixtures does not apply when fixtures are of a plenum type. (Ord. 3910, 7-19-04).

**402.4.1.2 ANCHOR BUILDINGS:** Covered and open Mall anchor buildings shall be regulated as a separate building, based on Table 503 and the Village Code amendments for the Type of Construction allowed. Other specific regulations of this Section are permitted for design purposes however Village amendments shall apply.

**402.4.2.1 MALL TENANT SEPARATIONS:** Each tenant space shall be separated from other tenant spaces by a wall having a fire resistance rating of not less than one hour. The separation wall shall extend from the floor to the underside of the floor or roof deck above. A fire resistive wall is not required between a tenant space and the open mall common spaces. The

ceiling shall be a one-hour fire resistance rated assembly per section 402.4.1.1.

In a return air plenum ceiling system the fire resistance rated tenant wall may be penetrated by the required amount of grillwork for the proper airflow of the fire exhaust system and the return air system. (Ord. 4133, 5-1-06)

**402.4.2.2 ANCHOR BUILDING SEPARATION:** The building area and building height of any anchor building shall be based on the type of construction as required by Section 503 as modified by Sections 504 and 506. An anchor building shall be separated from the covered or open mall building by fire walls complying with Section 706. IBC Section 402.4.2.2.1 applies for openings.

## **402.6 MALL FINISHES AND FEATURES**

**402.6.4 KIOSKS:** Kiosks and similar structures shall have a maximum area of 150 square feet.

**EXCEPTION:** When a mall is 60 feet or greater width, the maximum area of a kiosk may be increased 100% having a maximum area of 300 square feet in area under the following conditions:

A. The mall exiting and occupant load design shall comply with Subsections 402.8 "Means of egress" and 402.8.1 "Mall width" as amended of this Chapter.

B. A kiosk of more than 150 square feet shall not be placed within the intersecting center spaces of mall corridors (center court).

C. A minimum of 15 feet clear exit width to a height of 8 feet shall be provided between any projection of a tenant space bordering the mall and the nearest kiosk, vending machine or similar structure for the adequate means of clear egress travel.

D. Kiosks with an area increase shall not be located within 35 feet of an adjacent kiosk or within 48 inches of floor openings for stairways, escalators or guardrails at floor openings.

E. Plans submitted with a permit application must include all dimensions for the mall width, kiosk size(s) and the distance between the proposed and nearest existing kiosks and/or other structures.

F. Kiosk design must comply with the Illinois Accessibility Code for the public and employees accessibility.

**402.6.4 PLASTIC PANELS AND PLASTIC SIGNS:** Within every story or level and from side wall of each tenant space, approved plastic panels and signs shall be limited as specified in Sections 402.6.4.1:

**402.6.4.1 AREA:** The panels and signs shall not exceed 7.5 percent (.075%) of the wall area facing the mall.

## **402.8 MALL EGRESS**

**402.8.1.1 MINIMUM MALL WIDTH:** The minimum width of the covered or open mall shall be 30 feet (6096 mm). The mall width shall be sufficient to accommodate the occupant load served. There shall be a minimum of 10 feet (3048 mm) clear exit width to a height of 8 feet (2438 mm) between any projection of a tenant space bordering the mall and the nearest kiosk, vending machine, bench, display opening, food court or other obstruction to means of egress travel.

**402.8.5 DISTANCE TO EXITS:** Within each individual tenant space in a covered or open mall building, the maximum distance of travel from any point to an exit or entrance to the mall shall not exceed 200 feet (60 960 mm). The maximum distance of travel from any point within a

mall building to an exit shall not exceed 200 feet (60 960 mm). Tenant spaces with only one means of egress shall meet the requirements of Table(s) 1006.2.1 and 1006.3.2 (as amended).

**402.8.8 MALL TENANT SECURITY GRILLES:** Horizontal sliding or vertical security grilles that are part of a means of egress shall be able to open from the inside without the use of a key of special knowledge or effort. A sign indicating an emergency release along with the release shall be placed within six feet of the grille. The sign and release shall be placed between 18 and 48 inches above finished floor. The grille shall be openable with a maximum force of 5 pounds to a minimum height of 4 feet above the floor. The grille shall remain secured in the full-open position during the period of occupancy by the general public. Grilles shall not be brought to the closed position and locked when there are more than 10 persons occupying the space. Where two or more exits are required, not more than one-half of the exits shall be equipped with grilles. To facilitate fire district access to a space with grilles, a key for the grille or grilles shall be placed in an alarmed Knox-Box for fire district use in an emergency. See Section 1008.1.4.5.

**402.9. MALL SMOKE CONTROL:** A covered mall building and anchor stores shall have an approved smoke control system complying with Section 909.0. If a covered mall building or anchor store has an existing smoke control system it will remain in good working order.

**402.10. MALL SALES AND SOLICITORS:** Sellers and employees at Mall kiosks and store fronts shall not solicit sales or call out for their products or services to the public. (See Village Code Title 7, Chapter 13).

**DELETE- 403.2.1.2 -** High Rise Shaft Enclosure Reduction to 1-Hour (maintain a 2-hour minimum).

**DELETE- 404.3 -** Exception #1, for Non Sprinkler **Atrium** Reduction

## **SECTION 406 MOTOR VEHICLE OCCUPANCIES**

29. The following Subsections of Section 406 shall be revised or added to provide as follows:

### **406.1.1**

**DEFINITIONS:** The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein. Also See Chapter 2 for definitions.

**GARAGE, PRIVATE:** A garage with a maximum area as listed in Section 14 of this Code (5-1-14) with 3 or less passenger motor vehicles or one commercial motor vehicle without provision for repairing or servicing such vehicles for profit subject to the provisions of The Village Land Development Code (Ordinance 2084 as amended). Also see the Village Land Development Code's zoning districts for any variations.

Private garage fire separation regulations shall include open carports which are within 10 feet of a residence.

**FLOOR SURFACE:** The floor surface shall be of concrete or other approved noncombustible material. See Section 14 of this Code (5-1-14) for construction details.

**406.3 PRIVATE GARAGES AND CARPORTS:** See Residential Code regulations as noted in Chapter 14 of this ordinance (5-1-14)

**406.3.4 SEPARATION REQUIRED:** See Residential Code regulations as noted in Chapter 14 of this ordinance (5-1-14).

**406.4.4 PUBLIC GARAGES CLEAR HEIGHT:** The clear height of each floor level in vehicle and pedestrian traffic areas shall be not less than 98 inches. Vehicle and pedestrian areas parking shall comply with the Illinois Accessibility Code (400.310 c) or as may be revised..

**406.4.5 BENEATH ROOMS USE GROUPS R-1, R-2 or I-1:** Private garages located beneath rooms in occupancies in Use Group R-1, R-2 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assemblies which are constructed of solid masonry partitions and concrete floors with not less than a 2-hour fire-resistance rating (See Section 501.3.3). Attached private garages shall be completely separated from the interior spaces and the attic area by means of 2-hour fire resistance rating. The door opening protectives shall be 1-1/2 hour, Class B fire door meeting the requirements of Section 716.

**406.4.6. PARKING GARAGE SPRINKLER PROTECTION:** All parking garages shall be equipped throughout with an automatic sprinkler system in accordance with Section 903 as amended:

1. Where the total building area exceeds 8,000 square feet.
2. Where located beneath other use groups except for an R-3 Use.  
See 406.5 for Open Parking Structures

**406.4.6.1 MIXED USE OCCUPANCY SEPARATION:** Parking garages shall be separated from other occupancies in accordance with Section 508.1.

**406.5 OPEN PARKING GARAGES:**

**406.5.12 FIRE PROTECTION:** Open parking garages, when not fire sprinkler protected, shall include a fire alarm system as referenced in Section 907 as amended.

**406.6 ENCLOSED PARKING GARAGES:**

**406.6.3 ENCLOSED PARKING (S-2 Use Group) GARAGES SPRINKLER PROTECTION:** All parking garages shall be equipped throughout with an automatic sprinkler system in accordance with Section 903:

1. Where the total building area exceeds 8,000 square feet. Note: See Section 903.2.9 for garages of commercial motor vehicle parking for trucks and busses limited to 5000 square feet
2. Where located beneath other use groups.

**406.7.3 MOTOR VEHICLE FUEL AND SERVICE STATIONS SPRINKLER PROTECTION:** All parking garages shall be equipped throughout with an automatic sprinkler system in accordance with Section 903:

1. Where the total building area exceeds 8,000 square feet.
2. Where located beneath other use groups.
3. Commercial repair of trucks or busses shall not exceed 5000 square feet as noted in Section 903.2.9.1 #4.

**406.8.3 REPAIR GARAGES SPRINKLER PROTECTION:** All parking garages shall be equipped throughout with an automatic sprinkler system in accordance with Section 903:

1. Where the total building area exceeds 8,000 square feet.
2. Where located beneath other use groups.
3. Commercial repair of trucks or busses shall not exceed 5000 square feet as noted in Section 903.2.9.1 (#4).

**SECTION 407 GROUP I-2 INSTITUTIONAL USE**

30. Section 407.12 and its Subsections are added to Section 407 and shall provide as follows:

**407.12 GROUP I-2 DAY CARE CENTERS GENERAL:** All day care centers shall meet the following requirements in addition to other applicable provisions of this code.

**407.12.1 CONSTRUCTION:** All buildings or areas used as and in conjunction with a day care center shall be constructed of non-combustible construction, a minimum of Type 2B. No wood or fire retardant treated wood will be allowed for any part of the construction.

**407.12.2 HVAC CONSTRUCTION:** All heating, air conditioning and ventilation duct work shall be constructed of metal in the appropriate gauges as required by the mechanical code and its amendments as listed in Chapter 35.

**407.12.3 FIRE SUPPRESSION SYSTEM:** All buildings or areas used as and in conjunction with a day care center shall have an approved fire suppression system installed regardless of size. The fire suppression system shall conform to NFPA13 as listed in Section 903.2.6.

#### **SECTION 415 GROUPS H-1, H-2, H-3, H-4 AND H-5 USES**

31. Section 415 references Village amendments to provide as follows:

**415 GROUPS H-1, H-2, H-3, H-4 AND H-5:** See Section 307 and 503.2.2 of this Village Code amendment.

**415.11.7 GAS DETECTION SYSTEMS:** The Village building official may require and use this code section to regulate flammable gases in a building or structure when not of classified as a High Hazard Use. .

- **415.11.12 HAZARDOUS FUMES:** Various levels of hazardous types of fumes may also be designated as ruled by the Building Official as a nuisance and a safety hazard to adjacent tenants/properties

**DELETE- 419 - Live/Work Units.** Delete entire Section

#### **SECTION 420 I-1, R-1, R-2, R-3, AND R-4**

32. Section 420 shall revise Sections to provide as follows:

**420.1 GROUPS I-1, R-1, R-2, R-3:** Occupancies in Groups I-1, R-1, R-2 and R-3 shall comply with the provisions of this section and other applicable provisions of this code.

**420.2 SEPARATION WALLS:** Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Sections 310.3.1, 310.2, 310.4, 501.3.4, Table 601 Footnote h, and 708.3.

**420.3 HORIZONTAL SEPARATION.** Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Sections 501.3.2, 708.3 and 711.

**420.4. AUTOMATIC SPRINKLER SYSTEM:** Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with 903.2.8. This section only requires R-3 single family dwellings to include automatic fire suppression per amended Section 903.2.8).

**420.7 SMOKE BARRIERS IN GROUPT I-1, CONDITION 2:** IBC Section as written applies.

#### **SECTION 429 PARKING AREAS:**

33. Section 429 and its Subsections are added to Chapter 4 and shall provide as follows:

**429.1 CURB CUTS:** Parking areas shall be arranged to afford ready and accessible means of

entrance and exit at sidewalk level and as required by the State of Illinois Accessibility Code listed in Chapter 35.

**429.2 LANES AND PARKING SPACES:** Access lane shall be provided and parking space as required by the Village of Orland Park Land Development Code as amended and the Illinois Accessibility Code listed in Chapter 35.

**429.3 SURFACE AND DRAINAGE:** Public and private parking areas and driveways shall be graded and paved with asphalt, concrete or other approved materials and shall be maintained to prevent drainage onto adjoining property or sidewalk. Parking areas shall also be maintained to provide a good walking and driving surface. Parking lots shall be designed for the loads anticipated. All parking areas shall be maintained in accordance with this code, the property maintenance and Fire Codes, as amended and listed in Chapter 35.

## **IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS**

### **SECTION 501 GENERAL - WALLS VENEERS AND FLOORS**

34. Sections 501.2 and 501.3 are added to Section 501 and shall provide as follows:

#### **501.2 WALLS, VENEERS AND FLOORS:**

**501.2.1 SINGLE FAMILY EXTERIOR VENEERS:** See Section 14 of this ordinance (5-1-14).

**501.2.2 EXTERIOR WALLS ALL OTHER USES:** All exterior walls shall be of non-combustible construction using solid masonry, or steel column and beam construction using metal studs with a veneer of decorative masonry, decorative architectural concrete panels or similar materials. The same material shall be used for all of the exterior walls of a building. See Section 503.2.1 items #7 for wood framing & item #8 for metal wall studs. (Ord. 4499 - 8-3-09). The minimum concrete or masonry veneer is 2.625" in depth for anchored veneer applications as noted in Table 1405.2 as amended. (Ord. 4643, 5/2/11).

#### **EXCEPTIONS:**

A. Use Group R-1 (Hotels, Motels) buildings equipped throughout with an automatic fire sprinkler system per 903.3.1.1, may use a structurally engineered noncombustible exterior wall system when special inspections are performed by a State of Illinois Licensed Architect or Structural Engineer per Section 104.4 and Chapter 17 of this code. (Ord. 3994, 3-7-05)

B. Buildings of masonry and anchored veneer construction more than 3-stories in height may use an exterior wall finish/veneer of other exterior permitted materials for its top (uppermost) story only, with the following conditions:

1. The finish material shall be of an approved durable product.
2. The highest/upper story when of metal stud wall construction and not using a masonry veneer, must be designed of a 1-hour fire rated minimum assembly using cement board on the exterior side of stud walls, however not less than the hourly rating required in table 601 for exterior walls or fire separation based on distance. (Ord. 4643, 5/2/11)

C. Agricultural Canopies as allowed in Section 312.1 for an Agricultural Use and are not classified as a Tent may use a roll up type side wall material. Pliable material may only be lowered for protecting plant material during frost conditions when the canopy is not open to the public or occupied. Permanent Canopy construction and materials shall also comply with the Village Fire Code (VC 5-5). (Ord. 4342, 3-3-08). Construction and maintenance approval of permanent canopies using fabric or pliable materials shall comply with all of the following conditions: (Ord. 4342, 3-3-08)

1. Special inspection reports must be submitted to the Village by a qualified inspection agency, a State of Illinois licensed architect or engineer or the manufacturer's representative stating the canopy was installed per installation requirements. (Ord. 4342, 3-3-08)

2. Special Inspection reports shall review the canopy for: (Ord. 4342, 3-3-08)

- a. Structural integrity conformance to the design engineer's plan and Building Code.
- b. Design materials used in compliance to the Building and Fire Codes.
- c. All matters regulated by the Fire Code for a permanent canopy. (3/08)
- d. Citations will be issued to the land owner and a court appearance is required for violations of this ordinance without preliminary warnings. (Ord. 4342, 3-3-08)

See Sections 202, 312, 907.2 and Chapter 35 Appendix C of this ordinance for additional Code references (Ord. 4342, 3-3-08)

D. 1-story Business (B) Use Group occupancies with less than 5000 total square feet of floor area, allow a 1-hour Type V-A Construction Type with a decorative masonry veneer. Lot line setbacks and multiple buildings located on the same lot must conform with Fire Limits exception in section.

**501.3.1 GENERAL R-1 AND R-2 FIRE RESISTANCE** (Ord. 4499, 8-3-09)

**501.3.1.1 MULTI-FAMILY DWELLINGS FIRE RATINGS:** Fire Separation ratings of exterior walls and openings shall also comply with Table 503.2.3 when applicable. (See Table footnotes b & c)

**501.3.2 FLOORS FOR USE GROUP R-1:** Floors in Use Group R-1 shall be precast or engineered reinforced concrete where separating tenant spaces. See Section 711.3.

**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 310.3.2 for required special inspections. Approved fire rated opening assemblies shall be limited to a maximum membrane penetration as allowed in Section 714.4.2 for the floor ceiling assembly area. A minimum Sound Transmission Classification shall be as indicated in Section 1207.2 and 1207.3 of this code. (Ord. 3994, 3/7/05).

**501.3.3 FLOORS FOR USE GROUP R-2** Floors in Use R-2 shall be precast or engineered reinforced concrete where separating tenant spaces. See Section 711.3.

**EXCEPTIONS:**

1. Floors of an R-2 use group may use a combustible floor truss system with the following conditions:

- A. Minimum 1 ½ hour horizontal assembly rating
- B. Horizontal system shall be U.L. rated
- C. Building shall be equipped with a full NFPA 13 sprinkler system including any attics or concealed areas.
- D. All recessed lighting shall be installed within rated enclosures limited to 3% of the net area of unit. All enclosures shall conform to U.L 263, ASTM E 119 & NFPA 251
- E. All electrical & low voltage receptacles shall be fire sealed by U.L. approved materials.

- F. All penetrations within the rated horizontal & vertical assemblies for sprinklers, conduits, junction boxes etc. shall have the annular area sealed with listed and labeled fire sealant per ASTM E 814.
- G. All HVAC ceiling supply, return & exhaust grilles shall be ceiling radiation dampers listed and labeled per U.L. 555C
- H. Membrane protection of dwelling unit tenant walls, rated stair & elevator enclosures shall extend through the nominal depth of prefabricated wood truss.
- I. Any load bearing partitions within the dwelling unit shall be non-combustible 1 hour fire rated.
- J. Fiber sprayed insulation installed for the full nominal depth of truss at entire floor line.
- K. Layer of gypsum board membrane protection at underside of floor truss system shall extend through the top plate on intersection dwelling unit room sub dividing partitions.”

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

**EXCEPTIONS:**

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 903.2.8 (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 714.3.1.1.1. The wall assembly shall be insulated to provide an STC rating per Sections 1207.2 and 1207.3. See Section 310.3.1 for required special inspections.

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 3-wall assembly to a 1-hour tested fire rating with no penetrations if the building is fully fire sprinkler protected in accordance with Section 903 and when a minimum STC sound ratings are provided in accordance with Sections 1207 and 708.3. (See Table 601 footnote h. for additional notes) (Ord. 4499, 8-3-09)

When the building is 100% fully fire sprinkler protected per Section 903.3.1.1, penetrations are allowed and shall be limited to fire sprinkler and non-combustible piping only. Other fire resistive wall openings shall be no larger than 16 square inches and adequately spaced with an approved penetration firestop systems per Section 714.3.1.2. All openings shall be effectively sealed to limit the movement of air and sound to adjoining tenants. Sound ratings shall be designed and maintained per Sections 708.3, 1207.2 and item #5 below. When a building is fully fire sprinkler protected, the tenant wall may be constructed of a 2- stud wall system having a minimum 1 inch air space between walls. An

approved fire rated assembly is allowed with the following conditions:

1. The fire rated tenant walls shall be continuous from the foundation to the roof or to fire rated floor/ceiling assemblies of an equal fire rating to that of the common tenant wall(s).

2. Each framing member of the double stud-wall system shall be of at least 2 x 4 stud framing members with minimum nominal thickness of 3-1/2". Vertical piping placed within this tenant wall assembly shall not consume more than 50% of the wall cavity's thickness or depth ( $3.5 + 3.5 + 1 = 8"$  min.). If equipment and pipes are larger than 4", a larger stud cavity must be used.

3. Fire rated wall penetrations between tenants shall be restricted to small non-combustible electrical and plumbing pipe openings no larger than 4 inches. Electrical outlet boxes and plumbing pipe shall be adequately sleeved, insulated and caulked for sound control with a design as approved by the building code official.

4. Kitchen sinks, disposals, dishwashers and similar sound producing equipment shall not be designed adjacent to this type of common 2-wall system.

5. When a 2-wall system is used, the minimum sound rating shall be increased to a 55 STC rating from that referenced in amended Section 1207 (also see amended section 711.3 regarding floors). Wall penetrations must be sound insulated and offset at least 24 inches from adjacent residential tenant units as noted in Section 714.3.2 exceptions.

6. In addition to the sound rating noted above, a 2" mineral fiber sound reduction insulation, shall be added between walls at and around allowed equipment penetrations, adequately insulated and sealed between adjoining tenant walls.

7. Fire and sound ratings and penetrations shall be part of the architectural plan design.

8. Common tenant walls shall be fire-stopped at each floor level so as not to create a continuous shaft between floors. (Ord. 4643, 5/2/11)

d. All interior non-load bearing partitions contained within the residential dwelling unit of R-2 occupancies can be standard dimensional wood lumber with the installation of a full NFPA 13 sprinkler system. Building shall be min. Type 3A construction and have a floor system with the fire rating equal to 1 ½ hour fire rating. See section 501.3.2. Floor systems in R-2 Occupancies

## **SECTION 501.4 FIRE LANES**

35. Section 501.4 is added to Section 501 and shall provide as follows:

**501.4 FIRE LANE:** Fire lanes of the approved size and location shall be provided as required by The Village, the Orland Fire Protection District, Mokena Fire Protection District or the Palos Fire Protection District and maintained in accordance with this code, the property maintenance and fire code, as amended and listed in Chapter 35.

**501.4.1 POSTING OF FIRE LANES:** All fire lanes shall be posted with the appropriate signage as required by the Village, Orland Fire Protection District, Mokena Fire Protection District or the Palos Fire Protection District and maintained in accordance with this code, the Property Maintenance and Fire Codes, as amended and listed in Chapter 35. (See Village Code 9-7-5, 9-7-10-1 and 9-7-10-3 for additional parking details).

36. Section **501.5** definition of "Area, Building" shall provide as follows:

**501.5 AREA, BUILDING:** The area included within the exterior dimensions of the surrounding exterior walls (or exterior walls and fire walls) exclusive of courts. Areas of the building not

provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. For the purpose of figuring the total area of a building in determining if an approved fire suppression system is required, fire walls and separation walls will not be considered in establishing separate buildings or fire areas. See amended Section 508.5 defining "Separate Buildings".

**EXCEPTIONS:**

1. Multi-family buildings, Use Group R-2, for fire suppression systems only.
1. Single-family dwellings, Use Group R-3. See Section 903.2.8.3 amendments

**SECTION 502 BUILDING ADDRESS**

37. Section 502 shall be revised and Subsections are added to provide as follows:

**502 ADDRESS AND STREET NUMBERS:**

**502.1 REQUIRED:** All buildings, tenant spaces and structures shall have an address shown using Arabic numerals of a size as described in Section 501.2.4.

**502.1.2 APPROVAL:** Developer's engineer to submit to the Village Engineering Department a street and address map for approval.

**502.1.3 LOCATION:** All numbers shall be placed in a conspicuous place on or near the building entrance. The address is to be visible at night from a light fixture nearby. Additional address numbers shall be placed on the rear entrances for Fire District information during emergencies.

**502.1.4 SIZE AND TYPE:** Number for address to be block style. Script type or written type not allowed.

**502.1.4.1 RESIDENTIAL, SINGLE FAMILY ATTACHED AND DETACHED (R-3):** Numbers shall be a minimum of four (4) inches in height.

**502.1.4.2 ALL OTHERS:** Numbers to be a minimum of six (6) inches in height.

**502.1.5 COLOR:** Address numbers to be a contrasting color to the background color they are being installed onto.

**502.1.6 STREET SIGNS:** Temporary street signs shall be installed by the developer so inspections can be made. The temporary signs may be painted on a piece of wood, but must be large enough to see and legible enough to read.

**SECTION 503 BUILDING HEIGHT AREA AND NUMBER OF STORIES LIMITATIONS**

38. The title of Section 503 and Table 503 shall provide as follows:

**SECTION 503 GENERAL HEIGHTS AND AREA LIMITATIONS AND FIRE LIMITS:**

**503.1 GENERAL.** The building height, area and number of stories shall not exceed the limits specified in amended Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.

**503.1.1 SPECIAL INDUSTRIAL OCCUPANCIES.** Buildings and structures designed to house special industrial processes that require large areas and unusual building heights to accommodate craneways or special machinery and equipment, including, among others, rolling mills; structural metal fabrication shops and foundries; or the production and distribution of electric, gas or steam power, shall be exempt from the building height and area limitations of Table 503.

**503.1.2 BUILDINGS ON SAME LOT.** Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the building height of each building and the aggregate building area of the buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

**503.1.3 TYPE I CONSTRUCTION.** Buildings of Type I construction permitted to be of unlimited tabular building heights and areas are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited building height in Sections 503.1.1 and 504.3 or increased building heights and areas for other types of construction.

| <p align="center"><b>TABLE 503</b></p> <p align="center"><b>ALLOWABLE HEIGHT AND BUILDING AREAS b,c, d</b></p> <p align="center"><i>Height limitations shown as stories and feet above grade plane.</i></p> <p align="center"><i>Area limitations as determined by the definition of "Area, building" per story.</i></p> |                                     |                             |            |                |           |                 |           |                |               |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------|------------|----------------|-----------|-----------------|-----------|----------------|---------------|-----------|
| <b>GROUP</b>                                                                                                                                                                                                                                                                                                             |                                     | <b>TYPE OF CONSTRUCTION</b> |            |                |           |                 |           |                |               |           |
|                                                                                                                                                                                                                                                                                                                          |                                     | <b>TYPE I</b>               |            | <b>TYPE II</b> |           | <b>TYPE III</b> |           | <b>TYPE IV</b> | <b>TYPE V</b> |           |
|                                                                                                                                                                                                                                                                                                                          |                                     | <b>A</b>                    | <b>B</b>   | <b>A</b>       | <b>B</b>  | <b>A</b>        | <b>B</b>  | <b>HT</b>      | <b>A</b>      | <b>B</b>  |
|                                                                                                                                                                                                                                                                                                                          | <b>HGT<br/>(ft)<br/>HGT<br/>(S)</b> | <b>UL</b>                   | <b>160</b> | <b>65</b>      | <b>55</b> | <b>65</b>       | <b>55</b> | <b>65</b>      | <b>35</b>     | <b>30</b> |
| A-1                                                                                                                                                                                                                                                                                                                      | S                                   | UL                          | 5          | 3              | 2         | 3               | 2         | 3              | Not           | Not       |
|                                                                                                                                                                                                                                                                                                                          | A                                   | UL                          | UL         | 15,500         | 8,500     | 14,000          | 8,500     | 15,000         | Permitted     | Permitted |
| A-2                                                                                                                                                                                                                                                                                                                      | S                                   | UL                          | 11         | 3              | 2         | 3               | 2         | 3              | Not           | Not       |
|                                                                                                                                                                                                                                                                                                                          | A                                   | UL                          | UL         | 15,500         | 9,500     | 14,000          | 9,500     | 15,000         | Permitted     | Permitted |
| A-3                                                                                                                                                                                                                                                                                                                      | S                                   | UL                          | 11         | 3              | 2         | 3               | 2         | 3              | Not           | Not       |
|                                                                                                                                                                                                                                                                                                                          | A                                   | UL                          | UL         | 15,500         | 9,500     | 14,000          | 9,500     | 15,000         | Permitted     | Permitted |
| A-4                                                                                                                                                                                                                                                                                                                      | S                                   | UL                          | 11         | 3              | 2         | 3               | 2         | 3              | Not           | Not       |
|                                                                                                                                                                                                                                                                                                                          | A                                   | UL                          | UL         | 15,500         | 9,500     | 14,000          | 9,500     | 15,000         | Permitted     | Permitted |
| A-5                                                                                                                                                                                                                                                                                                                      | S                                   | UL                          | UL         | UL             | UL        | UL              | UL        | UL             | Not           | Not       |
|                                                                                                                                                                                                                                                                                                                          | A                                   | UL                          | UL         | UL             | UL        | UL              | UL        | UL             | Permitted     | Permitted |
| B                                                                                                                                                                                                                                                                                                                        | S                                   | UL                          | 11         | 5              | 3         | 5               | 3         | 5              | 1             | Not       |
|                                                                                                                                                                                                                                                                                                                          | A                                   | UL                          | UL         | 37,500         | 23,000    | 28,500          | 19,000    | 36,000         | 4999          | Permitted |

|                 |        |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|-----------------|--------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
|                 |        |                  |                  |                  | (Ord.<br>4614)   |                  | (Ord.<br>4614)   |                  | (Ord.<br>4499)   |                  |
| E               | S<br>A | UL<br>UL         | 5<br>UL          | 3<br>26,500      | 2<br>14,500      | 3<br>23,500      | 2<br>14,500      | 3<br>25,500      | Not<br>Permitted | Not<br>Permitted |
| F-1             | S<br>A | UL<br>UL         | 11<br>UL         | 4<br>25,000      | 2<br>15,500      | 3<br>19,000      | 2<br>12,000      | 4<br>33,500      | Not<br>Permitted | Not<br>Permitted |
| F-2             | S<br>A | UL<br>UL         | 11<br>UL         | 5<br>37,500      | 3<br>23,000      | 4<br>28,500      | 3<br>18,000      | 5<br>50,500      | Not<br>Permitted | Not<br>Permitted |
| H-1<br>503.5. 2 | S<br>A | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted |

TABLE 503- Continued  
ALLOWABLE HEIGHT AND BUILDING AREAS b,c, d

|                 |        |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|-----------------|--------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| H-2<br>503.5. 2 | S<br>A | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted |
| H-3<br>503.5. 2 | S<br>A | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted |
| H-4<br>503.5. 2 | S<br>A | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted |
| H-5<br>503.5. 2 | S<br>A | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted | Not<br>Permitted |
| I-1             | S<br>A | UL<br>UL         | 9<br>55,000      | 4<br>19,000      | 3<br>10,000      | 4<br>16,500      | 3<br>10,000      | 4<br>18,000      | Not<br>Permitted | Not<br>Permitted |
| I-2             | S<br>A | UL<br>UL         | 4<br>UL          | 2<br>15,000      | 1<br>11,000      | 1<br>12,000      | NP<br>NP         | 1<br>12,000      | Not<br>Permitted | Not<br>Permitted |
| I-3             | S<br>A | UL<br>UL         | 4<br>UL          | 2<br>15,000      | 1<br>11,000      | 2<br>10,500      | 1<br>7,500       | 2<br>12,000      | Not<br>Permitted | Not<br>Permitted |
| I-4             | S      | UL               | 5                | 3                | 2                | 3                | 2                | 3                | Not              | Not              |

|                                               |   |    |        |        |                       |        |                       |        |           |           |
|-----------------------------------------------|---|----|--------|--------|-----------------------|--------|-----------------------|--------|-----------|-----------|
|                                               | A | UL | 60,500 | 26,500 | 13,000                | 23,500 | 13,000                | 23,500 | Permitted | Permitted |
| M                                             | S | UL | 11     | 4      | 2                     | 4      | 2                     | 4      | Not       | Not       |
|                                               | A | UL | UL     | 21,500 | 12,500<br>(Ord. 4614) | 18,500 | 12,500<br>(Ord. 4614) | 20,500 | Permitted | Permitted |
| R-1<br>Note a                                 | S | UL | 11     | 4      | 4                     | 4      | 4 (see 506.3)         | 4      | Not       | Not       |
|                                               | A | UL | UL     | 24,000 | 16,000                | 24,000 | 16,000                | 20,500 | Permitted | Permitted |
| R-2<br>Note a                                 | S | UL | 11     | 4      | 4                     | 4      | 4                     | 4      | Not       | Not       |
|                                               | A | UL | UL     | 24,000 | 16,000                | 24,000 | 16,000                | 20,500 | Permitted | Permitted |
| R-3 Height<br>Note; See<br>LDC<br>(Ord. 3910) | S | UL | 11     | 4      | 4                     | 4      | 4                     | 3      | 3         | 2         |
|                                               | A | UL | UL     | UL     | UL                    | UL     | UL                    | UL     | 7,000     | 7,000     |
| S-1                                           | S | UL | 11     | 4      | 2                     | 3      | 2                     | 4      | Not       | Not       |
|                                               | A | UL | 48,000 | 26,000 | 17,500<br>(Ord. 4614) | 26,000 | 17,500<br>(Ord. 4614) | 25,500 | Permitted | Permitted |

TABLE 503- Continued  
ALLOWABLE HEIGHT AND BUILDING AREAS b,c, d

|     |   |    |        |        |                       |        |                       |        |           |           |
|-----|---|----|--------|--------|-----------------------|--------|-----------------------|--------|-----------|-----------|
| S-2 | S | UL | 11     | 5      | 3                     | 4      | 3                     | 5      | Not       | Not       |
|     | A | UL | 79,000 | 39,000 | 26,000<br>(Ord. 4614) | 39,000 | 26,000<br>(Ord. 4614) | 38,500 | Permitted | Permitted |
| U   | S | UL | 5      | 4      | 2                     | 3      | 2                     | 4      | 2         | 1         |
|     | A | UL | 35,500 | 19,000 | 8,500                 | 14,000 | 8,500                 | 18,000 | 9,000     | 5,500     |

For SI: 1 foot = 305 mm, 1 square foot = 0.0929 m2.

S = Number of Stories,

A = Building Footprint or Horizontal Projection Area,

UL = Unlimited.

See general exceptions to Table 503 for: height increase (504.4), street frontage area (506.2), area (506.3) and Unlimited area building (507)

LDC = LAND DEVELOPMENT CODE ARTICLE 6.

Note a. For interior walls and floors, see Sections 501.3

b. For open parking structures, see Section 406.5

c. For private garages, see Section 406.1 & 406.3

d. Due to past key changes in the current IBC edition, Village Code revisions for Table 503, Height and Areas and increases are intended to follow the previous edition of IBC as amended for Village Code application.

**503.1.4 OCCUPIED ROOFS:** A roof level or portion thereof shall be permitted to be used as an occupied roof provided the occupancy of the roof is an occupancy that is permitted by amended Table 503 for the story immediately below the roof. The area of the occupied roofs shall not be included in the building areas as regulated by Table 503. Exceptions 1 & 2 are not deleted from this amended Section.

39. Section 503.2 and its Subsections are added and shall provide as follows:

**503.2 FIRE LIMITS:** For the purpose of control of use and construction of buildings to prevent danger of or damage from fire, the code official may establish limiting districts designated "fire limits" and "outside fire limits," under the legal procedure of the jurisdiction for creating and establishing fire limits. All other areas not included in the fire limits shall be designated as outside the fire limits.

All real estate now included within the corporate limits of the Village of Orland Park, Illinois, and all real estate which may be hereafter included within the Village's corporate limits is hereby declared to be within the "fire limits," except real estate improved with single family detached dwellings and associated accessory buildings, and real estate improved with single family row dwellings where there is not a dwelling unit above another unit or use, and associated accessory buildings.

**503.2.1 GENERAL:** All buildings and structures, and all additions to existing buildings and structures, hereafter erected within the boundaries of the fire limits shall be of Type 1, 2A, or 3A construction as defined in Chapter 6 and regulated in Table 601 and 602; and shall be constructed within the height and area limitations of Table 503 except as herein provided. Open parking structures may be constructed as permitted under Section 406.0.

Within the "fire limits," no building or structure or part thereof shall hereafter be constructed, erected or installed unless the exterior walls thereof shall be constructed of non-combustible material or solid material: brick, stone, decorative masonry, decorative architectural concrete panels or similar materials or constructed of non-combustible metal, steel columns and beams with a veneer of anchored masonry, decorative architectural concrete panels or similar materials, except as hereinafter provided in subparagraphs 1 through 6, inclusive. The same material shall be installed on all of the exterior walls of the building. (Ord. 4499, 8-3-09) An anchored masonry veneer shall be a minimum of 2.625" in depth.

**EXCEPTION:** Use Group R-1 buildings equipped throughout with an automatic fire sprinkler system per 903.3.1.1, may use a structurally engineered noncombustible exterior wall system when special inspections are performed by a State of Illinois Licensed Architect or Structural Engineer per Section 104.4, and Chapter 17 of this code. (Ord. 3994, 3-7-05)

This Solid Masonry requirement shall not apply to:

1. Multi-family garages. These may be of anchored brick veneer construction and allowed to be of wood frame exterior walls when located 10 feet or more from all property lines. Less than a 10 feet setback requires construction in accordance with the principal building as amended; (Ord. 4499, 8-3-09)

2. Temporary one-story frame construction shed for use of builders. These may be of wooden construction;
3. One-story frame sheds accessory to residential uses as defined in the Land Development Code;
4. Wood fences not over six feet in height;
5. Industrial buildings. These may be constructed of metal siding under the following conditions:
  - a. The metal siding shall consist of panels described as Architectural Composite Panels, but not of the corrugated style or type;
  - b. The panels shall be factory assembled;
  - c. The panels shall have concealed fasteners;
  - d. The panels shall have an exterior protective finish with a guaranteed minimum 20-year protection color life;
  - e. A solid brick or solid decorative masonry knee wall shall be constructed to a minimum height of seven (7) feet on all sides of the building;
  - f. The knee wall shall enclose a minimum building floor area of 30,000 feet on all sides of the building; and
  - g. When offices are built as part of or adjacent to the building, the wall material of the office areas shall be of the same material as the knee wall for the full height of the office areas.
6. Buildings over 75 feet in height when exterior walls have a tested 2 hour fire-resistance rated assembly. Protected openings are required per Section 503.2.3 and Section 705.5.
7. Exterior walls for 1-story office buildings of less than 5,000 square feet in gross exterior building footprint area are permitted within the fire limits under the following conditions:
  - a. Construction type must be a minimum of 5A (1-hour fire rating for structural members per Table 601.
  - b. Buildings, exterior walls and their roof projection more than 30 inches are not permitted to be located less than 30 feet from an adjacent structure on the same lot. An interior lot line setback shall not be less than 15 feet.
  - c. The occupant load of the entire building shall not exceed 50 persons.
8. Building exterior walls constructed of structural metal studs are allowed when structurally engineered by a State of Illinois Licensed Architect or Structural Engineer. Special inspections must be performed by an approved agency as specified in Section 1703 and inspection reports shall be submitted before any interior finishes for a rough or partial rough framing approval are requested (see Sections 104.4, 1704 and 1705). Plans and special inspections for metal studs shall include:
  - a. Metal wall design shall be in accordance with AISI-WSD for cold-formed steel studs, per Section 2210 for Light-Framed Construction.
  - b. Labeling of metal studs for the gauge/thickness on bearing wall conditions.
  - c. The connections for support and bracing of all members shall be installed as structurally designed to resist vertical and horizontal loads.
  - d. A statement of special inspections required by the responsible contractor as noted in Sections 1704.2.3, 1704.3 of this code.

All exterior walls require an anchored masonry veneer as noted in this section above, section 501.3.2 and in Table 1405.2 as amended. (Ord. 4499, 8-3-09)

**503.2.2 HIGH HAZARD NOT PERMITTED:** Buildings of Use Group H shall not be

permitted within the fire limits.

**503.2.3 TYPE 2B OR 3B CONSTRUCTION PERMITTED:** Buildings and structures, and additions to existing buildings and structures, hereafter erected within the fire limits may be of Type 2B or 3B construction as defined in Chapter 6 and regulated in Tables 602 and 503 when constructed and located in accordance with the requirements of Table 503.2.3.

| <p align="center"><i>Table 503.2.3</i></p> <p align="center"><b>EXTERIOR WALL FIRE-RESISTANCE RATING REQUIREMENTS a.</b></p> |                                                                      |                                                                         |                                                          |
|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------|
| <p><i>Width of fire separation adjacent to exterior wall.</i></p> <p><i>See fire separation definition in Chapter 2</i></p>  | <p><i>2. Fire- resistance rating of exterior wall or barrier</i></p> | <p><i>3. Fire-resistance rating of exterior opening protectives</i></p> | <p><i>4. Minimum classification of roof covering</i></p> |
| On lot lines or less than 3 feet therefrom or from any building                                                              | 4 hour                                                               | Not Permitted                                                           | B                                                        |
| 3 feet or more but less than 6 feet                                                                                          | 3 hour                                                               | 3 hour                                                                  | B                                                        |
| 6 feet or more but less than 11 feet - Notes b, c                                                                            | 2 hour                                                               | 1 ½ hour                                                                | B                                                        |
| 11 feet or more but less than 30 feet - Notes b, c                                                                           | 1 hour                                                               | ¾ hour                                                                  | B                                                        |
| 30 feet or more - Notes b, c                                                                                                 | 0 hour                                                               | 0 hour                                                                  | C                                                        |

Note a - Not less than required by Table 602. The exterior wall or barrier shall extend to the height of the building and be so constructed so that it will remain structurally in place for the duration of time indicated by the required fire-resistance rating. When the exterior wall or barrier is adjacent to a flat roof, it shall be constructed with a parapet. (See Sections 705.11 and 706.6.)

Note b - For multi family (R-2) not greater than 3 stories in height and vertically attached single family row dwellings (R-3 townhomes), the width of required fire separation distances may be reduced by 50% for each hourly rating.

Note c - For multi-family (R-2) not greater than 3 stories in height the exterior wall opening shall comply with Table 705.8.

**503.2.4 TEMPORARY STORM ENCLOSURES:** Temporary storm enclosures may be erected of Type 2B or 5 construction not more than 10 feet in height and not more than 3 feet wider than the entrance doors which they serve, provided they do not project more than 10 feet beyond the building.

40. That Section 503.3 and its Subsections are added and shall read as follows:

**503.3 OUTSIDE THE FIRE LIMITS:** Outside the fire limits all types of construction for residential R-3 uses, except as herein specifically prohibited or for which commercial or special approval is required in connection with special uses and occupancies in Chapters 3 and 4 shall be permitted within the height and area limitations of Table 503.

**503.3.1 FIRE SEPARATION:** Exterior walls shall be constructed with the fire-resistance ratings as required in Section 705.

**503.3.2 ROOF COVERINGS:** Roof coverings shall conform to the fire resistive requirements for Class A, B, or C or roofings complying with the provisions of Chapter 15.

## **SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES**

41. Sections 504.1 and 504.3 shall provide as follows:

### **504.1 BUILDING HEIGHTS AND NUMBER OF STORIES AS AMENDED:**

Amended Section 503 shall be used for a building's allowable Heights, Areas and Number of stories.

Exceptions may apply for special use applications where designated in this code.

**DELETE TABLE 504.3** (Table 504.3 has been amended by The Village and amended Table 503 applies).

**504.3 Automatic sprinkler system increase.** Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum building height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the building area increase in accordance with Sections 506.2 and 506.3. **For Group R buildings designed of Type III-B Construction the value specified in Table 503 for maximum building height shall not exceed 60 feet (18 288 mm) or four stories, regardless of type of sprinkler system.**

**Exceptions:** The use of an automatic sprinkler system to increase building heights shall not be permitted for the following conditions:

1. Buildings, or portions of buildings, classified as a Group I-2 occupancy of Type IIB, III, IV or V construction.
2. Buildings, or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy. See Section 307 of this code.
3. Buildings where an automatic sprinkler system is substituted for fire-resistance rated construction in accordance with Table 601, Noted.

**504.3 HEIGHT IN FEET:** The maximum height, in feet, of a building shall not exceed the limits specified in Village amended Table 503 of this code.

**EXCEPTION:** Towers, spires, steeples and other roof structures shall be constructed of materials consistent with the required type of construction of the building except where other construction is permitted by Section 1510. Such structures shall not be used for habitation or storage. The structures shall be unlimited in height where of noncombustible materials and shall not extend more than 20 feet (6096 mm) above the allowable building height where of combustible materials (see Chapter 15 for additional requirements).

**504.4 NUMBER OF STORIES.** The maximum number of stories of a building shall not exceed the limits specified in Table 503. Exception: an increase allowed up to 1 story with fire sprinkler protection per Section 903.3.1.1 (NFPA 13 system).

**DELETE:** Table 504.4 as written by the Model IBC Code which may conflict with the Village code adopting amended Table 503

## **SECTION 506: MODIFICATIONS TO BUILDING AREA, HEIGHT AND STORIES**

42. Section 506 shall be revised provide as follows:

**BUILDING AREA MODIFICATIONS:** Note; The Village Code building area calculations are similar to the IBC model code's intent but cannot be used due to the revision of Section 506.3 (fire sprinkler allowed increases). Section numbers have been revised for comprehension purposes.

**506.1 GENERAL:** The building areas limited by Table 503 shall be permitted to be increased due to frontage (If) and automatic sprinkler system protection (Is) in accordance with Equation

5-1:

$$Aa = \{At + [At \times If] + [At \times Is]\} \quad (\text{Equation 5-1})$$

where:

Aa = Allowable building area per story (square feet).

At = Tabular building area per story in accordance with Table 503 (square feet).

If = Area increase factor due to frontage as calculated in accordance with Section 506.2.

Is = Area increase factor due to sprinkler protection as calculated in accordance with Section 506.3.

**506.2 FRONTAGE INCREASE:** Every building shall adjoin or have access to a public way to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a width of not less than 20 feet (6096 mm), the frontage increase shall be determined in accordance with Equation 5-2:

$$If = [F/P - 0.25]W/30 \quad (\text{Equation 5-2})$$

where:

If = Area increase due to frontage.

F = Building perimeter that fronts on a public way or open space having 20 feet (6096 mm) open minimum width (feet).

P = Perimeter of entire building (feet).

W = Width of public way or open space (feet) in accordance with Section 506.2.1.

**506.2.1 WIDTH LIMITS:** To apply this section the value of W shall be not less than 20 feet (6096 mm). Where the value of W varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average calculated in accordance with Equation 5-3 for portions of the exterior perimeter walls where the value of W is greater than or equal to 20 feet (6096 mm). Where the value of W is greater than 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the weighted average, regardless of the actual width of the open space. W shall be measured perpendicular from the face of the building to the closest interior lot line. Where the building fronts on a public way, the entire width of the public way shall be used. Where two or more buildings are on the same lot, W shall be measured from the exterior face of each building to the opposing exterior face of each adjacent building, as applicable.

$$\text{Weighted average } W = (L1 [ ] w1 + L2 [ ] w2 + L3 [ ] w3 \dots) / F. \quad (\text{Equation 5-3})$$

where:

Ln = Length of a portion of the exterior perimeter wall.

wn = Width of open space associated with that portion of the exterior perimeter wall.

F = Building perimeter that fronts on a public way or open space having a width of 20 feet (6096 mm) or more.

Exception: Where the building meets the requirements of Section 507, as applicable, except for compliance with the 60-foot (18 288 mm) public way or yard requirement, and the value of W is greater than 30 feet (9144 mm), the value of W divided by 30 shall be limited to a maximum of 2.

**506.2.2 OPEN SPACE LIMITS:** Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.

**Section 506.2.3 for Single Occupancy multi-story buildings** is regulated in amended Section 506.4.

**Section 506.2.4 for Multi-Occupancy multi-story buildings** is regulated in amended Section 506.5.

**506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE:** Where a building is protected throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by 100 percent (I s = 100 percent) for buildings with more than one story above grade and a 200 percent (I s = 200 percent) increase is allowed for single story buildings. 1 story Religious A-3 Occupancy Classifications allow a 300 percent area increase and a 200% area increase for Religious buildings more than 1-story above grade.

**EXCEPTIONS:**

- a. Group H-1, H-2 or H-3 (Use groups not permitted within the Village).
- b. R-1 hotels having 2 or more stories above grade, (including "Mixed occupancies" per Section 508) of Type III-B construction are allowed a 200% area increase when using 12,000 square feet as a maximum area limitation in Table 503. See Table 601 footnote k, for Type III Construction exception for this reduced basic floor area. (Ord. 4056, 7-18-05)

**506.4 SINGLE OCCUPANCY BUILDINGS WITH MORE THAN ONE STORY:** The total allowable building area of a single occupancy building with more than one story above grade plane shall be determined in accordance with this section. The actual aggregate building area at all stories in the building shall not exceed the total allowable building area. Exception: A single basement need not be included in the total allowable building area, provided such basement does not exceed the area permitted for a building with no more than one story above grade plane.

**506.4.1 AREAS DETERMINATION:** The total allowable building area of a single occupancy building with more than one story above grade plane shall be determined by multiplying the allowable building area per story (Aa), as determined in Section 506.1, by the number of stories above grade plane as listed below:

1. For buildings with two stories above grade plane, multiply by 2;
2. For buildings with three or more stories above grade plane, multiply by 3; and
3. No story shall exceed the allowable building area per story (Aa), as determined in Section 506.1, for the occupancies on that story.

Exceptions:

1. Unlimited area buildings in accordance with Section 507.
2. The maximum area of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2 shall be determined by multiplying the allowable area per story (Aa), as determined in Section 506.1, by the number of stories above grade plane.

**506.5 MIXED OCCUPANCY AREA DETERMINATION:** The total allowable building area for buildings containing mixed occupancies shall be determined in accordance with the applicable provisions of this section. A single basement need not be included in the total allowable building area, provided such basement does not exceed the area permitted for a building with no more than one story above grade plane.

**506.5.1 NO MORE THAN ONE STORY ABOVE GRADE PLANE:** For buildings with no more than one story above grade plane and containing mixed occupancies, the total building area shall be determined in accordance with the applicable provisions of Section 508.1.

**506.5.2 MORE THAN ONE STORY ABOVE GRADE PLANE:** For buildings with more than one story above grade plane and containing mixed occupancies, each story shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories based

on the applicable provisions of Section 508.1 shall not exceed 3.

**DELETE- 507.3** Unlimited area for F-2 or S-2

**DELETE- 507.4 Exception 1.** Unlimited Height for Rack Storage

**DELETE- 507.5** Unlimited area for 2-story Group B

**DELETE- 507.8** H-uses as part of unlimited F & S Use Group buildings

#### **SECTION 508 MIXED USE AND OCCUPANCY** (sub-section's title)

43. Sections 508.2.2 and 508.2.3 are revised and shall provide as follows:

**508.2.2 ACCESSORY OCCUPANCIES BUILDING HEIGHT:** The allowable height and number of stories of the building containing accessory occupancies shall be in accordance with Section 503 for the main occupancy of the building. Accessory occupancies are ancillary to the main occupancy group,

**508.2.3 ACCESSORY OCCUPANCIES ALLOWABLE AREA:** The allowable area of the building shall be based on the applicable provisions of Section 503 for the main occupancy of the building. Aggregate accessory occupancies shall not occupy more than 10 percent of the floor area of the story in which they are located and shall not exceed the tabular values for nonsprinklered buildings in Table 503 for each such accessory occupancy.

**508.3.3 MIXED USE SEPARATION:** No separation is required between non-separated occupancies. The most restrictive provisions of Chapter 9 shall apply to the entire building for non-separated uses.

##### **EXCEPTION:**

1. I-1, R-1, R-2 and attached single family of an R-3 use group shall be separated with 2-hour fire rated tenant wall as described in Sections 310.3.
2. See restrictions for incidental uses as required by Section 509 and Special provisions of Section 510.

44. Section 508.5 is added to Chapter 5 and shall provide as follows:

**508.5 SEPARATE BUILDINGS:** Each use shall be considered a separate building when each such use is completely separated from adjacent uses by fire walls having a fire-resistance rating corresponding to that required by Table 602. Each building shall then comply with the provisions of this code applicable to the use of that building. For the purpose of figuring the total area of a building to determine if an approved fire suppression system is required, fire walls and separation walls will not be considered in establishing separate buildings or fire areas. A building must have separate exterior walls and roofs before it can be considered a separate building. See 503.1.2, Buildings on the same lot.

45. That Section 511 is added to Chapter 5 and shall read as follows:

#### **SECTION 511 TRASH ENCLOSURES:**

**511.1 WHERE REQUIRED:** Trash and Recycling enclosures shall be provided at all buildings and uses except for single family attached and detached dwelling units. The enclosed area shall be screened on three (3) sides by a wall from view from public streets and any abutting properties. There shall not be any types of enclosure or container in the front yard of any building or use including single family attached and detached units.

**511.2 CONSTRUCTION MATERIALS:** Any wall around a dumpster or trash handling area shall be constructed in a durable fashion of brick, stone, or other masonry materials with no greater than twenty-five percent (25%) of the wall surface left open for a gate. The wall shall be constructed of the same building material and in the same architectural style as the principal

structure.

**EXCEPTION:** Manufacturing districts may use wood fencing materials constructed in a durable fashion in place of required brick, stone or other masonry materials as noted above. Newly constructed wooden garbage enclosures must be part of a site/elevation plan review required through the Community Development Department. (Ord. 4005, 4-4-05)

**511.3 ENCLOSURE HEIGHT:** Any enclosure constructed shall have a height not greater than seven (7) feet and not less than five (5) feet.

**511.4 FOUNDATION:** Any enclosure constructed shall have a concrete foundation and slab capable of supporting the walls and any other live and dead loads anticipated.

**511.5 SIZE OF TRASH ENCLOSURE:** The area of a trash enclosure for a site or business shall be sized using dimensions, which relate to the size and use of the principal building and as approved by the Building Official.

## **SECTION 512: ADDRESS AND STREET NUMBERS:**

46. Section 512 is added to Chapter 5 and shall provide as follows:

**512.1 REQUIRED:** All buildings, tenant spaces and structures shall have an address shown.

**511.2 APPROVAL:** Developer's engineer to submit to the Village Engineering Department a street and address map for approval. Streets and address numbers shall use the English Language.

**512.3 LOCATION:** All numbers shall be placed in a conspicuous place on or near the building entrance. The address is to be visible at night from a light fixture nearby.

**512.4 SIZE AND TYPE:** Number for address to be block style. Script type or written type not allowed.

### **512.4.1 RESIDENTIAL, SINGLE FAMILY ATTACHED AND DETACHED (R-):**

Numbers shall be a minimum of four (4) inches in height.

**512.4.2 ALL OTHERS:** Numbers to be a minimum of six (6) inches in height.

**512.5 COLOR:** Address numbers to be a contrasting color to the background color they are being installed onto.

**512.6 STREET SIGNS:** Temporary street signs shall be installed by the developer so inspections can be made. The temporary signs may be painted on a piece of wood, but must be large enough to see and legible enough to read.

## **SECTION 513 MINIMUM FLOOR AREAS FOR MULTI-FAMILY DWELLING UNITS**

47. Section 513 and its Subsections shall provide as follows:

### **513 MINIMUM FLOOR AREA FOR MULTI-FAMILY DWELLINGS:**

**513.1 R-4 ZONING DISTRICT MULTI-FAMILY AREA:** The minimum floor area above grade for multi-family dwellings of the R-2 Use Group, excluding the garages, based on the appropriate zoning district shall be as required in this Section:

Multi-Family:

- a. Efficiency Units 600 square feet.
- b. One Bedroom Unit 700 square feet.
- c. Two Bedroom Unit 800 square feet.
- d. Three/more Bedroom Units 1000 square feet.

## IBC CHAPTER 6 - TYPES OF CONSTRUCTION

48. That Table 601 shall read as follows:

| <p style="text-align: center;"><b>TABLE 601</b></p> <p style="text-align: center;"><b>FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)</b></p> |                     |                |                      |                      |                 |                      |                     |                      |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|----------------------|----------------------|-----------------|----------------------|---------------------|----------------------|----------|
| <b>BUILDING ELEMENT</b>                                                                                                                                         | <b>TYPE I</b>       |                | <b>TYPE II</b>       |                      | <b>TYPE III</b> |                      | <b>TYPE IV</b>      | <b>TYPE V</b>        |          |
|                                                                                                                                                                 | <b>A</b>            | <b>B</b>       | <b>A<sup>d</sup></b> | <b>B<sup>d</sup></b> | <b>A</b>        | <b>B<sup>d</sup></b> | <b>HT</b>           | <b>A<sup>d</sup></b> | <b>B</b> |
| Primary structural frame <sup>g</sup><br>(see Section 202)                                                                                                      | 3b                  | 2b             | 1                    | 0                    | 1               | 0                    | HT                  | 1                    | 0        |
| <b>Bearing walls</b>                                                                                                                                            |                     |                |                      |                      |                 |                      |                     |                      |          |
| Exterior <sup>f,g,i,j,k</sup>                                                                                                                                   | 3                   | 2              | 1                    | 0                    | 2               | 2                    | 2                   | 1                    | 0        |
| Interior <sup>h,k</sup>                                                                                                                                         | 3 <sup>b</sup>      | 2 <sup>b</sup> | 1                    | 0                    | 1               | 0                    | 1/HT                | 1                    | 0        |
| Nonbearing walls and partitions                                                                                                                                 | See Table 602       |                |                      |                      |                 |                      |                     |                      |          |
| Exterior <sup>f,g,i,j,k</sup>                                                                                                                                   |                     |                |                      |                      |                 |                      |                     |                      |          |
| Nonbearing walls and partitions<br>Interior <sup>e,f,h,k</sup>                                                                                                  | 0                   | 0              | 0                    | 0                    | 0               | 0                    | See Section 602.4.6 | 0                    | 0        |
| Floor construction Including supporting beams and joists <sup>e</sup>                                                                                           | 2                   | 2              | 1                    | 0                    | 1               | 0                    | HT                  | 1                    | 0        |
| Roof construction Including supporting beams and joists <sup>e</sup>                                                                                            | 1 ½ <sup>b, c</sup> | 1 <sup>c</sup> | 1 <sup>c</sup>       | 0 <sup>c</sup>       | 1 <sup>c</sup>  | 0                    | HT                  | 1 <sup>c</sup>       | 0        |

For SI: 1 foot = 304.8 mm.

- a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below.
- c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
- d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated of Type V-A construction, provided such system is not otherwise required by

other provisions of the Village Code or used for an allowable area increase in accordance with Section 506.3 or an

allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of

exterior walls shall not be permitted.

e. Not less than the fire-resistance rating required by other sections of this code.

f. Not less than the fire-resistance rating based on fire separation distance (see Table 602 and 503.2.3).

g. Not less than the fire-resistance rating as referenced in Section 704.10.

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 706.6, 707.5 and

as required further by this code and the ordinances listed in Chapter 35. The 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. **(See Title 5, Chapter 1, Section 14 of this Code for more specific regulations)**

i. Planned Unit Developments (P. U. D.'s) of single family vertically attached townhouse units (R-3) may use a 2

hour fire rated non-combustible wall assembly when located on a lot line between units. Exterior walls when

located on or near lot lines and open to a separate non-buildable lot of at least 30' in width used as a common

yard or open to a public way (street), may have zero (0) hours fire rating when all is located within the same P. U.

D.

j. Detached single family occupancies within the fire limits (R-4 Zoning or higher density Districts) may use

unprotected openings when building exterior walls have at least a 7 feet separation distance to an imaginary line

between 2 buildings (14 feet between buildings) allowing for a 0 hour fire rating of exterior walls. (See Section

708.8.3 exception #2 for required fire separations between units)

k. Wall between tenants (in other than residential occupancies) and within the same building shall be continuous

and extend from the floor to the floor or roof deck above. Openings for building service equipment less than 100

square inches are permitted for every 25 feet of wall separation length.

**TABLE 602 EXTERIOR WALL FIRE RESISTANCE RATING BASED ON SEPARATION DISTANCES**

49. Table 602 shall provide as follows:

| <p align="center"><b>TABLE 602</b></p> <p align="center"><b>FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON</b></p> <p align="center">FIRE SEPARATION DISTANCE <sup>a,e,i</sup></p> |                             |                            |                                           |                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------|-------------------------------------------|-------------------------------------------------------------------------|
| <b>FIRE SEPARATION<br/>DISTANCE = X (feet)</b>                                                                                                                                                      | <b>TYPE OF CONSTRUCTION</b> | <b>GROUP H<sup>f</sup></b> | <b>GROUP F- 1,<br/>M, S-1<sup>g</sup></b> | <b>GROUP A,B,E,F-2,<br/>R<sup>h</sup>,S-2<sup>g</sup>,U<sup>b</sup></b> |
| X < 5 <sup>c</sup>                                                                                                                                                                                  | All                         | 3                          | 2                                         | 1                                                                       |
| X = 5                                                                                                                                                                                               | IA                          | 3                          | 2                                         | 1                                                                       |
| X < 10                                                                                                                                                                                              | Others                      | 2                          | 1                                         | 1                                                                       |
| X = 10                                                                                                                                                                                              | IA, IB                      | 2                          | 1                                         | 1 <sup>d</sup>                                                          |
| X < 30                                                                                                                                                                                              | IIB, VB                     | 1                          | 0                                         | 0                                                                       |
|                                                                                                                                                                                                     | Others                      | 1                          | 1                                         | 1 <sup>d</sup>                                                          |
| X = 30                                                                                                                                                                                              | All                         | 0                          | 0                                         | 0                                                                       |

For SI: 1 foot = 304.8 mm.

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. For special requirements for Group U occupancies, see Section 406.1.2.
- c. See Section 706.1.1 for party walls.
- d. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- f. For special requirements for Group H occupancies, see Section 415.3 (see 503.2.2).
- g. For special requirements for Group S aircraft hangars, see Section 412.4.1.
- h. Group U when used as accessory to Group R-3, as applicable in Section 101.2 shall not be required to have a fire-resistance rating where fire separation distance is 10 feet or more from the residence or 5 feet or more from the interior lot line(s).
- i. See Table 503.2.3 for Buildings of Types 2B and 3B Construction within the Fire Limits.

**SECTION 602.3 TYPE III CONSTRUCTION**

50. Section 602.3 shall provide as follows:

**602.3 Type III:** Type III construction is that type of construction in which the exterior walls

are of noncombustible and masonry materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies for blocking and backing only.

## **SECTION 603 COMBUSTABLE MATERIALS IN TYPES I AND II CONSTRUCTION**

**DELETE 603.1** - Allowable combustible materials only items # 1.2, 1.3 **and 1.4**

### **IBC CHAPTER 7 - FIRE AND SMOKE PROTECTION**

51. Section 701.2 the definition for "Fire Wall" shall provide as follows:

**701.2 DEFINITIONS:** (see additional definitions in chapter 2)

**FIRE WALL:** A fire-resistance rated masonry or solid concrete wall, having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall. Fire walls shall not be penetrated. (See Section 706.0)

## **SECTION 703 FIRE-RESISTANCE RATING AND FIRE TESTS:**

52. Section 703.3 shall provide as follows:

**703.3 ALTERNATIVE METHODS FOR DETERMINING FIRE RESISTANCE:** The application of any of the alternative methods listed in this section shall be based on the fire exposure and acceptance criteria specified in ASTM E 119 or UL 263. The required fire resistance of a building element shall be permitted to be established by any of the following methods or procedures:

1. Fire-resistance tested designs documented in approved sources.
2. Alternative protection methods as allowed by Section 104.11.

## **SECTION 705 EXTERIOR WALLS:**

53. Section 705.1 shall be revised, 705.5.5 shall be added and Table 705.8 revised to provide as follows:

**705.1 GENERAL:** All exterior walls shall comply with the applicable provisions of this code and with the fire-resistance rating requirements of this section, Section 501.3, 503.2.3 and Section 602.0.

**EXCEPTION:** The provisions of Sections and 705.3 shall not apply to exterior walls which face buildings on the same lot where the buildings are such that, if combined into one structure, the resulting building will otherwise comply with the height and area limitations of Section 503.0. (See Section 501.3.2)

### **705.5.1 EXTERIOR WALLS OF ATTACHED R-3 RESIDENTIAL UNITS:**

See Residential Construction standards referenced in Section 14 of this ordinance (5-1-14)

| <b>Table 705.8</b>                                                                                                              |                                     |                                    |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------|
| <b>Maximum Area of Exterior Wall Openings based on Fire Separation Distance and Degree of Opening Protection <sup>j,k</sup></b> |                                     |                                    |
| <b>Fire Separation Distance (Feet)</b>                                                                                          | <b>Degree of Opening Protection</b> | <b>Allowable Area <sup>a</sup></b> |

| <b>a,b,c,,e,f,g,h,i,j,k</b> |                                      |               |
|-----------------------------|--------------------------------------|---------------|
| 0 to less than 3 b,c        | Unprotected, Nonsprinklered (UP, NS) | Not Permitted |
|                             | Unprotected, Sprinklered (UP,S) i    | Not Permitted |
|                             | Protected (P)                        | Not Permitted |
| 3 to less than 5 d,e        | Unprotected, Nonsprinklered (UP, NS) | Not Permitted |
|                             | Unprotected, Sprinklered (UP,S) i    | 15%           |
|                             | Protected (P)                        | 15%           |
| 5 to less than 10 e,f,j     | Unprotected, Nonsprinklered (UP, NS) | 10%           |
|                             | Unprotected, Sprinklered (UP,S) i    | 25%           |
|                             | Protected (P)                        | 25%           |
| 10 to less than 15 e, f, g  | Unprotected, Nonsprinklered (UP, NS) | 15%           |
|                             | Unprotected, Sprinklered (UP,S) i    | 45%           |
|                             | Protected (P)                        | 45%           |
| 15 to less than 20 f, g     | Unprotected, Nonsprinklered (UP, NS) | 25%           |
|                             | Unprotected, Sprinklered (UP,S) i    | 75%           |
|                             | Protected (P)                        | 75%           |
| 20 to less than 25 f, g     | Unprotected, Nonsprinklered (UP, NS) | 45%           |
|                             | Unprotected, Sprinklered (UP,S) i    | No Limit      |
|                             | Protected (P)                        | No Limit      |
| 25 to less than 30 f, g     | Unprotected, Nonsprinklered (UP, NS) | 70%           |
|                             | Unprotected, Sprinklered (UP,S) i    | No Limit      |
|                             | Protected (P)                        | No Limit      |
| 30 or greater               | Unprotected, Nonsprinklered (UP, NS) | No Limit      |
|                             | Unprotected, Sprinklered (UP,S) i    | Not Required  |
|                             | Protected (P)                        | Not Required  |

For SI: 1 foot = 304.8 mm.

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance

with Section 903.3.1.1.

P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

- a. Values indicated are the percentage of the area of the exterior wall, per story.
- b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.
- c. For openings in a fire wall for buildings on the same lot, see Section 706.8.
- d. An R-3 Use subject now referenced in Section 101.2 and ordinance 5-1-14 of this code.
- e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
- f. An R-3 Use subject now referenced in Section 101.2 and ordinance 5-1-14 of this code.
- g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
- h. An R-3 Use subject now referenced in Section 101.2 and ordinance 5-1-14 of this code.
- i. Not applicable to Group H-1, H-2 and H-3 occupancies.
- j. For special requirements for Group U occupancies, see Section 406.3.2.
- k. An R-3 Use subject now referenced in Section 101.2 and ordinance 5-1-14 of this code..
- l. See Table 503.2.3 for exterior wall openings in types 2B and 3B construction classifications.

## **SECTION 706 FIRE WALLS:**

**DELETE- 706.3 Exception** - Type 5 Const. for masonry wall materials.

54. That Section 706.9.1 shall read as follows:

**706.9.1 FIRE WALLS PENETRATIONS AND CUTTING:** Cutting of fire walls and party walls for chases, piping or for structural members shall not be permitted. Penetrations shown in Section 714 shall apply to Fire Barriers, Shaft Enclosures, Fire Partitions and Horizontal Assemblies as noted in Sections 707, 708, 712, 713 and fire resistive assemblies that are not classified as a "Fire Wall" as defined in Section 701.2. The only permitted penetrations allowed in a "Fire Wall" are for non-combustible fire sprinkler piping with listed assemblies.

**DELETE 706.11 Exception Only** - Duct and opening Fire Wall penetrations

## **SECTION 707 FIRE BARRIERS** (not amended)

## **SECTION 708 FIRE PARTITIONS**

55. Section 708.1 and 708.3 shall be revised to provide as follows:

### **708.1 FIRE PARTITIONS GENERAL:**

Wall assemblies of a minimum 1-hour fire rating shall be installed as required by Sections, 310.3.1, 402.4.2, 1020.1 and 508.4 shall comply with this section, including: (Ord. 4499, 8-3-09)

1. Walls separating dwelling units. (See Section 310.3, 501.3.4 and Table 601 footnotes h, i, & j). (Ord. 4499, 8-3-09)
2. Walls separating sleeping units in Group R-1, R-2 and I-1 Occupancies. (See sections 310.3.1, 501.3.4.). (Ord. 4499, 8-3-09)
3. Walls separating tenant spaces in covered mall buildings.
4. Corridor walls as required by Section 1018.1.

5. Elevator lobby separation as required by Section 3006 and 3007.6.2.
6. Residential aircraft hangars.
7. See Table 601 Footnote h, i, j and k.
8. Wall separating tenants in multi-tenant business and commercial buildings shall be of a 1-hour fire rated assembly **and shall act as a fire barrier**. Buildings with 100% fire sprinkler protection where facing open area lobbies may reduce the **lobby** wall fire rating to a ½ hour fire barrier and allow non-fire rated glass to be installed similar to a covered mall application (Table 601 footnote "k"). (Ord. 3910, 7-19-04; Amd. Ord. 4499, 8-3-09)

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

The fire-resistance rating of fire partitions and floors shall be not less than 1- hour and as specified below:

1. Corridor walls as permitted by Table 1020.1 EXCEPTIONS shall not conflict with any special provisions of this Village Code.
2. **MULTIPLE SINGLE FAMILY DWELLINGS:** Single family dwelling unit walls (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 unit(s) by fire separation wall(s) of not less than two hours fire-resistance rated construction as required by Section 310.1. 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 501.3.2 and 501.3.3 for R-2 Walls and Floors using fire sprinkler exceptions is allowed. See single family residential (R-3) regulations in 5-1-14 of this Village Code.
3. **USE GROUPS R-1 AND R-2 - PARTITIONS AND FLOORS:** Tenant Walls for R-1 and R-2 Use Groups shall be as specified in Section 501.3.3. Floors in Use Groups R-1 and R-2 as specified in Section 501.3.2 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 and continue to the fire resistant rated floor/roof deck above. Fire sprinkler protected buildings allow a reduction to a one (1) hour fire rated floor assembly per Section 501.3.2. (Section 503.2 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 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 Section 903 as amended. (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 or more are provided.

56. That Section 708.4 shall read as follows:

**708.4 CONTINUITY:** All fire partitions shall extend from the top of the floor assembly below to the underside of the floor/roof slab or deck above or to the fire-resistance rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached thereto. The supporting construction shall be protected to afford the required fire-resistance rating of the wall supported, except for exit access corridor walls in buildings of Types 2B, 3B and 5B construction. All concealed combustible vertical spaces shall be fireblocked at every floor level as required in Section 718.

#### **DELETE: 708.4.2 Exceptions 1, 2, 3, and 4**

#### **711 FLOOR AND ROOF ASSEMBLIES:**

57. Subsection 711.2.4 shall provide as follows:

**711.2.4 HORIZONTAL FIRE-RESISTANCE RATING:** The fire-resistance rating of floor and roof assemblies shall not be less than that required by the building type of construction. Where the floor assembly separates occupancies, or separates a single occupancy into different fire areas, the assembly shall have a fire-resistance rating of not less than that required by Section 508 based on Mixed Use occupancies separated. Floor assemblies separating dwelling units or guestrooms shall be a minimum of two (2) hour fire-resistance-rated construction. See Sections 310.3, 501.3 and 708.3 Exceptions in R-1 Use Group buildings. Horizontal fire assemblies shall require special inspection reports by approved agencies or individuals for conformance to tested fire assemblies per Section 104.4 of this code. (Ord. 3994, 3-7-05). Commercial tenant spaces shall be separated as noted in Section 708.3, item #4.

**DELETE- 711.2.4.3 "Exception" only** - Sleeping room horizontal separation reduction

#### **SECTION 713 SHAFT ENCLOSURES**

58. Section in 713.4 shall be revised to provide as follows:

**713.4 SHAFT FIRE RESISTANCE RATING:** Shafts and stairwells shall be enclosed with fire separation assemblies having a fire resistance rating of not less than two (2) hours. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

#### **EXCEPTIONS:**

1. Shaft and Stairway enclosures of less than 3 stories may be of a fire resistive rating of not less than 1- hour. (See Section 1022.1 for interior exits stairways and ramp enclosures)
2. Single Family Dwellings.

#### **SECTION 714 PENETRATIONS**

59. Subsection 714.4.1.1.1 shall be added to provide as follows:

**714.4.1.1.1 R-1 USE GROUP HOTEL/MOTEL GUESTROOM FIRE PENETRATIONS:** Fire separations of a single wall assembly allowed in Hotels and Motels per amended Section 310.3 and 501.3.3 may be penetrated with electrical outlets only, using approved opening protectives. Electrical openings shall be as permitted in Section 714.4.2. In

multi-story buildings, plumbing drain waste and vent piping shall not be located within tenant wall fire separation assemblies. Plumbing piping shall be located in separate fire rated shafts of a two (2) hour fire rated assemblies, per Section 708, when penetrating floors. (Ord. 3994, 3-7-05).

#### **SECTION 721 PRESCRIPTIVE FIRE RESISTANCE:**

60. Subsection 721.1 shall provide as follows:

**721.1 GENERAL:** The provisions of this section contain prescriptive details of fire-resistance-rated building elements. When allowed by the building official, the materials of construction listed in Tables 721.1(1), 721.1(2), and 721.1(3) may be assumed to have the fire-resistance ratings prescribed therein. A state of Illinois licensed architect or structural engineer must submit a plan detailing the field assembly of any fire resistive applications used in these tables. Where materials that change the capacity for heat dissipation are incorporated into a fire-resistance-rated assembly, fire test results or other substantiating data shall be made available to the building official to show that the required fire-resistance rating time period is not reduced.

**DELETE 722** - Fire Resistance assemblies without laboratory testing.

### **IBC CHAPTER 8 – INTERIOR FINISHES – NO AMENDMENTS**

#### **IBC CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

61. Section 901.2 shall provide as follows:

**901.2 FIRE PROTECTION SYSTEMS:** All fire protection systems required by this code shall be installed, repaired, operated and maintained in accordance with this code, the Fire Code and Village Codes and ordinances listed in Chapter 35. All required fire suppression and standpipe systems shall be provided with at least one automatic supply of fire extinguishing agent of adequate pressure, capacity and reliability to perform the function intended.

**901.2.1 HOOD AND DUCT PROTECTION:** Fire Protection systems used for hood and duct systems protection reference in Section 904.12 or the Mechanical Code referenced in Chapter 35 shall use the NFPA Standard 96 for applications.

62. Subsection 901.5.1 shall be added and provide as follows:

**901.5.1 CERTIFICATION:** The contractor shall provide the code and fire officials with a certification indicating that the system is installed in compliance with this code and that the appropriate acceptance tests have been conducted. These systems shall be certified to U. L. or F. M. certification standards.

63. Sections 901.8, 901.9 and 901.10 are added to provide as follows:

**901.8 KNOX BOX REQUIRED:** All buildings, structures or tenant spaces to be supervised as required by this code shall provide a Knox Box for placement of keys for access to the building, structure or tenant space for fire district use in case of an emergency. Tenants in a shopping center and multi-story office building may share a Knox Box with other tenants, however, verification in writing from the fire district is required. There shall be a maximum of seven (7) tenants or keys per box. See Sections 903.4.1 and 907.6.5 for required monitoring/supervision.

##### **901.8.1 RESERVED:**

**901.8.2 LOCATION:** The location of the Knox Box shall be by the main entrance unless an alternate location is approved in writing by the fire district.

**901.8.3 MOUNTING HEIGHT:** The Knox Box shall be mounted between a minimum of 18 inches to a maximum height of six (6) feet above the immediate surrounding grade in which a

person can stand on without any assistance.

**901.8.4 SUPERVISION:** All Knox Boxes shall be supervised in the "trouble mode" of the fire alarm by the dispatchers for:

**901.8.4.1 ORLAND FIRE PROTECTION DISTRICT:** All Knox Boxes installed within the Village limits south of 135th Street.

**901.8.4.2 PALOS FIRE PROTECTION DISTRICT:** All Knox Boxes installed within the Village limits north of 135th Street.

**901.8.4.3 MOKENA FIRE DISTRICT:** All Knox Boxes installed within the Village and located within the Mokena Fire District.

## **SECTION 901.9 TESTING/MONITORING OF FIRE PROTECTION SUPERVISION**

**901.9 CERTIFICATE OF SERVICE:** All required fire suppression and fire protection systems required to be supervised shall have the complete system checked, tested and certified that it meets this code and the Fire Code listed in Chapter 35, and is in proper working condition. All tests shall be witnessed by a member of the appropriate fire district with 24 hour notice given to the appropriate district. A new certificate shall be submitted to the code and fire officials on a yearly or multi-year basis.

## **SECTION 901.10**

### **SECTION 901.10 FIRE PROTECTION DOCUMENTS SUBMITTAL**

**901.10 CONSTRUCTION DOCUMENTS REQUIRED:** Construction documents or shop drawings, or both, for the installation of fire protection systems shall be submitted to indicate conformance to this code and shall be reviewed by the Village of Orland Park or professional services as approved by the Building Officials, appropriate fire district prior to issuance of the permit. See Section 107 of this code.

Note: Since fire departments are responsible for inspecting the proper maintenance of fire protection systems in buildings, the administrative authority shall cooperate with the fire districts in the discharge of responsibility to enforce this chapter.

The construction documents and shop drawings submitted to the Village, shall contain sufficient detail as outlined herein to evaluate the protected hazard and the effectiveness of the system.

**901.10.1 DETAILED SHOP DRAWINGS:** Shop drawings for the installation of fire protection systems shall be submitted for review and approval prior to the installation of a fire protection system. Included on the shop drawings shall be information showing the basis for compliance with the design density, the specific arrangement of the system, the devices and their method(s) of operation, and the suppression agent. The details on the construction documents or shop drawings for the fire protection system shall include design considerations, spacing and arrangement of fire protection devices, protection agent supply and discharge requirements, calculations with sizes and equivalent lengths of pipe and fittings, and protection agent source. Sufficient information shall be included to identify the apparatus and devices utilized and other information as required by this code.

**901.10.2 MATERIALS AND CONTENTS INFORMATION:** Construction documents for fire protection systems permit shall include information on the contents, the occupancy, the location and arrangement of the structure and the contents involved, the exposure to any hazard, the extent of the system coverage, the suppression system design criteria, the supply and extinguishing agents, the location of any standpipes, and the location and method of operation of detection and alarm devices.

64. Section 902.1.1 is amended to provide as follows:

**902.1.1 FIRE DISTRICT ACCESS:** All buildings, structures and tenant spaces shall provide a key for the

Knox Box to be used by the Fire District in case of an emergency for access to the equipment room.

**EXCEPTION:** Buildings, structures or tenant spaces not required to have a knox box.

### **SECTION 903 USE GROUPS - AUTOMATIC SPRINKLER SYSTEMS REQUIRED**

65. Subsection 903.1.2 is added to Section 903.1 and shall provide as follows:

#### **SECTION 903.1.2 BUILDING SEPARATION FOR TOTAL AREA**

**903.1.2 TOTAL AREA:** For purposes of calculating total square feet (area), the total floor area includes mezzanines and basements contained within the surrounding exterior walls of the building on all floors and levels which are added together. The area included within the surrounding exterior walls of a building includes canopies, when in the opinion of the code official the canopy creates or may create a hazardous situation, and all enclosed extensions and is also added to the calculation. Areas of a building not provided with surrounding walls shall be included within the building area if such areas are included within the horizontal projection of the roof or floor above. Interior walls, including fire walls, and horizontal fire walls (floors), fire separation walls and party walls, shall not be considered as walls which divide a structure into two or more separate buildings, but a structure containing such interior walls shall be considered as one building for the purposes of this Section.

**EXCEPTION:** Fire walls may be utilized to divide a structure of Use Group R-2 (multi-family) into more than one (1) building. The total area then shall be calculated between fire walls for compliance to this Chapter.

### **903.2 WHERE FIRE SPINKLERS ARE REQUIRED**

66. Subsection 903.2.1 shall provide as follows:

**903.2.1 USE GROUP A:** An automatic fire suppression system shall be provided throughout all buildings and/or areas of Use Group A as follows:

1. Where the total area of a Use Group A exceeds 5,000 square feet.
2. Where a seating capacity of a restaurant exceeds 74 seats or in other A-use groups with an occupant load of 100 or more persons.

3. Throughout all levels above and below where the Use Group A exceeds 5,000 square feet.

Subsections 903.2.1.1 through 903.2.1.4 shall comply with this Subsection of Assembly Uses. Use Group A-5 requirements for concession stands etc. noted in Subsection 903.2.1.5 shall apply as written by the IBC.

67. Subsection 903.2.3 shall provide as follows:

**903.2.3 USE GROUP E:** An automatic fire suppression system shall be provided throughout all buildings of Use Group E.

**65. Subsection 903.2.4 shall provide 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 when used for display and sale of upholstered furniture or mattresses when exceeding 3000 square feet.

**DELETE- 903.2.6** Use Group I. Exceptions only Day Care exceptions

**DELETE- 903.2.7** (Group M) fire sprinklers relocated to 903.2.4

68. Subsection 903.2.8 shall provide as follows:

**903.2.8 GROUP R OCCUPANCIES SHALL COMPLY WITH THE FOLLOWING:**

**903.2.8.1 USE GROUP R-1:** An automatic fire suppression system shall be provided throughout all buildings and/or areas of Use Group R-1. (See Section 708. for partition wall references).

**903.2.8.2 USE GROUP R-2:** An automatic fire suppression system shall be provided throughout all buildings and/or areas of Use Group R-2 having a total floor area greater than 10,000 square feet or four (4) or more stories in height. (See amended construction type restrictions of Sections 501 & 503.

**903.2.8.2.1 USE GROUP R-2 FURNACE ROOMS:** A minimum of one (1) sprinkler head is required in each furnace room and/or utility room in all multi-family, multi-story buildings less than 10,000 square feet when a building is not fully fire sprinkler protected as noted in this Sub-Section. The required sprinkler head shall be installed in the potable water system without any branch piping. A backflow preventer will not be required.

**903.2.8.3 GROUP R-3 AUTOMATIC SPRINKLER SYSTEM:** Installation of an automatic fire sprinkler system is required for single family detached R-3 Residential Use when the building has more than 10,000 square feet of total gross floor area (total floor area includes garages, basements and attics spaces which have an occupiable floor). Other conditions for required fire sprinkler protection are when a residence has more than 2 stories in height or if lacking the minimum required amount of yard spaces or building hazards as may be determine by the Building Official.

**Building Area Definition:** For the purposes of a required automation fire sprinkler system in an R-3 residence, a building's area includes all floor levels to determining a total area.

**Exception:** Attached townhouse buildings of an R-3 Use Group, with 2-hour fire rated separations (See 310.4), may increase the total gross floor area to a maximum of 12,000 square feet without fire sprinkler protection. **(note; attached dwellings areas are calculated as model IBC defines building area)**

**DELETE Group R-4 OCCUPANCIES** from this Chapter 9 due to the Village's Deletion of this Use as referenced in Section 310.5 of this ordinance (Residential Care Facilities).

69. Subsection 903.2.9 shall provide as follows:

**903.2.9 GROUP S-1:** See section 903.2.4 for fire sprinkler area requirements. Areas used for the storage of commercial vehicles of trucks or busses shall not exceed 5000 square feet. IBC Code Section 903.2.9, item # 5 shall apply for storage of upholstered furniture or mattresses exceeding 2,500 square feet in area for required automatic fire sprinkler protection.

**903.2.9.1 REPAIR GARAGES:** Shall comply with Section 406.8.3 and 903.2.4 as amended. IBC model code item # 4 of this sub-section is applicable for the repair of commercial trucks or buses fire areas greater than 5000 square feet shall be protected with automatic fire

sprinkler protection.

**903.2.9.2 BULK STORAGE OF TIRES:** See the IBC model code 3 for this section's requirements.

70. Subsection 903.2.10 shall provide as follows:

**903.2.10 GROUP S-2 ENCLOSED PARKING GARAGES:** Section 903.2.4 shall apply for fire sprinkler system requirements.

**EXCEPTION:** Enclosed parking garaged located beneath R-3 (Single Family Dwellings).

**903.2.10.1 Commercial parking garages:** An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet). (See Section 903.2.4 and 903.2.9 that also regulates this as an S-1 Use Group).

### **903.3 FIRE SPINKLER INSTALLATION REQUIREMENTS**

71. Subsection 903.3.1.2, and 903.3.1.3 shall provide as follows:

**903.3.1.2 NFPA 13R SYSTEMS:** In Use Group R-2 buildings (as amended in 501.3.2, 501.3.3 and 503.2.1) and greater than 10,000 square feet and less than four residential stories in height, systems may be designed and installed in accordance with NFPA 13R listed in Chapter 35. An addressable fire alarm system shall be installed as required by the Orland, Palos or Mokena Fire Protection District.

**903.3.1.2.1 BALCONIES AND DECKS SPRINKLER SYSTEM:** See 2018/IBC model code language of this section applicable to existing and new structures that may be of Type V Construction (note; Type V construction for new R-2 Use/buildings are not permitted by the Village Code per code Section 503.2).

**903.3.1.2.2 OPEN ENDED CORRIDORS:** IBC Code Language applies. See Definitions Chapter 2.

**903.3.1.2.3 ATTICS:** Attic protection shall be provided as follows:

1. See Village amended code sections which for required automatic fire sprinkler protection.

2. IBC Code Language applies

3. IBC Code Language applies.

4. Village amendments have deleted the R-4 Use and this item does not apply.

**903.3.1.3 NFPA 13D SPRINKLER SYSTEMS:** When allowed, automatic sprinkler systems installed in one and two-family dwellings and townhouses may be installed throughout in accordance with NFPA 13D. Note; required fire sprinkler protection has been amended (903.2.8.3) for single family residences as determined by area.

72. Subsection 903.3.5 shall provide as follows:

**903.3.5 WATER SUPPLIES:** Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Village Plumbing Code. Locations of exterior Fire District connections shall be as approved by the building and fire officials.

**903.3.5.1 DOMESTIC CONNECTION:** A backflow preventor shall be installed as required by Section 903.3.5. Shut off valves shall not be permitted in the suppression system piping. Water supply shall be controlled by the riser control valve to the domestic water piping.

**EXCEPTION:** Shut-off valves in the sprinkler system piping are permitted provided that

such valves are supervised (signaled) in accordance with Section 903.4.1.

73. Subsections 903.3.5.3 and 903.3.5.4 are added to Subsection 903.3.5 and shall provide as follows:

**903.3.5.3 CROSS CONNECTION:** Public water supply shall be protected from all suppression, standpipe and limited area systems by a backflow preventer as required by Village Ordinance No. 1519 and the plumbing code as listed in Chapter 35.

**903.3.5.4 MULTI-TENANT OCCUPANCY:** When an automatic fire suppression system is installed in a multi-tenant building, each tenant shall have its own supply line off the main or riser with its own water flow switches control valve and strobe light mounted on the exterior of the tenant space and as indicated in Section 903.4.

#### **903.4 SPRINKLER SUPERVISION AND ALARMS**

74. Subsections 903.4 and 903.4.1.1 shall provide as follows:

**903.4 FIRE SUPPRESSION SIGNALS AND MONITORING:** All automatic fire suppression systems shall be electronically supervised by connecting to the appropriate dispatcher for the Village of Orland Park in accordance with NFPA 72 listed in Chapter 35. Appropriate Districts include: Orland Fire Protection District, Palos Fire Protection District and Mokena Fire Protection District.

##### **EXCEPTIONS:**

1. Underground gate valves with roadway boxes.
2. Limited area sprinkler system.

**DELETE- 903.4 Exceptions 2, 3, 4, 5, 6, & 7 Sprinkler Monitoring and Alarms Exceptions only**

**903.4.1.1 TENANT SPACE LIGHT:** In every tenant space in a shopping center, strip mall, or where there are multiple tenants, there shall be a flashing, blinking or revolving strobe light visible in a public access area indicating which tenant space the activated system is in. The exact location of the light shall be verified with the fire official.

## **SECTION 905 STANDPIPES**

75. Subsection 905.3.1 shall provide as follows:

**905.3.1 BUILDING HEIGHT STANDPIPES:** Standpipe systems (vertical or horizontal) shall be installed throughout all buildings greater than 2 stories in height or floor levels more 30 feet above fire department vehicle access or when there is more than one story below the highest level of fire department vehicle access or has more than 250 feet of travel from the nearest point of fire department vehicle access to the furthest location within the building.

**EXCEPTIONS:** Buildings of Use Group R-3.

76. Section 906.1 shall provide as follows:

**906.1: PORTABLE FIRE EXTINGUISHERS WHERE REQUIRED:** Portable fire extinguishers of the approved type and size (4A 60BC) shall be installed in all buildings and tenant spaces at readily accessible locations (within 5 feet of required exit doors) as approved by the "Fire Code Official" or as referenced in the Village Fire Code adopted and referenced in Chapter 35. Fire extinguishers shall also be located near cooking areas and other specific locations noted within this Code or as determined by the code official. A Group E occupancy shall include fire extinguishers in each room.

## **SECTION 907 FIRE ALARM AND DETECTION SYSTEMS**

77. Sections 907.2, 907.2.10.1 and Subsection 907.2.10.6 shall provide as follows:

**907.2 FIRE ALARM AND DETECTION SYSTEM WERE REQUIRED:** An approved manual, automatic, or manual and automatic fire alarm system shall be provided in accordance with Sections 907.2.1 through Section 907.2.23. Where automatic sprinkler protection, installed in accordance with Section 903.3.1.1 or 903.3.1.2, is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

Fire Alarm and Detection systems are required in all buildings and/or portions thereof unless the building has 100% fire sprinkler system protection per this code. Notification and alarms are required per NFPA 72 and the Illinois Accessibility Code.

**EXCEPTIONS:**

1. A permitted Agricultural Canopy that is less than 8000 square feet in area of an Agricultural use not containing combustible storage except for plant sales, may be permitted without a fire alarm system when design complies with the Village Code and Land Development Code regulations. (Ord. 4342, 3-3-08)

See Sections 202, 312.1, 501.3.2, 3105, 2404.5 and Chapter 35 Appendix C for other code amendments. (Ord. 4342, 3-3-08)

2. Single story buildings less than 5000 square feet for gross exterior footprint area and with an occupant load of less than 50 persons are allowed with a local alarm only, when no other type of fire suppression system protection is required by this code. A local alarm does not apply to Institutional, residential or other hazardous uses. (Ord. 4499, 8-3-09)

**907.2.10.2.1 SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS R-2, R-3 and I-1 USE GROUPS:** Carbon monoxide detectors shall be placed in residential and I-1 units within 15'-0" of bedrooms door openings and in locations indicated in the State Of Illinois Compiled Statute (430 ILCS 135/) Carbon Monoxide Alarm Detector Act.

**907.2.10.6 SINGLE STATION SMOKE ALARMS POWER SOURCE:** In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

The Illinois Smoke Detector Act shall apply and take precedence where more restrictive to all residential units.

**EXCEPTIONS:**

1. Smoke alarms are not required to be equipped with battery backup in Group R-1 where they are connected to an emergency electrical system.

2. Smoke alarms are permitted to be solely battery operated in existing buildings, buildings not served from a commercial power source and in existing areas where alterations or repairs regulated for Residential alterations and repairs and do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

78. Subsection 907.5.2 shall be revised and Subsection 907.5.3 shall be added to provide as

follows:

**907.5.2 ALARM INDICATING APPLIANCES:** Audio and visual alarm notification appliances shall be provided and shall be listed for their purpose. Alarm indicating appliances shall meet the requirements of the "Illinois Accessibility Code", listed in Chapter 35, or meet Sections 907.5.2.1 through 907.5.2.3, whichever is more restrictive.

**907.5.3 FIRE PROTECTION SIGNALING SYSTEMS:** All new and existing fire detection and protective signaling systems installed within the Village of Orland Park shall be monitored by remote supervisory station as designated by the Village of Orland Park as the Authority Having Jurisdiction in accordance with NFPA 72-13 (2013 Edition), listed in Chapter 35 and in Sections 907.5.3.1, 907.5.3.2 and 907.5.3.4. Note: this section is also referenced in the Fire Code.

**EXCEPTION:**

1. Single station detectors as required by Section 907.2.11.
2. Smoke detectors in patient sleeping rooms in buildings of Use Group I-2 (see Section 407.7 Exception)

**907.5.3.1 ORLAND FIRE PROTECTION DISTRICT:** All installations within the village limits and within the Orland Fire Protection District limits.

**907.5.3.2 PALOS FIRE PROTECTION DISTRICT:** All installations within the village limits and within the Palos Fire Protection District limits.

**907.5.3.4 MOKENA FIRE PROTECTION DISTRICT:** All installation with the village limits within the Mokena Fire Protection District limits.

**907.5.3.5 USE GROUP R-2 PUBLIC AREAS:** Required smoke detectors and manual pull stations located in the public hallways of all multi-family, multi-story buildings shall be connected to the appropriate dispatcher for the Village of Orland Park through the main fire alarm panel.

**IBC CHAPTER 10 - MEANS OF EGRESS**

**SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS**

79. Subsection 1006.2.1 shall provide as follows:

**1006.2.1 COMMON PATH OF EGRESS TRAVEL:** Single or Common paths of exit access shall follow the requirements of Table 1006.2.1 as amended. For common path of egress travel in Group A occupancies and assembly occupancies accessory to Group E occupancies having fixed seating, see Section 1029.8.

That Table 1006.2.1 shall read as follows:

| <b>TABLE 1006.2.1</b>                                          |                       |                                                                                     |                                   |
|----------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------|-----------------------------------|
| <b>SPACES WITH ONE MEANS OF EGRESS (COMMON PATH OF TRAVEL)</b> |                       |                                                                                     |                                   |
| <b>USE GROUP</b>                                               | <b>MAX. OCC. LOAD</b> | <b>MAX. TRAVEL DISTANCE (FT)</b>                                                    | <b>MAX. SIZES SPACE (SQ. FT.)</b> |
| A, E                                                           | 49                    | < 50 persons is 75' w/100% fire sprinkler protection (Sec. 903.3.1) See Sec. 1029.8 | 1000                              |
| B                                                              | 49                    | 75                                                                                  | 3000                              |

|                |     |                                       |       |
|----------------|-----|---------------------------------------|-------|
| F              | 30  | 75                                    | 3000  |
| H-1, H-2 & H-3 | 3   | 25                                    | 1000  |
| H-4 & H-5      | 10  | 50                                    | 1000  |
| I*             | 10* | 50*                                   | 2000* |
| M              | 49  | 75                                    | 2000  |
| R-1 & R-2      | 10  | 75 or 125 w/fire sprinkler protection | 2000  |
| R-3            | 10  | 125                                   | 3000  |
| S, U           | 29  | 100                                   | 3000  |

\* Except Day Care Centers (2 means of egress are required for Day Care Centers.)

80. Subsection 1006.3.3 shall provide as follows:

**1006.3.3. BUILDINGS AND STORIES WITH ONE EXIT:** Only one exit shall be required in buildings of Use Group R-3 and in buildings of the use groups and characteristics specified in Table 1006.3.3. Exterior doors that are provided in addition to the minimum required shall conform to this code for landings and stair requirements to grade when installed. See Table 1006.3.3, footnote #1 for basements. Tables 1006.3.3(1) and 1006.3.3(2) from the IBC Code shall use Table 1006.3.3 below as amended.

| <b>TABLE 1006.3.3</b>                                                |                                              |                            |                                            |                                                         |                                                             |
|----------------------------------------------------------------------|----------------------------------------------|----------------------------|--------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|
| <b>BUILDINGS AND STORIES WITH ONE EXIT see footnotes #1 &amp; #2</b> |                                              |                            |                                            |                                                         |                                                             |
| <b>Use Group</b>                                                     | <b>Max. Height Above Grade* or Basements</b> | <b>Size</b>                | <b>Maximum Exit Access Travel Distance</b> | <b>Minimum Fire Resistance Rating of Exit Enclosure</b> | <b>Minimum Fire Resistance Rating of Opening Protection</b> |
| B, M & S<br>see footnote #3                                          | 2 Story with 800 sf max 2nd floor            | 2000 square feet total     | 75 feet                                    | 0-hour                                                  | 0-hour                                                      |
| R-2                                                                  | 3 stories                                    | 2 dwelling units per floor | 50 feet                                    | 2 hour                                                  | 1 hour                                                      |
| B                                                                    | 2 stories                                    | 3000 square feet per floor | 50 feet                                    | 1 hour                                                  | 1 hour                                                      |

1. No Basements or Cellars are allowed with a single exit except as allowed for an R-3 Use. See Section 104.1 for minor exceptions.

2. Also see Table 1006.2.1 for Rooms and Spaces allowing only one (1) means of egress.

3. Applies only in the Orland Park Historic District.

## **SECTION 1008 MEANS OF EGRESS ILLUMINATION**

81. Sections of 1008.2, 1008.3 and 1009 shall provide as follows:

**1008.2 MEANS OF EGRESS ILLUMINATION, ARTIFICIAL /EMERGENCY LIGHTING:** All rooms and usable floor surfaces in a building requiring a means of egress,

including the exit discharge, shall be equipped with artificial lighting facilities shall be illuminated at all time the building or space is occupied.

**EXCEPTION:**

1. Occupancies in Group U.
2. Aisle access ways in a Group A.
3. Dwellings and Sleeping units in Groups R-1, R-2 and R-3.
4. Sleeping units of Group I Occupancies.

Means of egress lighting in occupancies in Use Group R-2, other than lighting within a dwelling unit, shall be wired on a circuit independent of circuits within any dwelling unit. The disconnecting means and overcurrent protection device shall not be located within a dwelling unit or such that access to such devices must be obtained by going through a dwelling unit.

**1008.2.1 ILLUMINATION LEVEL:** See referenced IBC code for this general 1 foot-candle note (11 lux) and the Exception as noted. Subsection 1008.2.2 applies for exit discharge.

**1008.3 ILLUMINATION EMERGENCY POWER SOURCE:** All required means of egress lighting in all buildings or portions thereof shall be connected to an independent power source (battery back-up) or other approved auxiliary power (emergency generator) to assure a duration of not less than 1-1/2 hour continued illumination in case of an emergency or power loss. All power sources shall be installed in accordance with The Village Code Title 5 Chapter 3 (Village Electrical Code).

**1009 ACCESSIBLE MEANS OF EGRESS:** See the Illinois Accessibility Code (IAC) Section 400.310 b) for means of egress specifications. Sections of the model Code may be used by the Building Official when there is no conflict with the State of Illinois Accessibility Code.

EXAMPLE: Areas of Refuge Section 1009.6 (rescue).

Subsections 1009.6, through 1009.11 may be used where no conflict exists with the Illinois Accessibility Code.

## **SECTION 1010 DOORS GATEES AND TURNSTILES**

82. Subsection 1010.1.1 Exception #13 shall be added to provide as follows:

**1010.1.1 SIZE OF DOORS: EXCEPTION #13.** Dwelling and sleeping units not required to meet the State of Illinois Accessibility standards shall meet these minimum door size requirements:

1. Main entrance/egress door shall be at least of a nominal width of 36 inches and a minimum height of 80 inches. A clear minimum opening width shall be least 34 inches. When doors are used in pairs (double entry doors) the door leafs can be reduced to 32 inches for each of the doors.
2. Interior doors for all other habitable rooms shall use a minimum nominal width of 32 inches with clear openings of not less than 30.25 inches.

**DELETE- 1010.1.1 -** Exceptions 6 & 7 Size of Door reductions for dwelling units.

**DELETE- 1010.1.4.1 -** allowing Revolving Doors as an Exit component is deleted. Revolving doors may be used, but only in addition to a required means of exit door.

83. Subsection 1010.1.4.5 shall provide as follows:

**1010.1.4.5 SECURITY GRILLES:** Horizontal sliding or vertical security grilles that are part of a means of egress shall be openable from the inside without the use of a key of special knowledge or effort. A sign indicating an emergency release along with the release shall be

placed within six feet of the grille. The sign and release shall be placed between 18 and 48 inches above finished floor. The grille shall be openable with a maximum force of 5 pounds to a minimum height of 4 feet above the floor. The grille shall remain secured in the full-open position during the period of occupancy by the general public. Grilles shall not be brought to the closed position and locked when there are more than 10 persons occupying the space. Where two or more exits are required, not more than one-half of the exits shall be equipped with grilles. To facilitate fire district access to a space with grilles, a key for the grille or grilles shall be placed in an alarmed Knox-Box for fire district use in an emergency.

**DELETE- 1010.1.9.4-Exceptions 2, 2.1, 2.2 & 2.3, Locks/Latches w/key for egress**

**DELETE 1010.1.9.5 Bolt Locks**

**DELETE 1010.1.9.6. Unlatching**

**DELETE:** 1010.1.9.8 (Delayed Egress)

**DELETE:** 1010.1.9.9 (Sensor Release of Egress Doors)

**DELETE:** 1010.1.9.10 (Release of electrically locked Egress Doors)

84. Subsection 1010.1.10 shall provide as follows:

**1010.1.10 PANIC AND FIRE EXIT HARDWARE:** Doors Serving rooms or spaces with an occupant load of 50 or more in a Group A, E, I-2 occupancies or electrical equipment rooms rated at 1200 amperes or more shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following Subsection 1010.1.10.1

**1010.1.10.1 INSTALLATION:** Where panic or fire exit hardware is installed it shall comply with the following:

1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width.
2. A maximum unlatching force of 15 pounds (67 N).
3. Each door in a means of egress from an occupancy of Group A, I-2 or E having an occupant load of 50 or more and any occupancy of Group H-1, H-2, H-3 or H-5 shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.
4. Panic or Fire exit hardware shall be of a listed UL 305 and UL 10 assemblies

**DELETE 1010.3.2** (conditions for allowing Security Turnstiles for exiting)

85. Section 1010.4 shall be added to provide as follows:

**1010.4 DOORS LEADING TO HAZARDOUS AREAS:** See Illinois Accessibility Code (400.310 t) 2).

## **SECTION 1011 STAIRWAYS**

86. Sections 1011.1 and 1011.14 shall provide as follows:

**1011.1 GENERAL.** Stairways serving occupied portions of a building shall comply with the requirements of Sections 1011.2 through 1011.13. Alternating tread devices shall comply with Section 1011.14. Ships ladders and ladders shall comply with Sections 1011.15 and 1011.6 but are only allowed for building maintenance personnel and not permitted for use as a means of egress by the general public. Exit stairways shall be enclosed with fire rated construction per Section 1023. Exception: Within rooms or spaces used for assembly purposes, stepped aisles

shall comply with Section 1029.

Also note; The Illinois Accessibility Code Section 400.310 b) 4) B) ii) requires 48" minimum between handrails for stairways having areas of refuge. (1-1/4"-1-1/2" diameter handrail with 1/1/2" clear space to walls = 2-3/4" to a 3" projections from walls or a 6" total. (Note; 48" + 6" = 54" possible width without wall recesses)).

Remaining Sections of 1011 apply as written by IBC except for Section 1011.14 as amended.

**1011.14 ALTERNATING TREAD DEVICES:** Alternating Tread Devices are only permitted for accessing building equipment and to a rooftop located from within the building for maintenance by service personnel and not accessible for use to/by the general public. Exit heights from these areas permitted shall not be greater than a 20'-0" rise between floor levels or landings. When allowed, these tread devices shall follow construction details of Sections 1011.14.1 and 1011.14.2

87. Section 1012.1 shall provide as follows:

**1012.1 RAMPS:** The provisions of this section shall apply to ramps used as a component of a means of egress. Ramps shall also meet the State of Illinois Accessibility Code listed in Chapter 35 when applicable. Exit enclosures shall comply with the requirements of Section 1023.

## **SECTION 1013 EXIT SIGNS**

88. Sections 1013.1, 1013.5, and 1013.6 shall provide as follows:

**1013.1 EXIT SIGN LOCATION:** EXIT signs shall be located at all exit doors and/or exit access areas, so as to be readily visible from any direction of egress travel. Sign placement shall be such that any point in the exit access shall not be more than 100 feet from the nearest visible sign. Exit signs shall direct occupants to required exits.

### **EXCEPTIONS:**

1. "EXIT" signs are not required in sleeping room areas of Use Group I-3, R-1 and R-2.
2. Use-Group R-3 and its accessory buildings.
2. In a tenant space of Use Groups B & M having an area of 250 square feet or less and having only one door in the space which is the exit access door.

**1013.1.1 STAIRWAY EXIT SIGNS:** Each door to an enclosed exit stairway required for an area of rescue assistance shall be equipped with tactile signage reading "EXIT" complying with the Illinois Accessibility Code listed in Chapter 35 and installed on the side of the door from which egress is to be made. IBC's intent of this Section is similar to the Illinois Accessibility Code.

**1013.5 EXIT SIGN ILLUMINATION:** In all buildings and portions thereof, all required means of egress shall be indicated with approved internally illuminated signs reading EXIT, visible from the exit access and, when necessary, supplemented by directional signs in the access corridors or wherever indicated or required, indicating the direction and way of egress. Signs shall be listed and labeled and installed in accordance with the manufacturer's instructions. Exit signs shall be illuminated at all times.

Note; Section 1013.6, for Externally illuminated exit signs has been deleted from our code and replaced with an amended Section 1013.6 as noted below.

**1013.6. SIZE AND COLOR FOR EXIT SIGNS:** "Exit" signs shall have red letters at least 6 inches high and the minimum width of each stroke shall be 3/4 inch on a white or black background. The word "EXIT" shall have letters having a width of not less than 2 inches except that the letter "I" and the minimum spacing between letters shall not be less than 3/8 inch. Signs

larger than the minimum size herein required shall have letter widths and spacing in the same proportions to the height as indicated in this section. If an arrow is provided as part of an "Exit" sign, the construction shall be such that the arrow direction cannot be readily changed. The word "Exit" shall be clearly discernible and energized at all times. Light Emitting Diodes (LEDs) exit signs will be considered as meeting the requirements of this Section and Section 1011.1.1.

**1013.6.1 POWER SOURCE:** All exit signs shall be illuminated at all times. Exit signs shall be connected to an independent power source (battery back-up for each unit) or other approved auxiliary power (emergency generator) to assure a duration of not less than one and one-half (1-1/2) hour continued illumination in case of an emergency or power loss. All power sources shall be installed in accordance with The Village Code Title 5 Chapter 3 (Village Electrical Code).

**DELETE-** Externally Illuminated Exit Signs 1013.5 and replace with amended Code Sections.

## **SECTION 1015 GUARDS**

89. Section 1015.9 shall be added to provide as follows:

**1015.9 GUARDS AT EXTERIOR WINDOW WELL OPENINGS AND WITHIN 3 FEET OF WALKING PATHS:** Exterior window well openings at grade levels having more than a 30 inch change of elevation and within 36 inches of a walkway, must be protected with an approved structural, grate or grill for the protection of these openings at the ground levels adjacent to the exterior wall of buildings. Design of protecting grates/grills must resist 200 pounds of force at any point and be readily removable from the interior side at an emergency escape well opening required by Section 1030.5.

## **Delete 1020.4 Dead Ends Exception #3**

90. Section 1023.2 shall provide as follows:

**1023.2 INTERIOR EXIT STAIRWAY ENCLOSURES:** Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Sections 707, 1022 or horizontal assemblies constructed in accordance with Section 711, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting three stories or more and not less than 1 hour where connecting less than three stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. Exit enclosure shall lead directly to the exterior of the building or extend to the exterior with an exit passageway conforming to Section 1023.3 except as permitted in Section 1028.1. An exit enclosure shall not be used for any purpose other than means of egress. See Section 1019 for Exit Access Stairways and Ramps having unprotected floor openings and Section 1011 for construction details.

### **EXCEPTIONS:**

1. Interior exit stairways and ramps in Group 1-3 occupancies in accordance with the provisions of Section 408.3.8
2. Interior exit stairways within an Atrium enclosed in accordance with Section 404.6
3. Stairways serving and contained within a single residential dwelling unit or sleeping unit in Group R-1, R-2 or R-3 occupancies are not required to be enclosed.

91. Section 1027.2 and 1027.3 shall provide as follows:

**1027.2 EXTERIOR EXIT RAMPS AND STAIRWAY USE IN A MEANS OF EGRESS:** Exterior exit stairways and ramps shall not be used as an element of a required

means of egress for occupancies in Group I-2. For occupancies in other than Group I-2, exterior exit stairways shall be permitted as an element of a required means of egress for buildings not exceeding 2 stories or 30 feet (22 860 mm) in height subject to the provision of Sub-section 1027.3.

**1027.3 EXTERIOR EXIT STAIRWAYS AND RAMPS OPEN SIDES:** Exterior exit ramps and stairways serving as an element of a required means of egress shall be open on at least one side. An open side shall have a minimum of 35 square feet of aggregate open area adjacent to each floor level and the level of each intermediate landing. The required open area shall be located not less than 42 inches (1067 mm) above the adjacent floor or landing level.

In occupancies other than Use Group R-3, treads, platforms and landings which are part of the exterior stairways and ramps and are subject to snow and ice shall be protected to prevent accumulation of same. The protection of exterior stairways and ramps shall be a three sided enclosure with a roof or other approved designs. The enclosure shall be of the same materials and type of construction as the structure it is attached to. Exterior stairways shall not be accepted as an exit in the following cases:

1. Building of Use Group I-2.
2. Buildings greater than 2 stories in height.

Walls used for exterior exit stairway and/or ramp protection shall be an approved design through the Village's Planning Division.

**DELETE: Section 1027.6 Exception #4 only.**

92. Subsection 1028.1.1 shall be added to Section 1028.1 and provide as follows:

**1028.1.1 EXIT DISCHARGE LANDING:** The grade level exit discharge shall be onto a paved area of concrete, asphalt or other approved material and shall be a minimum of 5 feet by 5 feet in size. The exit discharge paved area shall also take into consideration the State of Illinois Accessibility Code, listed in Chapter 35, for wheelchair use connecting to a public way or design for areas of rescue adding at least 30" x 48" of area with edge curbing as needed. (IAC 400.310 a) 9).

## **IBC CHAPTER 11 - ACCESSIBILITY**

93. Chapter 11, Accessibility, shall provide as follows:

**1101.1 SCOPE:** The design and construction of facilities for the physically disabled persons shall comply with the State of Illinois Accessibility Code as listed in Chapter 35. Due to the State of Illinois regulations, IBC Code Sections 1103 through 1110 are deleted. (Ord. 3994, 3-7-05). See Section 3401.3 of this code for additional Accessibility reference.

**1101.2 DESIGN:** Buildings and Facilities shall be designed and constructed to meet the Illinois Accessibility Code. (Ord. 3994, 3-7-05)

### **1102 ACCESSIBILITY DEFINITIONS:**

DELETE- 1102 through 1109 - Accessibility Code conflicts with State of IL.

**1102.1 DEFINITIONS:** As referenced by the State of Illinois Accessibility Code.

DELETE - IBC Sections 1103, 1104, 1105, 1106, 1107, 1108, 1109 and 1110

**1111 SIGNAGE FOR ACCESSIBILITY:** The ICC subsections of the Section (1110.1 through 1110.3) may be used for reference by the "Building Official" only when there is no conflict with the Illinois Accessibility Code. The State of Illinois Accessibility Code shall be used where regulations are similar.

## **IBC CHAPTER 12 - INTERIOR ENVIRONMENT**

### **SECTION 1202 VENTILATION**

**DELETE: 1202.4.1.1** Ventilation Area for crawl spaces with open earth floors.

Note; Open crawl space floors are not permitted per Section 1907.1 which requires concrete in crawls

94. Subsections 1202.2.3, 1202.5.4, 1202.5.5 and 1202.6.1 are added to provide as follows:

**1202.2.3 ALTERNATIVE MECHANICAL VENTILATION:** Enclosed attic, rafter, and crawl spaces may be equipped with a mechanical ventilation system conforming to the requirements of the mechanical code listed in Chapter 35. The mechanical system cannot replace more than 50 percent of the required roof vents.

**1202.5.4 RECIRCULATION:** Recirculation of air supplied to kitchens, toilet rooms, bathrooms, restrooms, locker rooms, storage areas, laboratories, garages and similar rooms shall not be permitted.

95. Subsection 1202.5.5 is amended and Section 1203.7 is added to Section 1203 and shall provide as follows:

**1202.5.5. NON HABITABLE BASEMENT VENTILATION:** Basements used primarily for low hazardous storage are allowed to reduce the required ventilation at a rate of 2% of the floor areas served.

**1202.6.1 BATHROOMS, TOILET ROOMS AND KITCHENS:** Every bathroom, toilet and powder room and kitchen shall be provided with mechanical exhaust ventilation. Mechanical ventilation shall be provided in accordance with the mechanical code as referenced in Title 5, Chapter 6 of the Village Code. (Ord. 4694, 12-19-11). Residential kitchen range hood and exhaust duct must be of a smooth hard non-combustible material such as galvanized sheet metal, stainless steel, aluminum or copper. All range hood exhaust shall be vented to the exterior with the joints sealed using a material that is suitable for a long time exposure. Backdraft dampers are required to prevent infiltration of outdoor air when the exhaust system is not operating. Commercial range hoods and exhaust are required for any use group that is not of a typical single family residential use group.

### **SECTION 1204 LIGHTING**

96. Subsection 1204.2.3 shall be added to provide as follows:

**1204.2.3 BASEMENT NATURAL LIGHTING:** A minimum natural lighting of 2% of the floor areas (glass See Section 1205.2) is required for a basement. Habitable spaces in basements require 8% of the floor area for exterior openings for the room or space served for light and ventilation as noted in Section 1202.5.

### **SECTION 1206 SOUND TRANSMISSION**

97. Sections 1206.2, 1206.3 and 1208.4 are revised and added to provide as follows:

**1206.2 AIR-BORNE NOISE:** Walls, partitions and floor/ceiling assemblies, separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 for air-borne noise when tested in accordance with ASTM E90 listed in Chapter 35. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill. Masonry walls shall be calculated in

accordance with TMS 0302 or as determined by through testing in accordance with ASTM E 492. See Section 708.3 Exceptions for restrictions.

**1206.3 STRUCTURE BORNE SOUND:** Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 when tested in accordance with ASTM E492 listed in Chapter 35. See Section 708.3 Exceptions for restrictions.

## **SECTION 1207 INTERIOR SPACE DIMENSIONS**

98. Section 1207.2 is only added for reference to 5-1-14 (residential amendments) as follows:

**1207.2 MINIMUM CEILING HEIGHTS:** See Section 305.1, as part of the Residential amendments to this code.

## **SECTION 1208 ACCESS TO UNOCCUPIED SPACES**

99. Section 1208 shall provide as follows:

**1208.1 ACCESS TO CRAWL SPACE:** Access shall be provided to crawl spaces by a minimum opening size of 24 inches by 24 inches, but not less than what would be required to remove and install any equipment taken out.

**1208.2 ACCESS TO ATTIC:** An opening not less than 20 inches by 30 inches with ready access thereto shall be provided to any attic area having a clear height of over 30 inches. If an attic access is provided for in a closet, it shall be of the walk in type only without obstruction to the attic access opening. Access openings shall be large enough to remove and install any equipment taken out. Pull down ladder/stairs shall be provided when mechanical equipment is installed in the attic area. A minimum 24 inch wide walk way shall be provided up to and around the mechanical equipment. A safe means of access is required to attic spaces for rough and final inspections.

**1208.3 MECHANICAL APPLIANCES:** Access to mechanical appliances installed in under-floor areas, in attic spaces, and on roofs or elevated structures shall be in accordance with the International Mechanical Code and Section 1209.3.1.

**1208.3.1 EQUIPMENT ACCESS ON ROOFS OR ELEVATED STRUCTURES:** Where equipment and appliances requiring access are installed on roofs or elevated structures at a height exceeding 16 feet, such access shall be provided by a permanent approved means of access, the extent of which shall be from grade or floor level to the equipment's level service space. Such access shall not require climbing over obstructions greater than 30 inches high or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). See mechanical code listed in Chapter 35 for additional requirements. For the inspection and a safe mean of access, the maximum size of a ladder shall not require its length to be greater than 20 feet, allowing for a 30 inch minimum ladder extension above the top of a wall, floor or roof surface for safety. If a ladder is allowed for access, the ladder shall be structurally sound and designed to support at least 250 pounds and be securely fastened to the building before any inspections are performed.

**1208.4 ACCESS FOR WHIRLPOOL:** Access to the motor and shut off switch shall be provided by a minimum opening size of 14 inches by 14 inches. Any plumbing fixture, framing or any electrical and/or plumbing piping shall not block access.

100. Section 1209.1 shall be revised to provide as follows:

**1209.1 REQUIRED TOILET ROOM FIXTURES:** The number and type of plumbing fixtures provided in any occupancy shall comply with the Village Plumbing Code (Title 5 Chapter 4)

101. Section 1210 shall provide as follows:

**MISCELLANEOUS BUILDING ELEMENTS**

**1210.1 DOORSTOPS:** All swinging doors shall be provided with doorstops to prevent damage to adjacent walls, equipment or fixtures. Stops may be provided for on the wall, baseboard, floor or hinge.

**CHAPTER 13 ENERGY EFFICIENCY**

102. Building Code Subsection 1301.1.1 shall provide as follows: (Ord. 4534 - 12-21-09)

**1301.1.1 CRITERIA:** Buildings shall be designed and constructed in accordance with the Village of Orland Park's amended Building Code(5-1-13) Section 1301.1 and 1302 and the active edition of ICC's, International Energy Conservation Code, as published by the International Code Council, INC, and as may be regulated by the State of Illinois (Illinois JCAR Administrative Code, Title 71, Part 600.110 a) (Public Act 097-1033 with the following amendments.

The International Energy Conservation Code (IECC/2018) shall be added to the Building Code ordinance with amendments referencing the Energy Code's Subsections (IECC and ANSI/ASHRA/IES Standards) as shown below to read as follows:

Sections referenced below are from the IECC Code Book published First Printing: August 2017. Heading letters **C**=Commercial and **R**=Residential. Residential is defined as a Group R-2 & R-3 Uses when 3-stories or less.

- Subsections C101.1 and R101.1 of the IECC shall be revised to provide as follows:

C101.1 and R101.1 Title. This code shall be known as the International Energy Conservation Code of Orland Park, Illinois and shall be cited as such. It is referred to herein as "this code."

- Subsections C101.6 and 104.6 shall be added to provide as follows:

C101.6 and R101.6 Conflicts. When a conflict occurs between the Building Code and the Energy Conservation Code, the Building Code shall take precedence.

- Subsection C104.2 and R104.2 shall be revised to provide as follows:

C105.7 and R105.7 Required approvals. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official. Subsections of C105.2 and R105.2 are applicable.

Approved thermal envelope insulation and equipment shall be inspected prior to the enclosure of products. See required energy inspections in subsection 110 of this code.

- That Subsections C105.4.1 and R105.4.1 are added to read as follows: Special inspections and testing shall be required for conformance to the Energy Conservation Code as amended by the Village. Inspection reports shall be submitted to the code official for air leakage, duct leakage, recessed lighting, high efficacy electrical lamps (90%), a means of outdoor air, controls, or other specific tests as required by the code official.

- Subsection C107.2 and R107.2 of the IECC shall provide as follows:

C107.2 and R107.2 Schedule of permit fees. A fee for each permit shall be paid as required, in accordance with the schedule as established in the Village Code Title 5 Chapter 2.

- Subsection C107.3 and R107.3 of the IECC shall provide as follows:

C107.3 and R107.3; Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the Village Code, which shall be in addition to the required permit fees per Village Code 5-2-14

- Section C109 and R109 of the IECC shall provide as follows:

C109 and R109 Means of Appeals: See Village Code 5-1-13, Section 113.0 of the Village Code for means of appeals.

103. Section 1302 shall be added to the Building Code's (5-1-13) Section to provide as follows:

**1302 RESIDENTIAL ENERGY/INSULATION MINIMUM REQUIREMENTS:** (Ord. 4534, 12-21-09) See Village Code 5-1-14 of this ordinance for residential R-Values and additional prescribed Village amendments. The adopted code used for residential structure regulations references the same code/edition as used for commercial buildings (per Section 1301.1.1 above)

**1302.1 RESIDENTIAL MINIMUM R VALUES:** See Village Code 5-1-14 of this ordinance for residential R-Values

#### **IBC CHAPTER 14 - EXTERIOR WALLS**

104. Section 1401.2 is added to Section 1401 and shall provide as follows:

**1401.2 GUTTERS AND DOWNSPOUTS:** Gutters and downspouts, exterior or interior, are required on all buildings and shall be constructed of approved corrosion resistant non-combustible or schedule 40 plastic pipe materials. All gutters and downspout material shall have a permanent color finish. Any alternative commercial building drainage system(s) design, shall be approved by the Building Official with the intent of designating roof drainage locations, property maintenance and weather protection to the building and the public.

105. That Subsection 1404.1.1 is added to Section 1404.1 and shall read as follows:

**1404.1.1 EXTERIOR WALL & VENEER REQUIREMENTS:** Construction of exterior walls shall comply with Sections 501.3 and 503.2. for required masonry and minimum thicknesses for solid and anchored masonry. When used within the "Fire Limits" an exterior veneer, covering shown in Table 1404.2 must also comply with backing materials for commercial and multi-family dwelling construction as noted in code sections 501.2 and 503.2.

106. Subsection 1405.1.1 is added to Section 1405.1 and shall read as follows:

**1405.1.1 BACKING AND SURFACES FOR VENEERS IN TYPE 5 CONSTRUCTION:** Wood backing surfaces may be used in Type 5 construction and shall be a minimum ½ inch thick. All types of veneers shall have a backing surface unless approved by the building code official. The Illinois Energy Code may require more than ½" for insulating purposes.

107. Table 1405.2 for exterior wall coverings shall be revised to provide as follows:

| <b>TABLE 1404.2</b>                                    |                                   |
|--------------------------------------------------------|-----------------------------------|
| <b>MINIMUM THICKNESS OF WEATHER COVERINGS</b> d, e, f. |                                   |
| <b>COVERING TYPE</b>                                   | <b>MINIMUM THICKNESS (inches)</b> |
| Anchored masonry veneer (see Section 501.2)            | 3.625 depth                       |
| Stone Natural <b>(ICC Addition)</b>                    | <b>2.0 (ICC Addition)</b>         |
| Architectural Cast Stone <b>(ICC Addition)</b>         | <b>2.0 As Village revised</b>     |

|                                                                                                        |                    |
|--------------------------------------------------------------------------------------------------------|--------------------|
| Aluminum siding                                                                                        | 0.019              |
| Cold Rolled Copper over ½" plywood sheathing<br>(upper Residential walls only as allowed by ordinance) | 0.0216             |
| Exterior plywood (with sheathing)                                                                      | ½ inch             |
| Exterior plywood (without sheathing)                                                                   | ½ inch             |
| Fiber Cement Board                                                                                     | 0.375              |
| Glass-fiber reinforced concrete panels                                                                 | 0.375              |
| Marble slabs                                                                                           | 1                  |
| Precast stone facing                                                                                   | 0.625              |
| Steel (approved corrosion resistant)                                                                   | 0.0149             |
| Stone (cast artificial)                                                                                | 1.5                |
| Stone (natural) See Anchored Veneer above                                                              | 2                  |
| Structural glass                                                                                       | 0.344              |
| Stucco or exterior portland cement plaster<br>Three-coat work over:                                    |                    |
| Metal plaster base                                                                                     | 0.875 <sup>b</sup> |
| Unit masonry                                                                                           | 0.625 <sup>b</sup> |
| Cast-in-place or precast concrete                                                                      | 0.625 <sup>b</sup> |
| Stucco or exterior portland cement plaster<br>Two-coat work over:                                      |                    |
| Unit masonry                                                                                           | 0.5 <sup>b</sup>   |
| Unit masonry                                                                                           | 0.375 <sup>b</sup> |
| Terra cotta (anchored)                                                                                 | 1                  |
| Vinyl siding                                                                                           | 0.035              |
| Wood shingles                                                                                          | 0.375              |
| Wood siding (without sheathing) <sup>a</sup>                                                           | 0.5                |

For SI: 1 inch = 25.4 mm

- a. Wood siding of thickness less than 0.5 inch shall be placed over sheathing that conforms to Section 2304.6.
- b. Exclusive of texture.
- c. As measured at the bottom of decorative grooves.
- d. See Sections 501.3 and 1403.8 for required exterior masonry veneers.
- e. See Section 1408 for requirements of Exterior Insulation and Finish Systems (EIFS).
- f. See Covering Types deleted from this Table.

**DELETE-** Table 1404.2 Specific Items Only - Minimum thickness of Exterior Weather Coverings

Deletes the items listed below from the IBC Table:

- Adhered masonry veneer
- Asbestos - cement boards
- Asbestos shingles
- Fiberboard Siding

- Hardboard Siding
- Particle Board (sheathing)
- Particle Board (with sheathing)
- Terra Cotta (adhered)

108. Subsections 1404.6.3, 1404.6.4 and 1404.6.5 are added to in Section 1404.6 and shall provide as follows:

**1404.6.3 MASONRY ANCHORED TO WOOD FRAME:** Masonry veneer anchored to wood framing, shall be supported on concrete foundations and shall be attached with corrosion-resistant corrugated sheet metal not less than 0.30 inch by 7/8 inch wide, or corrosion-resistant wire ties of strand wire not less than W1.7 (15.9-mm) and the ends of the wire bent to a 90-degree angle to form a hook not less than 2 inches long between bends. The metal ties shall be embedded in the mortar joint a minimum of one-half the veneer thickness. Each metal tie shall support not more than 3 square feet of wall area with a maximum spacing of 16 inches vertically and 32 inches horizontally. Where anchored veneer is applied over wood frame the studs shall be spaced a maximum of 16 inches on center. A 1-inch minimum air space shall be maintained between the anchored veneer and the sheathing. Moisture protection shall be provided as required by Section 1404.2.

**1404.6.4 STEEL FRAME:** Masonry veneer anchored to corrosion-resistant steel framing shall be attached with corrosion-resistant ties of strand wire not less than 0.148-inch (No. 9 W&M gage) wire with the ends of the wire bent to a 90-degree angle to form a hook not less than 2 inches long. The wire ties shall be embedded in the mortar joint a minimum of one-half the veneer thickness. Each metal tie shall support not more than 2.67 square feet of wall area with a maximum spacing of 16 inches vertically and 24 inches horizontally. Where anchored veneer is applied over steel frame, the studs shall be spaced a maximum of 16 inches on center and be faced with sheathing (as allowed for each type of construction in Chapter 6) on both sides. A 1-inch minimum air space shall be maintained between the anchored veneer and the sheathing. Moisture protection shall be provided as required by Section 1404.2.

**1404.6.5 MASONRY OR CONCRETE WALLS:** Masonry veneer anchored to masonry or concrete walls shall be attached with corrosion-resistant ties of strand wire not less than 0.148-inch (No. 9 W&M gage) wire with the ends of the wire bent to a 90-degree angle to form a hook not less than 2 inches long. The metal ties shall be embedded in the mortar joint a minimum of one-half the veneer thickness. Each metal tie shall support not more than 3 square feet of wall area with a maximum spacing of 16 inches vertically and 32 inches horizontally. A 1-inch minimum air space shall be maintained between the anchored veneer and the supporting masonry or concrete walls.

109. Section 1404.9 shall be revised provide as follows:

**1404.9 TERRA COTTA:** Anchored terra cotta or ceramic units not less than 1.625 inches (41 mm) thick shall be anchored directly to masonry or concrete construction. Terra Cotta may be anchored to wood stud construction on upper levels. Tied terra cotta or ceramic veneer units shall be not less than 1.625 inches (1-5/8" 41 mm) thick with projecting dovetail webs on the back surface spaced approximately 8 inches (203 mm) on center. The facing shall be tied to the backing wall with corrosion-resistant metal anchors of not less than No. 8 gage wire installed at the top of each piece in horizontal bed joints not less than 12 inches (305 mm) nor more than 18 inches (457 mm) on center; these anchors shall be secured to 0.25-inch (6.4 mm) corrosion-resistant pencil rods that pass through the vertical aligned loop anchors in the backing wall. The veneer ties shall have sufficient strength to support the full weight of the veneer in tension. The

facing shall be set with not less than a 2-inch (51 mm) space from the backing wall and the space shall be filled solidly with Portland cement grout and pea gravel. Immediately prior to setting, the backing wall and the facing shall be drenched with clean water and shall be distinctly damp when the grout is poured.

**DELETE-** 1404.10 - Adhered Masonry Veneer as exterior wall finish  
110. Subsection 1407.6.1 shall be added to 1407.6 to provide as follows:

**1407.6.1 SPECIAL INSPECTIONS FOR EXTERIOR INSULATION AND FINISH SYSTEM (EIFS):** Special inspection shall be required for any EIFS installations having a total area greater than 1,000 square feet and shall be in accordance with Section this section, 1704.2 and 705.15. The EIFS installation shall be approved and tested materials complying with the ASTM standards as listed in Chapter 35. When an EIFS is installed it shall not be lower than the top of the front windows or seven feet (7'-0") above grade whichever is higher or as approved by the Community Development Department. For building constructed within the "Fire Limits" (section 503.2) this material is only allowed over a solid masonry wall material.

### **IBC CHAPTER 15 – ROOFING**

111. Subsections 1502.4.1 and 1507.2.7 shall be added to provide as follows:

**1502.4.1 GUTTERS:** Add the requirement (for gutters required on residential building) of Section 1401.2 as amended to this existing sub-section.

**1507.2.7 ICE BARRIERS:** The Village of Orland Park requires the installation of ice barriers below new roof types as listed in Section 1507.1.2 of this Code.

### **IBC CHAPTER 16 STRUCTURAL DESIGN**

112. Sections 1603.1.5.1, 1608.4 and 1608.5 shall be added to provide as follows:

**1603.1.5.1 ORLAND PARK EARTHQUAKE SITE CLASSIFICATION:** The Seismic design category shall be classified as a group A for building design parameters as indicated in figures 1613.2.(1) through 1613.2.5(2).

**1608.4 FLAT AND LOW-SLOPED ROOF SNOW LOADS:** The snow loads on unobstructed flat roofs and roofs having a slope of 5 degrees (1 inch per foot = 4.76 degrees) or less (Pf) shall be calculated in pounds per square foot using a minimum ground snow load of 30 pounds per square foot. Snow drifts adjacent to parapets above a roof shall be part of the structural design calculations where applicable.

The snow load on low sloped roofs having a slope of greater than 5 degrees (1 inch per foot = 4.76 degrees) but less than 18.43 degrees (4/12 or 4 inches per foot) shall be calculated in pounds per square foot using a minimum ground snow load of 30 pounds per square foot. Reductions to 30 pounds per square foot are not permitted.

A state of Illinois licensed architect or structural engineer shall prepare all structural design as required by the Illinois Department of Professional Regulation Acts.

**1608.5 SLOPED ROOF SNOW LOADS:** The snow load on sloped roofs having a slope of greater than 18.43 degrees (4/12 or 4 inches of rise per each 12 inches of horizontal run) shall be calculated in pounds per square foot using a minimum ground snow load of 30 pounds per square foot. Reductions to 30 pounds per square foot snow load design are not permitted except for the higher roof slopes as indicated below:

**ROOF LOAD EXCEPTION:**

The ground snow load for sloped roofs having a slope greater than 30 degrees (7/12 or 7 inches of rise for 12 inches of horizontal run) shall be not less than 20 psf. Reductions in this 20 psf snow load application are not permitted. Snow loads acting on a sloping surface shall be considered to act on the horizontal projection of that surface.

A state of Illinois licensed architect or structural engineer shall prepare all structural designs as required by the Illinois Department of Professional Regulation Acts.

113. Section 1609.3.1.1 shall be added to provide as follows:

**1609.3.1.1 RESIDENTIAL BASIC WIND SPEEDS:** Buildings constructed of residential (R-3 Use Group) use may use the International Residential Code as referenced in Section 101.2 of this code and allowed to use a basic wind speed design as referenced in that edition of that code (2018/IRC). Typical residential buildings are of a "II" Risk Category and have a surface roughness "B" Exposure Category. This equated ultimate wind speed design is of 115 MPH (See 5-1-14, Section 301.2.1)

114. Section 1612.1 and 1613.1.1 shall provide as follows:

**1612.1 FLOOD RESISTANT CONSTRUCTION:** All buildings and structures erected in areas prone to flooding shall be constructed and elevated as required by the provisions of this section and Village of Orland Park Ordinance Number 2028 and 2084, as amended, listed in Chapter 35. Where there are conflicting requirements, the most stringent shall prevail.

Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvements and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads, unless not permitted by other authorities .

**1613.1.1 EARTHQUAKE SITE CLASS:** The Village of Orland Park is within the Site Classification of "A" for structural design purposed.

### **IBC CHAPTER 17 SPECIAL INSPECTIONS AND TESTS**

115. Section 1705.17.3 is added to provide as follows:

**1705.17.3 FIRE-RESISTANT PENETRATIONS AND JOINTS:** Special inspections shall be performed for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.2 through 715.6 and shall be in accordance with Section 1705.17. An approved agency and procedures shall be as determined by the Building Official as noted in Section 1703 and 1704 of this code's Chapter 17. Special inspection reports shall be submitted to the Village of Orland Park's Building Division for final approval.

116. Section 1705.19 is added to Chapter 17 to provide as follows:

#### **1705.19 ENERGY CONSERVATION CODE INSPECTIONS:**

**SPECIAL INSPECTIONS:** Special inspections and testing shall be required for conformance to the adopted Energy Conservation Code referenced in chapter 13 of this Code. Inspection reports shall be submitted to the building code official for the building's air leakage testing, duct leakage, recessed lighting, high efficacy electrical lamps (75%), means of outdoor air, and controls, before approvals. See CHAPTER 13 of this Code which references and amends the "International Energy Conservation Code".

Approved thermal envelope insulation and equipment shall be inspected prior to the enclosure of products. See required energy inspections referenced in Chapters 1 and 13 of this building code.

## **IBC CHAPTER 18 - SOILS AND FOUNDATIONS**

117. Section 1801.2 shall be added to provide as follows:

**1801.2 DEFINITIONS:** The following words and terms, for the purposes of this section and as used elsewhere in this code, shall be included and have the meanings shown herein:

**FOUNDATION WALL:** A wall below the floor nearest grade which serves as a structural support for a wall, pier, column or other part of a building, or the wall of a basement that resists lateral soil load. Foundation walls shall be constructed of solid concrete material as noted in Section 1807.1.5.

**RETAINING WALL:** A wall that is not laterally supported at the top, designed to resist lateral soil load.

118. Subsection 1804.3.1 shall be added to provide as follows:

**1804.3.1 BACKFILL COMPACTION:** All backfill material shall be laid and compacted in layers of not more than 16 inches thick. Care must be used so the foundation will not be damaged. Wall bracing or floor framing is recommended before exerting lateral loads to non-supported foundation walls.

119. Section 1805.2 shall be revised to provide as follows:

**1805.2 DAMPPROOFING REQUIRED:** Where hydrostatic pressure will not occur as determined by Section 1803.5.4, floors and walls shall be damp proofed in accordance with this section including Sections 1805.2.1 and 1805.2.2.

120. Subsection 1805.3.2 shall provide as follows:

**1805.3.2 WATERPROOFED WALLS:** Walls required to be waterproofed shall be of concrete and shall be designed and constructed to withstand the hydrostatic pressures and other lateral loads to which the walls will be subjected.

Waterproofing shall be applied from the bottom of the wall to not less than 12 inches (305 mm) above the maximum elevation of the ground-water table. The remainder of the wall shall be damp-proofed in accordance with Section 1805.2.2. Waterproofing shall consist of two-ply hot-mopped felts, not less than 6-mil (0.006 inch; 0.152 mm) polyvinyl chloride, 40-mil (0.040 inch; 1.02 mm) polymer-modified asphalt, 6-mil (0.006 inch; 0.152 mm) polyethylene or other approved methods or materials capable of bridging nonstructural cracks. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's installation instructions.

IBC Code Section 1805.3.2.1 is applicable for waterproofing "Surface preparation of walls"

121. Sections 1805.4 and Subsection 1805.4.3 shall be revised to provide as follows:

**1805.4 SUBSOIL DRAINS:** Subsoil drains shall be provided around foundations enclosing habitable or usable spaces located below grade or which are subjected to ground water conditions. Drains shall be installed 1 inch below the top of foundation footing and shall discharge by mechanical means into an approved drainage system complying with the plumbing code listed in Chapter 35.

Model Code Sections 1805.4.1 and 1805.4.2 apply where there is no conflict with the Village Code.

**1805.4.3 DRAINAGE DISCHARGE:** The floor base and foundation perimeter drain shall

discharge by gravity or mechanical means into an approved drainage system that complies with the Illinois Plumbing Code as listed in Chapter 35.

**1805.4.3.1 MECHANICAL DISCHARGE:** When conditions warrant, the Village may require additional mechanical equipment to remove larger volumes (gallons) of building perimeter drainage as may be required for control of ground water. Other means of controlled engineered subsoil drainage may be acceptable only as approved by the Building Official.

122. Section 1807.1 shall be revised to provide as follows:

**1807.1 FOUNDATION WALLS:** Concrete foundation walls shall be designed in accordance with Chapter 19. Foundation walls that are laterally supported at the top and bottom and within the parameters of Table 1807.1.6.2 are permitted to be designed and constructed in accordance with Section 1807.1.6. Subsections 1807.1.1 and Subsection 1807.1.2 are applicable to this Section.

**DELETE 1807.1.3 Rubble Stone Foundation Walls**

**DELETE 1807.1.4 Wood Foundations**

123. That Subsections 1807.1.5 through 1807.1.6 shall read as follows:

**1807.1.5 FOUNDATION WALL MATERIALS:** A foundation wall shall be constructed of solid concrete building material (for its entire depth, width and height) with a minimum thickness as specified in Section 1807.1.6 and is continuous extending from the top of a footing to at least 4 inches above the building's final exterior grade elevations level(s). (Ord. 3910, 7-19-04)

**1807.1.6 FOUNDATION WALL THICKNESS:** The minimum thickness of concrete foundation walls that are laterally supported at the top and bottom shall comply with Sections 1807.6.1, 1807.6.1.2 and 1807.1.5 or shall be designed in accordance with ACI 530/ASCE 5/TMS 402 or ACI 318 listed in Chapter 35. Foundation walls that are not laterally supported at the top and bottom and foundation walls that are not within the parameters of Table 1807.1.6.2 shall be designed in accordance with ACI 530/ASCE 5/TMS 402 (masonry walls not permitted as building foundations) or ACI 318 listed in Chapter 35. Foundation walls greater than 3'-0" in height and resisting backfill material, shall be engineered by an Illinois licensed design professional.

**1807.1.6.1 THICKNESS BASED ON WALLS SUPPORTED:** The thickness of foundation walls shall not be less than the thickness of the wall supported above, except that foundation walls of at least 10 inch nominal width shall be permitted to support brick-veneered frame walls and 10 inch wide cavity walls where the total height of the wall supported, including gables, is not more than 30 feet, provided all the requirements of Section 1807.6 are met.

**1807.1.6.2 CONCRETE FOUNDATION WALL REINFORCEMENT:**

1. The size and spacing of vertical reinforcement shown in Table 1807.1.6.2 is based on the use of reinforcement with a minimum yield strength of 60,000 psi (414 MPa). Vertical reinforcement with a minimum yield strength of 40,000 psi (276 MPa) or 50,000 psi (345 MPa) is permitted, provided the same size bar is used and the spacing shown in the table is reduced by multiplying the spacing by 0.67 or 0.83, respectively.

2. Vertical reinforcement, when required, shall be placed nearest the inside face of the wall a distance,  $d$ , from the outside face (soil side) of the wall. The distance,  $d$ , is equal to the wall thickness,  $t$ , minus 1.25 inches (32 mm) plus one-half the bar diameter,  $d_b$  [ $d = t - (1.25 + d_b/2)$ ]. The reinforcement shall be placed within a tolerance of  $\pm 3/8$  inch (9.5 mm) where  $d$  is less than or equal to 8 inches (203 mm) or  $\pm 1/2$  inch (2.7 mm) where  $d$  is greater than 8 inches (203 mm).

3. In lieu of the reinforcement shown in Table 1807.1.6.2, smaller reinforcing bar sizes with

closer spacings that provide an equivalent cross-sectional area of reinforcement per unit length of wall are permitted.

4. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4 inch (19.1 mm). Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1.5 inches (38 mm) for No. 5 bars and smaller and not less than 2 inches (51 mm) for larger bars.

5. Concrete shall have a specified compressive strength,  $f_c$ , of not less than 2,500 psi (17.2 MPa) at 28 days.

6. The unfactored axial load per linear foot of wall shall not exceed  $1.2 t f_c$ , where  $t$  is the specified wall thickness in inches.

The thickness of foundation walls shall comply with the requirements of Table 1807.1.6.2 for plain concrete walls. In all cases, foundation walls shall be connected to footings with at least #4 reinforcement vertical dowel bars spaced no greater than 48" on center unless additional or larger dowel bars are required by the licensed design professional.

| <b>Table 1807.1.6.2</b>                                |                                                   |                                                                                      |                                                           |                                                                 |
|--------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------|
| <b>PLAIN CONCRETE FOUNDATION WALLS <sup>a, c</sup></b> |                                                   |                                                                                      |                                                           |                                                                 |
| <b>Wall height<br/>(feet)</b>                          | <b>Depth of unbalanced backfill height (feet)</b> | <b>Minimum wall thickness (inches)</b>                                               |                                                           |                                                                 |
|                                                        |                                                   | <b>Soil classes and lateral soil load (pounds per square foot per foot of depth)</b> |                                                           |                                                                 |
|                                                        |                                                   | <b>GW, GP, SW<br/>AND SP soils<br/><br/>30</b>                                       | <b>GM, GC, SM,<br/>SM-SC AND<br/>ML soils<br/><br/>45</b> | <b>SC, MH, ML-CL<br/>and inorganic CL<br/>soils<br/><br/>60</b> |
| 7                                                      | 4 (or less)                                       | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 5                                                 | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 6                                                 | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 7                                                 | 10                                                                                   | 10                                                        | 10                                                              |
| 8                                                      | 4 (or less)                                       | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 5                                                 | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 6                                                 | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 7                                                 | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 8                                                 | 10                                                                                   | 10                                                        | 12                                                              |
| 9                                                      | 4 (or less)                                       | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 5                                                 | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 6                                                 | 10                                                                                   | 10                                                        | 10                                                              |
|                                                        | 7                                                 | 10                                                                                   | 10                                                        | 12                                                              |

|  |   |                 |           |           |
|--|---|-----------------|-----------|-----------|
|  | 8 | 10 <sup>c</sup> | 12        | 12        |
|  | 9 | Notes b,c       | Notes b,c | Notes b,c |

Note a. For design lateral soil loads and description of soil classes, see Section 1610. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist soil conditions without hydrostatic pressure.

Note b. An analysis in compliance with ACI 318 listed in Chapter 35 is required.

Note c. Foundation walls shall be structurally designed by a State of Illinois licensed professional architect or structural engineer.

**1807.1.6.2.1 SEISMIC REQUIRMENTS:** IBC Code Section Language applies for wall reinforcement

**DELETE- 1807.1.6.3 Masonry Foundation Walls**

**DELETE- Table 1807.1.6.3(1) Plain Masonry Foundation Walls**

**DELETE- Table 1807.1.6.3(2) 8" Masonry Foundation Walls with Reinforcement**

**DELETE- Table 1807.1.6.3(3) 10-Inch Masonry Fdn Walls with Reinforcement**

**DELETE- Table 1807.1.6.3(4) 12-inch Masonry Fdn Walls with Reinforcement**

124. Section 1807.2 and 1807.2.4 shall provide as follows:

**1807.2 DESIGN FOR RETAINING WALLS:** Retaining walls shall be designed to resist the design lateral soil loads as noted in Section 1610, including both dead and live load surcharges to which such walls are subjected; and to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Where the backfill or the retaining wall exceeds 3 feet in height, it shall be designed by an Illinois Architect or Structural Engineer with seal affixed to the document. A safety factor 1.5 shall be used as described in subsection 1807.2.3 of this code. Retaining walls of less than 3 feet in height and supporting additional live, dead or special concentrated loads shall also be designed by an Architect or Structural Engineer. Example: retaining wall adjacent to a driveway which supports lateral loads from motor vehicles.

**1807.2.4 GUARDS FOR RETAINING WALLS:** Where retaining walls with differences in grade level on either side of the wall in excess of 30 inches are located closer than 3 feet to a walk, path, parking lot or driveway on the high side, such retaining walls shall be provided with guard details that are constructed in accordance with Sections 1015.3 and 1015.4 or other approved protective measure.

**DELETE- 1808.8 Exception only** - Deletes IBC Table for Prescriptive Footings (small footings conflicts with amended 1809.8)

125. Subsection of 1808.8.5 shall be revised to provide as follows:

**1808.8.5 PLAIN CONCRETE FOUNDATION WALL THICKNESS:** The thickness and strength of concrete foundation walls shall not be less than 10 inches or that required in Section and Table 1807.1.6.2 where the height of the unbalanced fill (height of finished ground level above the basement floor or inside ground level) exceeds 8 feet or where the equivalent fluid weight of the unbalanced fill exceeds 30 pounds per cubic foot or where the height of the foundation wall between lateral supports exceeds 8 feet, the foundation wall thickness shall be determined by structural analysis in accordance with ACI 318 listed in Chapter 35. Concrete strength shall be not less than that specified in Table 1808.1. Concrete foundations may be cast

against the earth only for conditions approved by the Building Official.

**DELETE - 1808.9 VERTICLE MASONRY FOUNDATION ELEMENTS**

126. Subsection 1809.3.1 shall be added and Section 1809.5 shall be revised to provide as follows:

**1809.3.1 STEP FOOTINGS:** Step footings shall be tied to adjoining foundation walls with reinforcement using a minimum of 2 #4 reinforcing bars or as designed by an architect or structural engineer as licensed by the State of Illinois..

**1809.5 FROST PROTECTION:** Except when erected upon solid rock or otherwise protected from frost, foundation walls, piers and other permanent supports of all buildings and structures larger than 120 square feet in area or 13 feet in height, shall extend below the frost line (minimum 42 inches), and spread footings of adequate size shall be provided when necessary to properly distribute the load within the allowable bearing value of the soil. Or such structures shall be supported on piles when solid earth to rock is not available. Footings shall not bear on frozen soils.

**EXCEPTION:**

1. Detached garages for single-family dwellings (Use Group R-3) may use a monolithic type pour for floors with an 18" deep perimeter foundation.
2. Sheds for single-family dwellings greater than 120 square feet must use a monolithic type pour for floor and foundation construction.

127. That Sections 1809.7 and 1809.8 shall read as follows:

**1809.7 PRESCRIPTIVE FOOTINGS FOR LIGHT FRAME CONSTRUCTION:** See Section 1809.8 of this amended code.

**1809.8 PLAIN CONCRETE FOOTING:** In plain concrete footings, the edge thickness shall not be less than 10 inches (203 mm) for footings on soil. In all cases, a footing shall be connected to a foundation wall with at least #4 reinforcement vertical dowel bars spaced no greater than 48" on center or a footing keyway of 1-1/2" x 1-1/2". See Section 1807.1.6.2 as amended.

**DELETE 1809.8 R-3 Exception** (deletes footings thickness of 6 inches)

**1809.8.1 MINIMUM FOOTING WIDTH FOR R-3 STRUCTURES:** For occupancies of Group R-3 of light- frame construction, the required minimum footing width supporting foundation walls shall be 20 inches.

**EXCEPTION:** Minimum 12" trench footings are allowed for building additions subject to design by a State of Illinois licensed architect or engineer and as approval by Building Official.

**DELETE 1809.9** and its subsections (deletes Masonry-Unit Footings)

**DELETE 1809.12** Timber Footings

**IBC CHAPTER 19 CONCRETE**

128. Section 1906.1 shall be revised to provide as follows:

**1906.1 STRUCTURAL PLAIN CONCRETE DESIGN:** Structural plain concrete walls, footings and pedestals shall be designed for adequate strength in accordance with ACI

318. Residential concrete shall comply with this Village Code as listed in Title 5-1-14, Chapter 4

**EXCEPTION:** For Group R-3 occupancies and accessory buildings of light-frame construction, the required edge thickness shall comply with Section 1807.1.6 (see exceptions for smaller sheds and detached garages not required to have frost protection (1809.5) as permitted in this code).

**124.** Section 1907.1 is revised and Subsections 1907.2.1 through 1907.2.3 shall be added to

provide as follows:

129. Section 1907.1 and 1907.2 shall be revised to provide as follows:

**1907.1 CONCRETE SLAB FLOORS GENERAL:** The thickness of concrete floor slabs supported directly on the ground shall not be less than 4 inches (89 mm) except for crawl space floors are allowed to be 2 inches minimum. A 6-mil (0.006 inch; 152 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

**EXCEPTIONS:**

A vapor retarder is not required

1. For detached structures accessory to occupancies in Group R-3 as applicable in Section 101.2, such as garages, utility buildings or other unheated facilities.

2. For unheated storage rooms having an area of less than 70 square feet (6.5 m<sup>2</sup>) and carports attached to occupancies in Group R-3 as applicable in Section 101.2.

3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.

4. For driveways, walks, patios and other flatwork that will not be enclosed at a later date.

5. Where approved based on local site conditions.

**1907.2. LOCATION OF CONCRETE SLAB JOINTS:** Control and isolation joints shall be provided for all flat work in accordance with Subsections 1907.2.1 and 1907.2.2.

**1907.2.1 CONTROL JOINTS LOCATION:** Control joints shall be provided for in driveways, patios, walks and garage floors at:

(a) **SIDEWALKS:** Joints shall be spaced a maximum of 4 feet for service walks and 5 feet for public walks for the full width of the walk.

(b) **PATIOS, GARAGE FLOORS AND DRIVEWAYS:** Joints shall be provided at maximum intervals of 10 feet each way.

(c) **DEPTH OF JOINTS:** Joints may be tooled or sawed and the depth of the joint can be figured by T/4 (T= thickness of concrete). The maximum width shall be 1/4 inch.

**1907.2.2 ISOLATION JOINTS LOCATION:** Isolation joints are used to separate dissimilar construction. Joints shall be provided where the walk abuts the house, porch, driveway, steps, curbs, and other construction.

**JOINT MATERIALS:** Isolation joint materials shall be 1/2" thick premolded joint material or approved equal for the full depth of the slab.

**1907.2.3 SLEEVES:** When a structural column is to be installed through a concrete slab, a sleeve shall be provided if the floor is placed prior to setting the column. The sleeve shall be sized to accommodate the steel column and shall be flush with the finished concrete column footing. The sleeve shall sit on the center of the column footing. A structural steel column shall not sit on a poured concrete floor.

**IBC CHAPTER 21 MASONRY**

**DELETE 2109.2.4.5** (and its subsections) Adobe Foundations.

130. Subsection 2111.10.2 shall provide as follows:

**2111.10.2 FIREPLACE HEARTH EXTENSION THICKNESS:** The minimum thickness of hearth extensions shall be 4 inches (51 mm).

**DELETE 2111.10.2** Hearth Exception only. 3/8" Extension w/firebox 8" above extn.

**IBC CHAPTER 23 WOOD**

131. Subsection 2303.1.2 shall provide as follows:

**2303.1.2 PREFABRICATED GENERAL DESIGN REQUIREMENT:**

Any floor, wall or roof framing plans that do not show conventional applications must be designed by a State of Illinois Licensed Architect or Structural Engineer as defined in The Illinois Architectural Practice Act (P.A. 86-702, 305/6) and as required in Section 107.3.4. The design of structural elements or systems, constructed partially or wholly of wood or wood-based products, shall follow the systems of Section 2303.4 for Trusses or other design parameters.

127. Table 2304.6.1 shall add footnote amendments to provide as follows:

- e. Maximum Stud Spacing of 24 inches on center is only allowed using 2"x6" studs.
- f. Minimum nominal panel thickness for any application is 7/16"

132. Table 2304.8 (3) shall provide as follows:

| <b>TABLE 2304.8(3)</b>                                                                                                                                                                 |                                 |                                          |                                 |                     |                  |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------|---------------------------------|---------------------|------------------|----------------------------------|
| ALLOWABLE SPANS AND LOANS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES AND CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORT <sup>a,b</sup> |                                 |                                          |                                 |                     |                  |                                  |
| <b>SHEATHING GRADES</b>                                                                                                                                                                |                                 | <b>ROOF <sup>c</sup></b>                 |                                 |                     |                  | <b>FLOOR <sup>d</sup></b>        |
| <b>Panel span rating<br/>roof/floor span</b>                                                                                                                                           | <b>Panel thickness (inches)</b> | <b>Maximum span (inches)</b>             |                                 | <b>Load e (psf)</b> |                  | <b>Maximum span<br/>(inches)</b> |
|                                                                                                                                                                                        |                                 | <b>With edge<br/>support<sup>f</sup></b> | <b>Without edge<br/>support</b> | <b>Total load</b>   | <b>Live load</b> |                                  |
| 12/0                                                                                                                                                                                   | ½                               | 12                                       | 12                              | 40                  | 30               | 0                                |
| 16/0                                                                                                                                                                                   | ½                               | 16                                       | 16                              | 40                  | 30               | 0                                |
| 20/0                                                                                                                                                                                   | ½                               | 20                                       | 20                              | 40                  | 30               | 0                                |
| 24/0                                                                                                                                                                                   | ½                               | 24                                       | 20g                             | 40                  | 30               | 0                                |
| 24/16                                                                                                                                                                                  | ½                               | 24                                       | 24                              | 50                  | 40               | 16                               |
| 32/16                                                                                                                                                                                  | 15/32, ½, 5/8                   | 32                                       | 28                              | 40                  | 30               | 16                               |
| 40/20                                                                                                                                                                                  | 19/32, 5/8, 3/4, 7/8            | 40                                       | 32                              | 40                  | 30               | 20                               |
| 48/24                                                                                                                                                                                  | 23/32, 3/4, 7/8                 | 48                                       | 36                              | 45                  | 35               | 24                               |
| 54/32                                                                                                                                                                                  | 7/8, 1 1/8                      | 54                                       | 40                              | 45                  | 35               | 32                               |
| 60/32                                                                                                                                                                                  |                                 | 60                                       | 48                              | 45                  | 35               | 32                               |

| <b>TABLE 2304.8(3)</b>                                                                                                                                                                          |                         |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| ALLOWABLE SPANS AND LOANS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES AND CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORT <sup>a,b</sup> (Cont'd) |                         |                          |
| <b>SINGLE FLOOR GRADES</b>                                                                                                                                                                      | <b>ROOF<sup>c</sup></b> | <b>FLOOR<sup>d</sup></b> |

| Panel span rating<br>roof/floor span | Panel thickness<br>(inches) | Maximum span (inches) |                         | Load <sup>e</sup> (psf) |              | Maximum span<br>(inches) |
|--------------------------------------|-----------------------------|-----------------------|-------------------------|-------------------------|--------------|--------------------------|
|                                      |                             | With edge<br>support  | Without edge<br>support | Total<br>load           | Live<br>load |                          |
| 16 oc                                | ½, 19/32, 5/8               | 24                    | 24                      | 50                      | 40           | 16 h                     |
| 20 oc                                | 19/32, 5/8, 3/4             | 32                    | 32                      | 40                      | 30           | 20 h,1                   |
| 24 oc                                | 23/32, 3/4                  | 48                    | 36                      | 35                      | 25           | 24                       |
| 32 oc                                | 7/8, 1                      | 48                    | 40                      | 50                      | 40           | 32                       |
| 48 oc                                | 13/32, 11/8                 | 60                    | 48                      | 50                      | 40           | 48                       |

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kN/m<sup>2</sup>.

- a. Applies to panels 24 inches or wider.
- b. Floor and roof sheathing conforming with this table shall be deemed to meet the design criteria of Section 2304.8.
- c. Uniform load deflection limitations 1/180 of span under live load plus dead load, 1/240 under live load only.
- d. Panel edges shall have approved tongue-and-groove joints or shall be supported with blocking unless ¼-inch minimum thickness underlayment or 1 ½ inches of approved cellular or lightweight concrete is placed over the subfloor, or finish floor is ¾-inch wood strip. Allowable uniform load based on deflection of 1/360 of span is 100 pounds per square foot (psf) except the span rating of 48 inches on center is based on a total load of 65 psf.
- e. Allowable load at maximum span.
- f. Tongue-and-groove edges, panel edge clips (one midway between each support, except two equally spaced between supports 48 inches on center), lumber blocking, or other. Only lumber blocking shall satisfy blocked diaphragms requirements.
- g. For ½-inch panel, maximum span shall be 24 inches.
- h. Span is permitted to be 24 inches on center where ¾" wood strip flooring is installed at right angles to the floor joists.
- i. Span is permitted to be 24 inches on center for floors where 1-1/2" of cellular concrete is applied over the panels.

**DELETE 2306.1 Item ASABE only.** Design Standard for Agricultural and Biological Engineers

133. Subsection 2308.4.6 shall be revised and Sections 2308.5.1.1 and 2308.5.1.2 and shall be added to provide as follows:

**2308.4.6 LATERAL SUPPORT:** In all floor, there shall not be less than one line of bridging for each 8 feet of span. The bridging shall consist of not less than 1-inch by 3-inch lumber, double-nailed at each end, or of equivalent metal bracing of equal rigidity. A line of bridging shall also be required at supports where adequate lateral support is not otherwise provided. Attic ceiling joist and roof framing shall include bridging for each 8 feet of span when framing members are 2x10 or larger. 130. That Subsections 2308.5.1.1 and 2308.5.1.2 shall be added to Subsection 2308.5.1 to read as follows:

This Subsection is for Engineered Wood floor joist products and is regulated by the truss manufacturer and is not needed. Section 2308.4.6

**2308.5.1.1 FRAMING OF BEARING WALLS:** Posts and studs in bearing walls and partitions shall be designed using 2 X 4 studs and shall not be spaced more than 16 inches on center and 2 X 6's spaced not more than 24 inches on center. The walls shall be fabricated in such a manner as to provide adequate support for the material used to enclose the building and to provide for transfer of all lateral loads to the foundation in accordance with Section 1604.4. This Section amends Table 2308.5.1 to be more restrictive. Utility grade studs shall not be used for bearing wall construction.

**2308.5.1.2 NON-STRUCTURAL EXTERIOR WALL SHEATHING:** Insulation type sheathing panels may be applied vertically to wood studs not less than two (2) inches nominal in thickness spaced sixteen (16) inches on center as a non-structural element. Exterior insulation type sheathing shall comply with the ICC Energy Code where applicable.

134. Table 2308.6.3 (2) shall provide as follows:

| TABLE 2308.6.3 (2)                |                         |                                                                                            |
|-----------------------------------|-------------------------|--------------------------------------------------------------------------------------------|
| EXPOSED PLYWOOD PANEL SIDING      |                         |                                                                                            |
| MINIMUM THICKNESS<br>a.<br>(inch) | MINIMUM NUMBER OF PLIES | STUD SPACING<br>(inches)<br><br>Plywood siding applied directly to studs or over sheathing |
| 1/2                               | 3                       | 16, 24" only if 2"x6" stud framing is used                                                 |
| 1/2                               | 4                       | 16, 24" only if 2"x6" stud framing is used                                                 |

For SI: 1 inch = 25.4 mm

a. Thickness of grooved panels is measured at bottom of grooves.

135. Table 2308.6.3 (3) shall provide as follows:

| 2308.6.3(3)                               |                                            |                             |                                                        |    |
|-------------------------------------------|--------------------------------------------|-----------------------------|--------------------------------------------------------|----|
| WOOD STRUCTURAL PANEL WALL SHEATHING a. b |                                            |                             |                                                        |    |
| MINIMUM THICKNESS<br>(inch)               | PANEL SPAN RATING                          | STUD SPACING (inches)       |                                                        |    |
|                                           |                                            | Siding nailed to studs b.   | Sheathing under coverage specified in Section 2308.9.3 |    |
|                                           |                                            | Sheathing parallel to studs | Sheathing perpendicular to studs                       |    |
| 1/2                                       | 12/0, 16/0, 20/0<br>Wall - 16" o.c.        | 16                          | -                                                      | 16 |
| 1/2                                       | 16/0, 20/0, 24/0, 32/16<br>Wall - 24" o.c. | 16                          | 16                                                     | 16 |

|   |                                       |    |     |    |
|---|---------------------------------------|----|-----|----|
| ½ | 24/0, 24/16, 32/16<br>Wall - 24" o.c. | 16 | 16a | 16 |
|---|---------------------------------------|----|-----|----|

a. Plywood shall consist of four or more plies. b. 2"x6" stud framing is allowed 24" spacing

136. Table 2308.6.3 (4) shall provide as follows:

**2308.6.3 (4) PARTICLE BOARD WALL SHEATHING**

Not exposed to Weather, Long dimension of the panel is parallel or perpendicular to the studs.

| Table 2308.6.3(4)                                             |                    |                        |                                                              |
|---------------------------------------------------------------|--------------------|------------------------|--------------------------------------------------------------|
| ALLOWABLE SPANS FOR PARTICLEBOARD WALL SHEATHING <sup>a</sup> |                    |                        |                                                              |
| Grade                                                         | Thickness (inches) | Stud Spacing (inches)  |                                                              |
|                                                               |                    | Siding Nailed to Studs | Sheathing Under Coverings Parallel or Perpendicular to Studs |
| M-S "Exterior Glue" and M-2 "Exterior Glue"                   | ½                  | 16                     | 16                                                           |

137. Table 2308.6.3 (5) shall provide as follows:

| 2308.6.3(5)                 |                                        |                                     |                           |                                                  |                                              |
|-----------------------------|----------------------------------------|-------------------------------------|---------------------------|--------------------------------------------------|----------------------------------------------|
| HARDBOARD SIDING            |                                        |                                     |                           |                                                  |                                              |
| SIDING                      | MINIMAL<br>NOMINAL<br>THICKNESS (inch) | 2 x 4 FRAMING<br>MAXIMUM<br>SPACING | NAIL<br>SIZE<br><br>a,b,d | NAIL SPACING                                     |                                              |
|                             |                                        |                                     |                           | General                                          | Bracing Panels <sup>c</sup>                  |
| 1 Lap siding                |                                        |                                     |                           |                                                  |                                              |
| Direct to studs             | ½                                      | 16" o.c.                            | 8d                        | 16" o.c.                                         | Not applicable                               |
| Over sheathing              | ½                                      | 16" o.c.                            | 10d                       | 16" o.c.                                         | Not applicable                               |
| 2 Square edge panel siding  |                                        |                                     |                           |                                                  |                                              |
| Direct to studs             | ½                                      | 16" o.c.                            | 6d                        | 6" p/c/ edges; 12" o.c. at intermediate supports | 4" o.c. edges; 8" o.c. intermediate supports |
| Over sheathing              | ½                                      | 16" o.c.                            | 8d                        | 6" p/c/ edges; 12" o.c. at intermediate supports | 4" o.c. edges; 8" o.c. intermediate supports |
| 3 Shiplap edge panel siding |                                        |                                     |                           |                                                  |                                              |
| Direct to studs             | ½                                      | 16" o.c.                            | 6d                        | 6" p/c/ edges; 12" o.c. at intermediate supports | 4" o.c. edges; 8" o.c. intermediate supports |

|                |   |          |    |                                                  |                                              |
|----------------|---|----------|----|--------------------------------------------------|----------------------------------------------|
| Over sheathing | ½ | 16" o.c. | 8d | 6" p/c/ edges; 12" o.c. at intermediate supports | 4" o.c. edges; 8" o.c. intermediate supports |
|----------------|---|----------|----|--------------------------------------------------|----------------------------------------------|

For SI: 1 inch = 25.4, a. Nails shall be corrosion resistant., b. Minimum acceptable nail dimension:

#### **FASTENER SIZING**

|                | <b>Panel Siding (inch)</b> | <b>Lap Siding (inch)</b> |
|----------------|----------------------------|--------------------------|
| Shank diameter | 0.092                      | 0.099                    |
| Head diameter  | 0.225                      | 0.240                    |

c. Where used to comply with Section 2308.6. d. Nail length must accommodate the sheathing and penetrate framing 1-1/2 inches.

138. Subsection 2308.7.3.2 shall be added to provide as follows:

**2308.7.3.2 CATHEDRAL CEILING SURPORTS:** When horizontal ceiling joists and rafter ties are omitted and rafters are used to create a cathedral type ceiling (sloped or flat), rafter ends shall be supported on bearing walls, headers, beams or ridges designed as beams. Rafters shall be attached to the support in accordance with Table 2304.10.1 and metal support hangers when appropriate meeting Sections 2304.10.3 and 2308.7.3.5. Ridge beams shall be capable of carrying the imposed roof loads and shall be supported by structural elements that transmit the loads to the foundation.

#### **IBC CHAPTER 27 - ELECTRICAL CODE**

139. Section 2701.1 shall provide as follows:

**2701.1 ELECTRICAL SCOPE:** The provisions of this chapter shall control design and construction of all new installations of electrical conductors, equipment and systems in buildings or structures; and all alterations to existing wiring systems therein to insure safety. All such installations shall conform to the provisions of the Village's property maintenance and electrical codes, as amended, listed in the Village Code Title 5 Chapter 3 where reference is made in this code to an electrical code, it shall mean the Village of Orland Park Electrical Code, as amended.

Section 2702 of this code for Emergency Standby Power Systems shall apply.

#### **IBC CHAPTER 28 - MECHANICAL CODE**

140. Section 2801 and its subsections and Section 2802 shall provide as follows:

**2801.1 MECHANICAL SCOPE:** The provisions of this chapter shall control the construction, inspection and maintenance of all mechanical equipment and systems in respect to structural strength, fire safety and operation.

**2801.2 MECHANICAL CODE:** All mechanical equipment and systems shall be constructed, installed and maintained in accordance with this code, the Property Maintenance Code, Fuel Gas Code and Mechanical Code, as referenced in the Village Code Title 5 Chapters 6 and 7. Where reference is made in this code to a mechanical code, it shall mean the Village of Orland Park Mechanical Code, as amended. Masonry chimneys, fireplaces and barbecues shall comply with the Village Mechanical Code and Chapter 21(Masonry Chapter) of this code.

**2801.2.1 HEATING EQUIPMENT REQUIRED:** All shell buildings (with or without a proposed tenant) shall include a permanent source of heating equipment for the entire building. When a space within a building is not served by a central heating system, each separate space shall be designed and able to maintain a minimum temperature of 55 degrees at an outdoor temperature of -10 degrees with its own equipment complying with the Village Mechanical

Code. (Ord. 3910, 7-19-04)

**2801.3 MECHANICAL UNSAFE ORDERS:** All existing mechanical equipment and systems shall be maintained and operated in accordance with the requirements of this code, property maintenance and mechanical codes, as amended, listed in Chapter 35. Any such equipment which does not comply with the requirements, and the operation of which is deemed unsafe to the building occupants, shall be altered as ordered by the code official to secure adequate safety.

**2802 UNVENTED APPLIANCES:** It shall be unlawful to install or cause to be installed or use any and all un-vented gas, oil and solid fuel fired heat producing appliance for use within a building, new or existing, unless approved by the code official. See other existing mechanical code amendments which are to be included with a revised adopted Mechanical Code 5-5-3. (These code items apply until relocated into another section of the Village Code).

### **IBC CHAPTER 29 - PLUMBING CODE**

#### **DELETE ENTIRE CHAPTER OF THE MODEL CODE AND REPLACE WITH THE FOLLOWING**

141. Sections 2901.1, 2901.2 and 2902 revisions shall provide as follows:

**2901.1 PLUMBING SYSTEMS SCOPE:** The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings, shall comply with the requirements of this chapter, this code, the property maintenance and plumbing codes, as amended, listed in Chapter 35. Where reference is made in this code to a plumbing code it shall mean Village of Orland Park Plumbing Code/The State of Illinois Plumbing Code, as amended in Title 5 Chapter 4 of the Village Code.

#### **2901.2 SEWER AND WATER SUPPLY DATA:**

**2901.2 PUMPS:** Pumps shall not be installed in any water piping system unless approved by the code official.

**2902.3.5 TOILET ROOM DOOR LOCKING:** Where a toilet room is provided for the use of multiple occupants, the egress door for the room shall not be lockable from the inside of the room. This section does not apply to family or assisted-use toilet rooms.

**2902.3.6 PROHIBITED TOILET ROOM LOCATION:** Toilet rooms shall not open directly into, a room used for the preparation or customer seating of food for ~~service to~~ the public.

Plumbing Systems See Title 5-4 of Village Code

### **IBC CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS**

**(225 ILCS 312/) Elevator Safety and Regulation Act.**

<http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=2472&ChapterID=24>

Also See JCAR which is an Administrative Code: Title 41, Chapter II, Section 1000 At:  
<http://www.ilga.gov/commission/jcar/admincode/titles.html>

142. Chapter 30 for Elevators and Conveying Systems, shall include subsection additions and revisions to provide as follows:

**3001.3.1 ELEVATOR ADDITIONAL REFERENCED STANDARDS:** Elevators and conveying devices and their components shall comply with The State of Illinois "Elevator Safety Act" (225 ILCS 312/ Elevator Safety and Regulation Act). Existing and new elevator and conveying devices shall also conform to the Illinois Administrative Code (JCAR), Title 41, Chapter II, Part 1000.60.

Section 1000.60 Adoption of Nationally Recognized Safety Codes

a) All conveyances shall be designed, constructed, installed, operated, inspected, tested, maintained, altered and repaired in accordance with the following standards and safety codes:

1) American Society of Mechanical Engineers (ASME) Three Park Avenue, New York NY 10016-5990

A) Safety Code for Elevators and Escalators (ASME A17.1 2013/CSA B44-2013) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2007/CSA B44.7-07);

B) Safety Code for Existing Elevators and Escalators (ASME A17.3 2005), but only as required under Section 35(h) and (i) of the Act and subsection (d) of this Section;

C) Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2011);

D) Standard for the Qualification of Elevator Inspectors (ASME QEI 1-2013).

**3001.4 ACCESSIBILITY:** Passenger elevator required to be accessible or to serve as part of an accessible means of egress shall comply with the Illinois Accessibility Code (400.310 g)).

**3002.4 ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER:** In all buildings at least one elevator shall be provided for fire district emergency access to all floors in a building. Such elevator car shall be of such size and arrangement to accommodate a minimum 24 inch by 84 inch (610 mm by 2088 mm) 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 3x3 inches high and wide (76 mm x 76 mm) and shall be placed inside on both sides of the main lobby hoistway door frame. The minimum size to be 2500 pounds with clear inside dimensions not be less than 7'-0" wide x4' deep with a 42" side slide door.

**3003.2 FIRE-FIGHTERS' EMERGENCY OPERATION:** Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44 and NFPA 72.

**3005.1 MACHINE ROOM ACCESS:** An approved means of access shall be provided to elevator machine rooms and overhead machinery equipment spaces. This means is to be used as a passage way through the machine room to other areas of the building or roof.

**140.** Sections 3009, 3010, 3011, 3012, 3013 and 3014 shall be added to provide as follows:

**3009: EXISTING ELEVATORS:**

**3009.1 SAFETY CODE FOR EXISTING ELEVATORS:** All existing elevators and conveying devices and their components shall comply with The State of Illinois "Elevator Safety Act" (225 ILCS 312/ Elevator Safety and Regulation Act) including: (Ord. 4284, 9-4-07).

See Illinois Administrative Code (JCAR), Title 41, Chapter II, Part 1000.60 additional subsections b), c), d), e) for existing elevators

**3010: ELEVATOR MAINTENANCE AND ACCIDENTS:**

**3010.1 OWNERS RESPONSIBILITY:** The owner or the owner's legal agent for the building in which the equipment is located shall be responsible for the care, maintenance and safe operation of all equipment covered by this code after the installation thereof and acceptance by such owner or agent. Periodic tests, inspections and maintenance shall keep all equipment in a safe operation condition as required by this code. Testing, maintenance and repairs shall be conducted by qualified maintenance contractors and/or providers (licensed by the State of Illinois). Records and of maintenance and repairs shall be kept readily available near the hoistway device including specific details of actions performed on each hoistway device for access by Village inspectors or agent. (225 ILCS 312/20&45),(225 ILCS 312/120,c)

**3010.2 CONTRACTOR'S RESPONSIBILITY:** The person installing any device covered

by this code shall make all acceptance tests and shall be responsible for the care and safe operation of such equipment during its construction and until temporary or finally accepted by the Village or Orland Park or their authorized agent for inspections.

**3010.3 MAINTENANCE ITEMS:** All operation and electrical parts and accessory equipment or devices subject to this code shall be maintained in a safe operating condition. The maintenance of elevators, dumbwaiters and escalators shall conform to ASME A17.1 listed in Appendix A.

**3010.4 UNSAFE CONDITIONS:** If, upon inspection, any equipment covered by this code is found to be in an unsafe condition, or not in accordance with the provisions of this code, the Village of Orland Park's or its authorized inspection agent, shall thereupon serve a written notice of such finding upon the building owner or lessee, stating the time when recommended repairs or changes shall be completed. After the service of such notice, it shall be the duty of the owner to proceed within the time allowed to make such repairs or changes as are necessary to place the equipment in a safe condition. It shall be unlawful to operate such equipment after the date stated in the notice unless such recommended repairs or changes have been made and the equipment has been approved by the Village or its inspection agent. An extension of time may be secured if permitted by the Village or its authorized agent performing required inspections. The time durations may be from 24 hours, 7 days, 15 days or a maximum of 30 days as determined by the Building Official. Equipment determined to be in an immediate life hazardous or unsafe condition may be disconnected from its power source hence preventing injuries to the public and/or employees.

**3010.4.1 POWER TO SEAL EQUIPMENT OUT OF SERVICE:** In cases of emergency, the Village or its authorized inspection agent shall have the authority to seal out of service any device or equipment covered by this code when, in the opinion of the Village or its authorized inspectors performing this service, the condition of the device is such that the device is rendered unsafe for operation or for willful failure to comply with the recommendations and orders.

**3010.4.2 NOTICE OF SEALING OUT OF SERVICE:** Before sealing any device out of service, the Village or its authorized inspection agent, except in a case of emergency, shall serve written notice upon the building owner or lessee stating intention to seal the equipment out of service and the reason therefor.

**3010.4.3 UNLAWFUL TO REMOVE OUT OF SERVICE SEAL:** Any device sealed out of service by the Village's authorized inspector, shall be plainly marked with a sign or tag indicating the reason for such sealing. Any tampering with, defacing or removing of the sign, tag or seal without approval shall constitute a violation and fined as indicated in Chapter 1 of this code or fines established by other adopted ordinances.

**3010.5 ACCIDENTS REPORTED AND RECORDED:** The owner of the building shall immediately notify the Village of every accident involving personal injury or damage to apparatus on, about or in connection with any equipment covered by this code and shall afford the Village every facility for investigating such accident. When an accident involves the failure, breakage, damage or destruction of any part of an apparatus or mechanism, it shall be unlawful to use such device until after an examination by the Village or its inspection agency has approved the equipment for use. The Village inspection staff or its authorized inspector shall make a prompt examination into the cause of the accident and to enter a full and complete report thereof in the records of the Building Department. Such records shall be open for public inspection at all reasonable hours.

### **3010.5.1 ACCIDENTS REQUIRED TO BE REPORTED TO THE STATE FIRE**

**MARSHAL:** As mandated by the 2007 Elevator Safety Act, an owner or lessee of a conveyance must report all injuries and any damages over \$1,000,000 to the Division of Elevator Safety before the close of the next business day. Incident Report Forms can be found at [www.state.il.us/osfm/Elevator/IncidentReporting.htm](http://www.state.il.us/osfm/Elevator/IncidentReporting.htm). (Ord. 4284, 9-4-07)

**3010.6 REMOVAL OF DAMAGED PARTS:** It shall be unlawful to remove from the premises any part of the damaged construction or operating mechanism of elevators, or other equipment subject to the provisions of this code, until permission has been given by the Village.

### **3011 CERTIFICATE OF COMPLIANCE:**

**3011.1 EQUIPMENT OPERATION APPROVAL BEFORE USE:** The operation of all equipment governed by the provisions of this code and hereafter installed, relocated or altered shall be unlawful by the 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 Village.

**3011.2 POSTING CERTIFICATES OF COMPLIANCE:** The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the elevator.

### **3012 CONVEYANCE CONSTRUCTION DOCUMENTS AND PERMITS:**

**3012.1 APPLICATION:** The application for a permit shall be accompanied by construction documents in sufficient detail and indicating the location of the machinery room and equipment to be installed, relocated or altered; and all supporting structural members, including foundations. The construction documents shall indicate all materials to be used and all loads to be supported or conveyed. Documents are required to be reviewed and approved before permit is issued (See Chapter 1 of these amendments). Elevators and Conveying Systems shall conform to the Illinois Accessibility Code per Chapter 11 of this Code.

**3012.2 PERMITS:** Equipment for devices subject to the provisions of this code shall not be constructed, installed relocated or altered unless a permit has been received by the Village and issued before work is commenced. A copy of such permit shall be kept at the construction site at all times while work is in progress. Fees shall be paid to the Village for required permits and maintenance inspections as established and revised.

### **3013 ELEVATOR EQUIPMENT TESTS AND INSPECTIONS:**

**3013.1 TESTING AND INSPECTIONS GENERAL:** All equipment and devices covered by the provisions of this code shall be subjected to acceptance and maintenance tests and inspections as required herein.

**3013.2 ACCEPTANCE TESTS:** Acceptance tests and inspections shall be required on all new, relocated and altered equipment subject to the provision of this chapter and this code. Tests and inspections shall be of such a nature as to determine whether the entire installation is designed, constructed and installed in compliance with this code, and shall include all parts of the equipment and machinery. In addition, a Full Load Test is required on all equipment. All such tests shall be made in compliance with the requirements of Section 8.10 and the in the presence of the Village, or by an approved agency as designated by the Village and by the person installing such equipment.

**3013.3 PERIODIC TESTS AND INSPECTIONS:** Periodic tests shall be required on all new and existing power elevators, and periodic inspections shall be made of all new and existing equipment subject to the provisions of this chapter. Inspections and reports shall be conducted every 6 months or less or no less than that required by the State of Illinois Statute. (225 ILCS 312/95).

**3013.3.1 PERIODIC TESTS:** Periodic tests shall be made by the Village or by an

approved agency, and shall be made at the expense of the responsibility of the owner. Where such tests are not made the Village, the approved agency shall submit a detailed report of the tests to the Village on approved forms not more than 30 days after the completions of the tests.

**3013.3.2 PERIODIC INSPECTIONS:** Periodic inspections shall be made by the Village or by an approved agency. Where such inspections are not made by the Village, the approved agency shall submit a detailed report of the inspection to the Village on approved forms not more than 30 days after the completion of the inspections.

**3013.3.3 FREQUENCY OF TESTS AND INSPECTIONS:** Tests and inspections shall be conducted at intervals of not more than those set forth in ASME A17.1 listed in Chapter 35 for elevators, escalators, dumbwaiters and moving walks.

**3014 MISCELLANEOUS HOISTING AND ELEVATING EQUIPMENT:**

**3014.1 MISCELLANEOUS HOISTING AND ELEVATING EQUIPMENT:** All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the Village of Orland Park to ensure safe operation.

**3014.2 CONVEYORS:** Conveyors and related equipment shall be inspected and tested in accordance with ASME B20.1 listed in Chapter 35.

**IBC CHAPTER 31 - SPECIAL CONSTRUCTION**

143. Section 3102.1 shall provide as follows:

**3102.1 MEMBRANE STRUCTURES GENERAL:** The provisions of this section shall apply to air-supported, air inflated, membrane-covered cable and membrane-covered frame structures, collectively known as membrane structures, erected for a period not more than 120 days. Those erected for a shorter period of time shall comply with the applicable provisions of the Fire Code listed in Chapter 35 and Sections 3103.0.

Membrane structures covering water storage facilities, water clarifiers, water treatment plants, sewage treatment plants or similar facilities not used for human occupancy, are required to meet only the requirements of Sections 3102.3.1 and 3102.7.

144. Sections 3103.1 and 3106.1 shall provide as follows:

**3103.1 TEMPORARY STRUCTURES GENERAL:** The provisions of this section shall apply to tents, membrane structures and other structures and shall be erected and removed in accordance with the time limitation as specified by Orland Park Land Development Code, as amended, listed in Chapter 35. Those erected for a longer period of time as allowed shall comply with Section 3103.0 or with all applicable sections of this code where Section 3103.0 is not applicable.

**3103.1.2 TEMPORARY STRUCTURES PERMIT REQUIRED:** No temporary structures shall be erected, operated or maintained for any purpose without obtaining a permit from the code official. Special permits required by this code shall be secured from the code official. Permits for temporary structures shall not exceed 120 days.

**3106.1 MARQUEES:** Marquees are building horizontal projections over entrances and shall be regulated by the Land Development Code for appearance.

DELETE 3107 Signs (Land Development Code (LDC))

145. Section 3108.1 shall provide as follows:

**3108: TELECOMMUNICATION AND BROADCAST TOWERS:**

**3108.1 TOWER LOADS:** Towers shall be designed to resist wind loads in accordance with TIA-222. Consideration shall be given to conditions involving wind load on ice-covered sections

in localities subject to sustained freezing temperatures. Structural Design in Section 1609.1.1, Exception #5, allows antennas and their supporting structures to use TIA-222 for design. Towers shall be designed for seismic loads; exceptions related to seismic design listed in Section 2.7.3 of the TIA-222 shall not apply. In Section 2.6.6.2 of TIA-222, the horizontal extent of Topographic Category 2, escarpments shall be 16 times the height of the escarpment.

**3108.1.1 DEAD LOAD:** Towers shall be designed for the dead load plus the ice load in regions where ice formation occurs.

**3108.1.2 WIND LOAD:** Adequate foundations and anchorage shall be provided to resist the calculated wind load.

146. Section 3109.1 shall provide as follows:

**3109.1 POOLS - GENERAL:** Pools used for swimming or bathing shall conform to the Village of Orland Park Ordinances and the Land Development Code, as amended, listed in Chapter 35 and to the requirements of this section provided that these regulations shall not be applicable to any such pool less than 20 inches deep or having a surface area less than 250 square feet except where such pools are permanently equipped with a water re-circulating system or involve structural materials. For the purposes of this code, pools are classified as private swimming pools or public swimming pools, as defined in the Land Development Code, as amended, listed in Chapter 35. Materials and construction used in swimming pools shall comply with the applicable requirements of this code and the Land Development Code, as amended, listed in Chapter 35.

Swimming Pool General Regulations are referenced in Section 6-310.1 of the LDC.

**3109.2 SWIMMING POOL DEFINITION** - See the Land Development Code (LDC 6-310.1)

**DELETE-** Subsection 3109.3 -Public Swimming Pools. - See LDC 6-302 #39

**DELETE-** Subsection 3109.4 -See Residential Swimming Pools - See LDC 6-310.1

**3109.4.1 POOL BARRIER ENCLOSURE:** See Land Development Code Section 6-310, H - Section 3109.4.1.9 of the deleted IBC code section 3109.4 may be used for intent, where the above ground pool structure is used as part of a 5 feet high barrier in accordance with the Land Development code 6-310-H.

147. Sections 3303.6, 3306.10, 3312.1 and 3313.1 shall provide as follows:

### **IBC CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION**

**3303.6 UTILITY SERVICE CONNECTIONS:** Before a structure is demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer and other connections. A permit to demolish or remove a structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment such as meters and regulators have been removed or sealed and plugged in a safe manner; and evidence that applicable county, state and any other governing body permits have been or are being secured from the applicable governing bodies.

**3306.10 PUBLIC ACCESS TO CONSTRUCTION SITES:** In addition to the protection regulations set forth in this Section, construction sites exposing possible hazards to public and right of ways require security barrier protection as determined by the site's conditions for public safety.

**3312.1 AUTOMATIC SPRINKLER SYSTEM DURING CONSTRUCTION:** Completion

before occupancy. In buildings where an automatic sprinkler system is required by this code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved, except as provided in Section 111.3. (The Building Code Official has authority to allow a conditional occupancy).

**3313.1 WATER SUPPLY FOR FIRE PROTECTION WHERE REQUIRED:** An approved water supply for the fire protection, either temporary or permanent shall be made available before occupancy or as determined by the Building Code Official.

148. Section 3401.1, 3401.2 and 3401.3 shall provide as follows:

## **IBC CHAPTER 34 - EXISTING STRUCTURES**

**3401.1 EXISTING BUILDING OR STRUCTURES:** An addition and/or alteration to any structure shall conform to the code requirements for a new structure and shall not result in an increase in hazard to the occupants. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure except as regulated by Section 102.6 of this code.

When existing buildings modify their originally approved Use and Occupancy Classification(s) as regulated in Chapters 3 of this code, the revised Uses shall also comply with a building's allowable areas, heights and stories above grade as noted in Chapter 5 of this code. These subjects are used to regulate a building's Construction Type as noted in Chapter 6 of this Code which are based on an occupancies fire and fuel load of combustibles.

These major subjects regulate a building's size based on specific use hazards associated with the structures construction materials, hourly fire resistive ratings and fire protection systems when installed. These elements offer protection to both the building's occupants and the responding fire service personnel in the event of fires.

This Chapter 34 regulates existing buildings, allowing changes from their original designs, but also restricts the misuse of the code by circumventing its intent of protecting the public through reduced fire ratings due to alterations not requiring 100% compliance.

**3401.2 CHANGE OF OCCUPANCY APPROVAL:** No change of occupancy shall be made to any structure which will subject the structure to any provisions that would place the building in a different division of the same use group of occupancies or in a different group of occupancies listed in Chapter 3 of this code, unless the building is made to comply with this code for such a division or group of occupancies. The building code official shall certify that such structure meets the intent of the provisions of law governing building construction for the proposed new occupancy, and that such change of occupancy does not result in any greater hazard to the public health, safety or welfare. Any change of occupancy shall meet the requirements of this Chapter and Chapter 1 of this Code.

Occupancy changes must adequately address a building's existing hazards and accessibility before a Use or Occupancy revision. Design criteria must include building subjects such as: construction types, heights, areas, stories, exterior walls, fire hazards, exiting, accessibility, parking, mechanical, ventilation, electrical, plumbing and energy conservation for a Use/Occupancy change.

EXAMPLE: building construction using the minimum requirements allowed for a single family residence then converted into a restaurant (R-3 to an A-2).

**3401.3 ACCESSIBILITY TO EXISTING BUILDINGS:** Existing public buildings and structures shall comply with the Accessibility Code as regulated by the State of Illinois (410/

ILCS 25/1 Environmental Barriers Act as amended)

149. The following ordinances of the Village of Orland Park are added after the WRI Standard shown in Chapter 35 and shall provide as follows:

**CHAPTER 35 - REFERENCED STANDARDS Added to the existing IBC**

Village of Orland Park

14700 Ravinia Avenue

Orland Park, Illinois 60462

"Land Development Code" Ordinance No. 2084 as amended includes, but is not limited to:

- Architectural Review
- Concrete (driveway and sidewalk)
- Criteria for Historical Buildings
- Fences
- Landscape guidelines
- Satellite Dish
- Signs
- Soil erosion
- Temporary Structures
- Zoning

Bonding of Contractors, Village Code, Title 5, Chapter 1 Section 6

Building and Inspection Fees, Village Code, Title 5, Chapter 2

Cross Connection (Reduce Pressure Backflow), Title 5, Chapter 4

Electrical Code, Village Code, Title 5, Chapter 3

Fire Code, Village Code, Title 5, Chapter 5

Flood Plains, Ordinance Nos. 2028, 2084 as amended

Licensing of Certain Businesses/Contractors, Village Code, Title 7, Chapters 1 and 2

Mechanical Code, Village Code, Title 5, Chapter 6

Rental Housing, Village Code, Title 5, Chapter 8

Opening and Excavation in any Street, Village Code, Title 3, Chapter 3

Property Maintenance Code, Village Code, Title 5, Chapter 7

Plumbing Code, Village Code, Title 5, Chapter 4, as amended (Ordinance #5002)

Swimming Pool, The Village Land Development Code 6-310 and 6-310.1

Village of Orland Park, Village Code Ordinance #2989 as amended

Water Connection Fee, Village Code, Title 4, Chapter 4

148. That in Chapter 35 immediately after the adopted Village Ordinance, the following referenced State of Illinois standards are added and shall read as follows:

State of Illinois

Capital Development Board

Wm. G. Stratton Building

401 S. Spring Street, 3rd Floor

Springfield, Illinois 62706

Illinois Accessibility Code, April 24, 1997, as amended State of Illinois.

Illinois Energy Conservation Code

<http://www.illinois.gov/dceo/whyillinois/KeyIndustries/Energy/Pages/IECC.aspx>

Department of Public Health (IDPH)

Plumbing Program: 525 W. Jefferson Street, Springfield, Illinois 62761

Illinois Private Sewage Disposal -1996 Licensing Act and Code, as amended

Revise Chapter 35 in NFPA Standards to read: 72-13 (2013 Edition)

The following standards from Chapter 35 are DELETED:

ANSI/AWC PWF - 2015 Wood Foundation Systems

ICC

-ICC Accessibility /ANSI A117.1-03 See Separate Illinois Accessibility Standards

-IFC- 2015 Separate adoption

-IPMC Property Maintenance Code - Separate adoption

-SBCCI SSTD 11-97 Roof Clay Tiles for Wind

-IPC-2015 Plumbing Code - Separate adoption

-IMC 2015 Mechanical Code - Separate adoption

-IPSCD-2015 Private Sewage Disposal Code

### **IBC APPENDICES**

DELETE- Appendix A, Section 101.4 only Termination of Employment

DELETE – Appendix B BOARD OF APPEALS (See 5-1-13 Section 113 as amended by ordinance).

150. In Chapter 35 Appendix C, Section C101 shall add items 9 and 10 to provide:

#### **APPENDIX C**

#### **GROUP U-AGRICULTURAL BUILDINGS**

##### **SECTION C101- GENERAL:**

**C101.1 SCOPE:** The provisions of this appendix shall apply exclusively to agricultural buildings. Such buildings shall be classified as Group U and shall include the following uses:

1. Livestock shelters or buildings, including shade structures and milking barns.
2. Poultry buildings or shelters.
3. Barns.
4. Storage of equipment and machinery used exclusively in agriculture.
5. Horticultural structures, including detached production greenhouses and crop protection shelters.
6. Sheds.
7. Grain silos.
8. Stables.
9. A canopy structure of less than 8,000 square feet in area that is used to cover the sales area of horticultural landscaping plantings only; may be considered an "Agricultural Canopy" when horticultural sales are the principal use of the property. Allowing an agricultural building for a limited amount of retail (M use group), will not allow the lesser restrictions of the agricultural use sections to apply where conflicts may occur with other code requirements or amendments. Example: Allowable Height and Area, Mixed Uses, Exiting (C102 -C104).
10. See ICC model Building Code and Village Code amended Sections 202, 312.1, 501.3.2, 907.2., and The Fire Code (VC 5-5-2), for additional regulations.

151. In Chapter 35 Appendix C, Section C105 is added to provide:

##### **C105- AGRICULTURAL CANOPY:**

**C105.1 REQUIREMENTS:** Agricultural Canopies shall meet the following requirements:

1. An agricultural canopy shall be permanent.
2. The Village Land Development Code has a separate review process for Tent and Canopy structures. The Planning Division's approval is required prior to the issuance of a building permit for agricultural canopies.
3. The agricultural canopy shall not be erected over any existing public parking spaces.

4. An accessible route from the accessible parking area to the agricultural canopy shall be provided with a minimum thirty-six (36") accessible aisle inside the agricultural canopy.
5. Smoking shall not be permitted inside the agricultural canopy. Approved "No Smoking" signs shall be conspicuously posted.
6. Open flame or other devices emitting flame, fire or heat or any flammable or combustible liquids, gas, charcoal or other cooking device shall not be permitted inside or located within twenty feet (20') of the agricultural canopy.
7. 4A60BC portable fire extinguishers shall be provided for every 2,000 square feet inside the agricultural canopy.
8. No business transactions inside the canopy.
9. Any electrical shall be per Village Code.
10. Exits shall be defined with an exit sign.
11. No permanent signs permitted on the agricultural canopy.
12. Temporary signs shall be permitted per Land Development and Village Codes.

#### **APPENDIX DELETIONS**

**DELETE-** Appendix E - Supplementary Accessibility Requirements

**DELETE-** Appendix F - Rodentproofing

**DELETE-** Appendix G501 - Manufactured Homes

**DELETE-** Appendix G601 - Flood Resistant Recreational Vehicles

**DELETE-** Appendix H - Signs

**DELETE-** Appendix K Section 111 ICC Electrical Code - See Village Code 5-3

#### **5-1-14: INTERNATIONAL RESIDENTIAL CODE:**

The International Residential Code (IRC) is adopted by reference, pursuant to this Section of Village Code and referenced as 5-1-14 is amended as set forth in this Village Code (5-1-14). Amendments to Building construction are incorporated into the IRC Chapters 1 through 10 and are used for uniformity purposes throughout the Village. Chapters 11-43 of the IRC Code are also adopted as amended as they relate to Energy, Mechanical, Electrical, Plumbing and similar special trades. The IRC and Village amendments attached shall not conflict with other construction code ordinances adopted in Title 5 of the Village Code. The following Chapter and/or section numbers used in this Village Code section shall refer to the like numbered applications for amended, added or deleted ("DELETE") sections of the International Residential Code sections (IRC) as referenced. The model IRC Code Sub-Sections apply when no Village amendments or deletions are shown.

The Village Building Official shall interpret this Code as referenced in Section R103 of these amendments.

This Code may reference the amended 2018 IBC Code (5-1-13) for construction regulations which also apply to residential construction. Typically, any Village Code (VC) 5-1-13 residential regulations also apply to this amended Residential Code (5-1-14) where no specific amendments are provided herein. The Sections and Sub-sections listed below are added, amended or deleted in the following respects:

#### **IRC CHAPTER 1 - SCOPE AND ADMINISTRATION**

1. Section R101.1 be amended to provide as follows:

**R101.1 TITLE:** These provisions shall be known as the Residential Code for detached and

vertically attached single family Dwellings of Village of Orland Park and shall be cited as such and will be referred to herein as "this code".

Adopted and applicable to detached dwellings and multiple, vertically attached single family dwellings not more than 3-stories in height, all buildings and structures or parts thereof and appurtenances thereof, are those rules and regulations set forth with particularity in the booklet entitled "International Residential Code/2018", first printing of August 2017, published by International Code Council, INC. 4051 Flossmoor Road, Country Club Hills, Illinois, as amended.

However, in that the following portions indicated as deleted ("DELETE") Chapters and/or Sections of this code are not hereby adopted, or are hereby amended or added to that code as indicated in either of Village Code Sections 5-1-13 or 5-1-14 where applicable. (Ord. 4614 - 1-17-11; Amd. Ord. 4786, 2-4-13 **add the new ordinance number here when adopted**).

2. Section R101.2 shall provide as follows:

**101.2 SCOPE:** These regulations shall control all matters concerning the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Village Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this Code. Deleted chapters and/or sections are located shown in the attached appropriate Sections of this Code, where applicable. The IRC Residential code, Section P2904 shall not apply to require the fire sprinkler requirements in a dwelling or dwelling units unless a code amendment is specified. (Ord. 4614, 1-17-11).

**101.2.1 APPENDICES:** Provisions in the appendices shall not apply unless specifically adopted by the Village.

**DELETE - R101.2 exceptions 1 and 2 "SCOPE: LIVE WORK UNITS AND LODGING HOUSES"**

3. Subsection R102.7.1 be amended to provide as follows:

**R102.7.1 ADDITIONS, ALTERATIONS OR REPAIRS:** Additions, alterations or repairs to any structure shall conform to that required of a new structure without requiring the existing structure to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings. Alterations or repairs to an existing structure which are structural or adversely affect any structural member of any part of the structure having a required fire-resistance rating shall be made with materials required for a new structure.

Entire structures shall be made to conform to the requirements of this code for new buildings under any of the following conditions:

- a. When remodeling or alterations take place in more than 50% of its original building area.
- b. When remodeling increases the original market value by more than 50%.
- c. When remodeling increases the total area of the structure by more than 50%.

The above conditions shall be applicable to all cumulative additions, alterations, and repairs completed within a 36 month consecutive time period.

4. That Subsection R102.7.2 shall be added to Section 102.7 to as follows:

**R102.7.2 REPAIRS TO DAMAGED STRUCTURES:** Any building or structure which is destroyed or damaged by wind, fire or other casualty or act of God, to an extent which reduces its market value by less than 50% may be repaired or restored to its prior condition, if a building permit for the repair or restoration is issued and construction is begun within six months of the date of the damage. If a permit is not so obtained and construction is not begun within six months for such repair or restoration OR if a building or structure is damaged or destroyed to an extent which reduces its market value by more than 50%, it may be repaired or restored only if the repaired or restored building or structure conforms to the standards of these regulations for new construction. Market value shall be determined by reference to the most recent official property tax assessment rolls available in the year the structure is destroyed or damaged. The extent of damage or destruction shall be determined by the code official by comparing the estimated cost of repairs or restoration with the market value as shown on the tax assessment rolls of the appropriate county collector or as determined by credible cost data publications.

5. That Sections R103.1 and 103.2 are amended to read as follows:

**R103.1 CREATION OF ENFORCEMENT AGENCY:** The building code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of this code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code or of violating accepted engineering practice involving public safety.

**R103.2 GENERAL DUTIES AND POWERS OF THE BUILDING**

**CODE OFFICIAL:** The building code official is hereby authorized and directed to enforce all of the provisions of this code and shall act on any question relative to the mode or manner of construction and materials to be used in the erection, addition to, alteration, repair, removal, demolition or installation of service equipment and the location, occupancy and maintenance of all buildings and structures.

6. Section R105.1 is amended to provide as follows:

**R105.1 PERMIT REQUIRED:** It shall be unlawful for any owner, or owner's authorized agent to construct, erect, alter, install, add to, enlarge, repair, convert, remove, demolish, locate, or maintain any building or structure or any part of appurtenance thereof; or change the occupancy of a building or structure requiring greater strength, exit or sanitary provisions; or to change to another use of change of occupancy or to install or alter any equipment for which provision is made or the installation of which is regulated by this code and other codes adopted in Title 5 of the Village Code; or to move or add a lot line which affects an existing structure without first filing an application with the code official in writing and obtaining the required permit therefor; except that repairs, as defined in Section R105.2 and which do not involve any violation of this code, shall be exempted from this provision.

Notice shall also be given to the appropriate Fire Protection District for any fire sprinkler and alarm system work (Orland, Mokena, or the Palos Fire Protection Districts).

Existing rental housing units shall be inspected for property maintenance and life safety requirements (rental housing VC 5-8).

7. The following Section of 105.2 is amended and Subsection R105.2.2 is deleted as follows:

**R105.2 WORK EXEMPT FROM PERMIT** Work exempted from permits shall be as specified under Village Code 5-1-13 Section 105.2 of this ordinance.

8. Section R105.3 is amended to provide as follows:

**105.3 APPLICATION FOR PERMIT:** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use and occupancy for which the proposed work is intended.

4. Be accompanied by construction documents and other information as required in Section R106.1.

5. State the valuation of the proposed work.

6. Be signed by the applicant or the applicant's authorized agent.

7. Give such other data and information as required by the building official.

8. A list of all contractors licensed and bonded by the Village of Orland Park.

9. All permit applications, business inquiries and field inspections shall use the English language as a means of communication.

9. Section R105.5 is amended and Section R105.5.1 is added to provide as follows:

**R105.5 EXPIRATION:** Permits for new single-family detached and attached dwellings must have work authorized by such permit completed within 365 days of issuance. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be submitted in writing and justifiable cause demonstrated. Prior to extension being granted the permit applicant shall schedule a progress inspection of the permitted work.

**R105.5.1 INCOMPLETE PERMIT APPLICATION INFORMATION:** Permit applications submitted without adequate information on the application form are considered an incomplete or preliminary permit application(s). Permit applications submitted without an adequate plan design specifications or details needed for construction are also considered incomplete or preliminary plans required with the permit application(s). Incomplete and preliminary applications and/or plans shall become null and void within 30 days of the date received. When the Village completes a plan review and issues written required corrections to the permit applicant, a 30 day time restriction also apply for re-submitting corrected forms and/or plan specifications back to the Village for a re-review to remain an active permit application. The Building Official is authorized to grant an extension for renewal only with a written request of the property owner (or authorized agent) for justifiable causes. Preliminary reviews shall be charged additional plan review fees as specified in the Village Code 5-2-5-1

10. Section R105.7 is amended to provide as follows:

**R105.7 PLACEMENT OF PERMIT:** The original building permit card shall be displayed in a conspicuous location visible from the street and kept on the site of the work until the completion of the project.

11. Section R106.1 and Subsections 106.1.1 through 106.1.1.4 are amended and added to provide as follows:

**R106.1 SUBMITTAL OF CONSTRUCTION DOCUMENTS:** The application for a permit shall be accompanied by not less than two sets of construction plans and other required

supporting documents necessary to monitor compliance, including a statement of special inspections, geotechnical report and other data necessary for code conformance. The construction documents shall be prepared by a registered design professional where required by The State of Illinois statutes. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall be prepared using the English Language.

The code official is permitted to waive the requirements for filing construction documents when the scope of the work is of a minor nature. When the quality of the materials is essential for conformity to the code, specific information shall be given to establish such quality, and this code shall not be cited, or the term "legal" or its equivalent used as a substitute for specific information.

**R106.1.1 INFORMATION ON CONSTRUCTION DOCUMENTS:** Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the building official. Plans submitted for permit review shall be scaled to a minimum size of ¼ inch equal one foot for floor plan portion unless alternate is approved by the code official.

**R106.1.1.1 PLAT OF SURVEY:** A recent sealed boundary line survey with a legal description shall be submitted with every permit application unless the code official indicates the survey is not required.

**R106.1.1.2 PROPOSED SURVEYS MUST SHOW (PRIOR TO BREAKING GROUND):**

1. Accurate foundation location and footprint
2. High/low foundation elevations and locations, and building corners (U.S.G.S. datum)
3. Driveway, and service walk, locations and elevations
4. Driveway grade (must be less than 10%)
5. Top of curb elevations at property lines (extended)
6. Grading: Ground elevations at all lot corners, summits and drainage swales, and any adjacent foundation elevations. Grading must be shown with contour lines
7. Guardrails and handrails in locations required by code
8. Lot coverage calculations necessary to demonstrate compliance with the Land Development Code.

**R106.1.1.3 AS-BUILT SURVEYS MUST SHOW (BEFORE COMMENCEMENT OF FRAMING):**

1. Accurate foundation location and footprint
2. High/low foundation elevations and locations, and building corners (U.S.G.S. datum)

**R106.1.1.4 FINAL GRADE SURVEYS MUST SHOW (BEFORE CERTIFICATE OF OCCUPANCY):**

1. Accurate foundation location and footprint
2. High/low foundation elevations and locations, and building corners (U.S.G.S. datum)
3. Driveway, and service walk, locations and elevations
4. Driveway grade (must be less than 10%)
5. Top of curb elevations at property lines (extended)
6. Grading: Ground elevations at all lot corners, summits and drainage swales, and any

adjacent foundation elevations. Grading must be shown with contour lines

7. All permanent exterior improvements

8. Lot coverage calculations necessary to demonstrate compliance with the Land Development Code.

General Note; Remaining IRC Sub-Sections 106.1.2 through 106.3.2 are applicable without amendments.

**DELETE SECTION R106.3.3 "PHASED APPROVALS OF DOCUMENTS".**

General Note: IRC Sub-Sections 106.4 and 106.5 are applicable to Section 106 of this code

12. Section R106.6, 106.7 and 106.8 shall be added to Section 106 to provide as follows:

**R106.6 PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES:** The construction documents for new construction, alteration, repairs, expansion, addition or modification for buildings or structures shall be prepared by a State of Illinois registered design professional. All construction documents required for a building permit application shall be prepared by a State of Illinois registered design professional as required by Illinois laws or Acts. The construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated with the license expiration and dated by the registered design professional in accordance with the professional registration laws of the State of Illinois. Plans must clearly detail all structural specifications necessary to construct and inspect all applications of the architects and/or engineers design to meet Village Code requirements. Where structural assemblies have not been provided for, the design professional shall submit adequate details for a clear understanding of construction application by the installer or trade professional. The registered design professional shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Construction plans for pre-manufactured structure elements must be designed by a state of Illinois licensed architect or structural engineer. The permit plans must include that professional's signature, seal and date of license expiration affixed to plans.

**EXCEPTIONS:** Single-story residential additions less than 600 square feet in total area or detached garages accessory to R-3 Use Group less than 600 square feet in total area utilizing only the prescriptive requirements of the IRC 2015 and where structural engineering is not required.

**R106.7 REVISIONS REQUIRED TO PLANS:** Due to additional Village Code municipal laws and ordinances established, plan review specialists may require changes to be incorporated into the revised set of plans and documents prior to the building permit approval. Revisions submitted from the original plans and documents are to be identified by means of clouding or in a written format to reduce the incurred time needed in the permit approval process. Revised documents not clearly showing these changes may include additional review fees per The Village Code (Section 5-2-7).

**R106.8 PLAN SPECIFICATIONS FOR ACCESSORY STRUCTURES:** An adequate amount of construction information must be submitted with exterior structure permit applications by homeowners or contractors. Village comments are intended to inform the public of allowable locations, maximum areas, specifications and the means and methods required for construction's final approvals. Adequate project information is intended to reduce costly building changes by informing owners and contractors of code approved means and methods prior to construction

13. Section R107.5 shall be added to Section 107 to provide as follows:

**R107.5 TEMPORARY STRUCTURES AND USES CONFORMANCE:** Temporary uses

shall be in conformance with the Village Land Development Code (6-304).

14. Sections of R108.1 and R108.2 shall be amended to provide as follows:

**R108.1 FEE SCHEDULE:** A fee for each plan examination and inspections shall be paid in accordance with the Village of Orland Park's Village Code 5-2-4, and other applicable ordinances.

**R108.2 LICENSING AND BONDING OF CONTRACTORS:** All contractors performing work in the Village of Orland Park shall be licensed and bonded in accordance with the ordinances listed in Village Code 5-1-6.

15. Section R109.1 shall be amended to provide as follows:

**R109.1 TYPES AND REQUIRED INSPECTIONS:** The minimum categories and conditions for required inspection and construction approval, shall be as those specified in VC 5-1-13 of this code as amended (SECTION 110).

16. Sections R110.1, and R110.2 shall be amended to provide follows:

**R110.1 CERTIFICATE OF OCCUPANCY AND CHANGE OF USE REQUIRED:** A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other Village Code ordinances. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

See Village Code 5-1-13, Section 111 of this code for additional occupancy regulations applicable to all buildings.

**R110.2 USE CHANGES IN A RESIDENCE:** Construction alterations changing the building's original design shall not begin without Village approvals. When/where the Use and Occupancy Classification of an existing residential space is altered, remodeled or changed, plans must be submitted for approval. Typical changes may include garage, basement and/or attic space improvements from storage spaces into living spaces. It may also include revising existing building interior walls to enlarge or reduce rooms sizes, adding a bedroom or changes from its original design. See Section 110.1 above. Building Permit approvals are required for these major changes.

17. Section R112 shall be amended with regard to "BOARD OF APPEALS" to provide as follows:

#### **SECTION R112 BOARD OF APPEALS**

**R112.1 MEANS OF APPEAL AND REQUIRED APPLICATION:** The owner of a building or structure or any other person directly affected by a decision of the code official refusing to grant a modification to the provisions of this code concerning the manner of construction or materials to be used in the erection, alteration or repairs of a building or structure may appeal to the President and Board of Trustees. Application for an appeal may be made when it is claimed that the true intent of this Code has been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction can be used.

All conditions for appeals shall include the procedures referenced in 5-1-13, Section 113.2 through 113.4.2 of this code

18. Section R113.4 shall be amended and Section R114.2 shall be added to Section R114 to provide as follows:

#### **SECTION R113 VIOLATIONS**

**R113.4 VIOLATIONS PENALTIES:** Violations and penalties shall follow the

Administrative Chapter of this Village Code 5-1-13, Section 114.4, 115.3 and 116.5, as amended.

#### **SECTION R314 PENALTIES**

**R114.2 STOP WORK ORDER NOTICE:** Notice of Stop Work shall be issued to the building owner or authorized agent when construction work is continued beyond that approved by the building official or Village enforcement staff. Notices shall use common law procedures and citation of violations for non-conforming construction applications. Any person who continues any work on the structure or site shall be subject to penalties as referenced in Village Code 5-1-13 amended Section 115.3 and Title 5 Chapter 2

19. Section R202 shall be amended to add "DEFINITIONS" to provide as follows:

#### **IRC CHAPTER 2 - DEFINITIONS**

**BEDROOM:** A room within a dwelling unit capable of being used for sleeping purposes and having a closet.

**BOARD OF TRUSTEES:** The corporate authorities of the Village of Orland Park.

**BUILDING AREA:** As defined in the IBC amendments of Title 5, Chapter 1,

**BUILDING CODE:** The Building Code and its Amendments as adopted by the Village of Orland Park.

**BUILDING CODE OFFICIAL:** The officer designated by the Village of Orland Park charged with authority to administer, enforce and interpret the building codes.

**CERTIFICATE OF USE AND OCCUPANCY:** The certificate issued by the code official which permits the use of a building or tenant space in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building or tenant space in its several parts together with any special stipulations or conditions of the building permit.

**CHANGE OF USE:** An alteration by change of use in a building or tenant space heretofore existing to a new use group which imposes other special provisions of law governing building construction, equipment or means of egress.

**CHANGE OF OCCUPANCY:** The change in purpose for which a building or part hereof is used or intended to be used including a change in tenants or tenant space.

**CONDOMINIUM:** A multiple tenant, commonly owned building. For this Code's definition, a condominium building includes residential units which are located above ground based unit(s) and also classified as multifamily units having a horizontal fire separation. This Code Section (5-1-14) does not regulate Condominium units. See 5-1-13.

**DUPLEX:** One building consisting of two separate single-family dwelling units attached vertically with separate means of egress to the public right-of-way for each unit.

**FIRE CODE OFFICIAL:** The Building Code Official for the Village of Orland Park or an official as appointed.

**FIRE WALL:** A fire-resistance rated wall, having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall. Fire walls shall not be penetrated.

**HABITABLE ATTIC:** A space located below roof rafters and above the uppermost floor/ceiling joists of a residence having access from a conforming stairway to a floor level intended for its use either by walking or crawling as determined by the amount of headroom. A Habitable Attic can be partially or fully finished. See amended Section 325.6 for "Story" regulations of this code

**PORCH AND DECK:** See R403.1.1.1: for more specific definitions related to foundation regulations.

**TOWNHOUSE:** One building consisting of more than 2 separate single-family dwelling units attached vertically with separate means of egress to the public right-of-way for each unit.

**USE AND OCCUPANCY CLASSIFICATION:** The purpose for which a building or space is designed for its intended Use. The Building Code has 10 basic use classifications (A, B, E, F, H, I, M, R, S and U) with some having sub-categories (22 total). See IBC Code (5-1-13) Chapter 3 for Use definitions and other definitions applicable to this code.

### **IRC CHAPTER 3 - BUILDING PLANNING**

#### **SECTION R 301 DESIGN CRITERIA**

20. TABLE R301.2 (1) shall be revised to provide as follows:

**TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

|                                                                                                     |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| GROUND SNOW LOAD                                                                                    | 30 PSF Minimum <sup>a, b</sup>                                                                                      |
| WIND DESIGN SPEED                                                                                   | 115 mph - 3 second gust ( $V_{ult}$ )<br>90 mph - 3 second gust ( $V_{asd}$ )                                       |
| SEISMIC CATEGORY                                                                                    | A - per Figure R301.2(2)<br>CALCULATED SDS SEISMIC DESIGN CATEGORY<br>SDS 0.17g (A)                                 |
| WEATHERING (Figure 301.2(4))                                                                        | Severe                                                                                                              |
| FROST LINE DEPTH                                                                                    | 42"                                                                                                                 |
| TERMITE (Figure R301.2.(7))                                                                         | Moderate to Heavy (Section R 318)                                                                                   |
| WINTER DESIGN TEMPERATE                                                                             | -1° F (Climate Zone 5A)                                                                                             |
| ICE BARRIER UNDERLAYMENT REQ'D                                                                      | Yes (Section R905.1.2)                                                                                              |
| FLOOD HAZARDS                                                                                       | Check flood zone map                                                                                                |
| AIR FREEZING INDEX (Figure R403.3(2))                                                               | 1508                                                                                                                |
| MEAN ANNUAL TEMPERATURE (ACCA Man J.)                                                               | 49° F                                                                                                               |
| RESIDENTIAL AUTOMATIC FIRE SPRINKLER REQUIREMENTS (See part of this Code 5-1-13, Section 903.2.8.3) | Maximum areas as specified without automatic fire sprinkler protection. See amended Table 503 of this Code (5-1-13) |

Reductions to snow load for sloped roofs are not permitted

PSF = Pounds per square foot

21. Subsections R301.2.2.7.1 and 301.9 shall be added to section R301 to provide as follows:

**R301.2.2.7.1 MINIMUM CONSTRUCTION TYPE CLASSIFICATION:** The allowable heights and areas of residential construction types shall comply with the Village Code 5-1-13, Table 503 and Table R302.1(1), footnote a (as amended).

**R301.9 EXTERIOR WALLS ANCHORED BRICK VENEER:** New construction shall comply with Village requirements for exterior wall materials and construction as specified in Section R703.8 of this Code.

#### **SECTION R302 FIRE RESISTANT CONSTRUCTION**

**DELETE R302.1 EXCEPTIONS ONLY** (Exterior walls for building with fire sprinkler

protection)

22. Table R302.1 (1) and footnotes shall be revised to provide as follows:

**TABLE R302.1 (1) EXTERIOR WALLS FOR DETACHED AND ATTACHED DWELLINGS<sup>a</sup>**

**FIRE SEPARATION DISTANCE – see Chapter 2 Definitions for actual meaning**

| <i>EXTERIOR WALL ELEMENT</i>                           |                        | <i>MINIMUM FIRE-RESISTANCE RATING</i>                            | <i>MINIMUM FIRE SEPARATION DISTANCE "X"</i> |
|--------------------------------------------------------|------------------------|------------------------------------------------------------------|---------------------------------------------|
| WALLS (DETACHED DWELLINGS & DUPLEXES) <sup>a</sup>     | FIRE -RESISTANCE RATED | 2 HOUR - PER ASTM E119 OR UL 263, RATED FOR EXPOSURE BOTH SIDES  | < 3 FEET                                    |
|                                                        | FIRE -RESISTANCE RATED | 1 HOUR - PER ASTM E119 OR UL 263, RATED FOR EXPOSURE BOTH SIDES  | 3 FEET X < 7 FEET                           |
|                                                        | NOT -RATED             | 0 HOURS                                                          | 7 FEET                                      |
| WALLS (ATTACHED DWELLINGS / TOWNHOMES) <sup>a, b</sup> | FIRE-RESISTANCE RATED  | 2 HOURS - PER ASTM E119 OR UL 263, RATED FOR EXPOSURE BOTH SIDES | <5 FEET                                     |
|                                                        | FIRE-RESISTANCE RATED  | 1 HOUR - PER ASTM E119 OR UL 263, RATED FOR EXPOSURE BOTH SIDES  | 5 FEET x < 15 FEET                          |
|                                                        | NOT RATED              | 0 HOURS                                                          | 15 FEET                                     |
| PROJECTIONS (DETACHED DWELLINGS)                       | NOT ALLOWED            | N/A                                                              | < 3 FEET                                    |
|                                                        | FIRE-RESISTANCE RATED  | 1 HOUR ON UNDERSIDE                                              | 3 FEET x < 7 FEET                           |
|                                                        | NOT -RATED             | 0 HOURS                                                          | 7 FEET                                      |
| PROJECTIONS (ATTACHED DWELLINGS)                       | NOT ALLOWED            | N/A                                                              | < 5 FEET                                    |
|                                                        | FIRE-RESISTANCE RATED  | 1 HOUR ON UNDERSIDE                                              | 5 FEET x < 15 FEET                          |
|                                                        | NOT -RATED             | 0 HOURS                                                          | 15 FEET                                     |
| OPENINGS (DETACHED DWELLINGS)                          | NOT ALLOWED            | N/A                                                              | < 3 FEET                                    |
|                                                        | 15% MAX. WALL AREA     | 0 HOURS                                                          | 3 FEET X < 7 FEET                           |
|                                                        | UNLIMITED              | 0 HOURS                                                          | 7 FEET                                      |
| OPENINGS (ATTACHED DWELLINGS)                          | NOT ALLOWED            | N/A                                                              | <5 FEET                                     |
|                                                        | 15% MAX. WALL AREA     | 0 HOURS                                                          | 5 FEET x < 15 FEET                          |

|              |           |                    |          |
|--------------|-----------|--------------------|----------|
|              | UNLIMITED | 0 HOURS            | 15 FEET  |
| PENETRATIONS | ALL       | PER SECTION R302.4 | < 3 FEET |
|              |           | NONE REQUIRED      | 3 FEET   |

a. Detached and attached dwellings are limited to **7,000** square feet in horizontal projection area per story, and are limited to 2 stories maximum height if using Type 5B construction type (5-1-13 Table 503). For townhomes, the area is the cumulative projection area of the entire building without regard for demising fire walls. A one story increase (3 stories total) will be allowed if using Type 5A construction type as defined in the International Building Code and amended in VC 5-1-13 or if using an automatic fire sprinkler system installed per NFPA 13D. Area increases to the base 7,000 square feet will be allowed for automatic sprinkler system and street frontage per Chapter 5 of the International Building Code as amended in VC 5-1-13.

b. See section R302.2 for townhomes and duplexes demising fire wall requirements.

### **DELETE-Table R302.1 (2) EXTERIOR WALLS-DWELLINGS WITH FIRE SPRINKLERS**

23. Subsections R302.2 through R302.3.1 shall be revised to provide as follows:

**R302.2 TOWNHOMES:** Townhomes (vertically attached) shall be separated by a masonry wall or 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 Sections 705, 706 and 708 of IBC and as required further by this code. The two (2) hour fire resistance rated wall shall not be penetrated.

**R302.2.1 TOWNHOMES IN PLANNED UNIT DEVELOPMENTS:** Planned Unit Developments (P. U. D's) of single family vertically attached townhouse units (R-3), may use a two (2) hour fire rated non-combustible wall assembly when located on a lot line between units. Exterior walls when located on or near lot lines and open to a separate non-buildable lot of at least 30' in width used as a common yard or open to a public way (street), may have zero (0) hours fire rating when located within the same P. U. D.

**R302.3 TWO-FAMILY DWELLINGS (DUPLEXES):** Vertically attached dwelling units in two-family dwellings shall be separated by a masonry wall or three (3) wall system, same as required for Townhomes in section R302.2 above. Stacked (horizontally attached) two-family dwelling units must comply with the requirements of IBC as amended in VC-5-1-13.

24. Table R302.6 shall be revised to provide as follows:

**TABLE R302.6 DWELLING GARAGE SEPARATION**

| SEPARATION                                                                      | MATERIAL                                                                        |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| FROM RESIDENCE AND ATTICS                                                       | NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE |
| FROM HABITABLE ROOMS ABOVE GARAGE                                               | NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE |
| STRUCTURE SUPPORTING FLOOR/CEILING USED FOR SEPARATION REQUIRED BY THIS SECTION | NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE |
| DETACHED/PARTIALLY DETACHED GARAGES LOCATED LESS THAN 10                        | NOT LESS THAN 5/8" GYPSUM BOARD APPLIED TO THE INTERIOR SIDE OF GARAGE          |

25. Section R302.13.1 shall be added to Section R302.13 to provide as follows:

**R302.13.1 FLOOR FRAMING PROTECTION ALTERNATIVES:** Where floor framing is exposed in buildings without fire sprinkler protection per NFPA 13D, the Building Official has the authority to determine the means of fire resistance protection required to protect engineered wood structural panels and or solid lumber framing of less than 2 inch by 10 inch nominal dimensions.

#### **SECTION R303 LIGHT AND VENTILATION**

26. Subsection R303.1.1 shall be revised to provide as follows:

**R303.1.1 BASEMENT NATURAL LIGHT AND VENTILATION:** A minimum natural lighting and ventilation of 2% of the floor areas is required for basements. Habitable spaces designed for finished basements must follow section R303.1

**Exception:** Portions of basements only housing mechanical equipment not exceeding 200 square are not required to meet the 2% natural light requirement.

**(Ventilation Amendments from 5-1-13 are shown for residential review purposes)**

**1202.2.3 ALTERNATIVE MECHANICAL VENTILATION:** Enclosed attic, rafter, and crawl spaces may be equipped with a mechanical ventilation system conforming to the requirements of the mechanical code listed in Chapter

**1202.5.4 RECIRCULATION:** Recirculation of air supplied to kitchens, toilet rooms, bathrooms, restrooms, locker rooms, storage areas, laboratories, garages and similar rooms shall not be permitted.

**1202.5.5. NON HABITABLE BASEMENT VENTILATION:** Basements used primarily for low hazardous storage are allowed to reduce the required ventilation at a rate of 2% of the floor areas served.

**1202.6.1 BATHROOMS, TOILET ROOMS AND KITCHENS:** Every bathroom, toilet and powder room and kitchen shall be provided with mechanical exhaust ventilation. Mechanical ventilation shall be provided in accordance with the mechanical code as referenced in Title 5, Chapter 6 of the Village Code. (Ord. 4694, 12-19-11). Residential kitchen range hood and exhaust duct must be of a smooth hard non-combustible material such as galvanized sheet metal, stainless steel, aluminum or copper. All range hood exhaust shall be vented to the exterior with the joints sealed using a material that is suitable for a long time exposure. Backdraft dampers are required to prevent infiltration of outdoor air when the exhaust system is not operating. Commercial range hoods and exhaust are required for any use group that is not of a typical single family residential use group.

27. Section R303.3 be revised to provide as follows:

**R303.3 BATHROOMS:** Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m<sup>2</sup>), and with mechanical ventilation with minimum local exhaust rates determined in accordance with the Village Mechanical Code Exhaust air from the space shall be exhausted directly to the outdoors. A minimum of 50 cfm is permitted for small toilet rooms.

**Exception:** The glazed areas shall not be required where artificial light is provided per section R303.1.

28. Section R303.11 shall be added to provide as follows:

#### **R303.11. SOUND TRANSMISSION:**

**R303.11.1 AIR-BORNE NOISE:** Walls, partitions and floor/ceiling assemblies, separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 for air-borne noise when tested in accordance with ASTM E90. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill. Masonry walls shall be calculated in accordance with TMS 0302 or as determined by through testing in accordance with ASTM E 492. A reduction is

allowed to be reduced to an STC of 45 when the assembly is field tested by approved methods.

**R303.11.2 STRUCTURE BORNE SOUND:** Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 when tested in accordance with ASTM E492.

A reduction is allowed to be reduced to an IIC of 45 when the assembly is field tested by approved methods.

#### **SECTION R304 BUILDING AND ROOM AREAS**

29. Section R304.4 and its Subsections shall be added to Section R304 to provide as follows:

**R304.4 MINIMUM FLOOR AREA FOR DWELLINGS:** The minimum floor area above grade for single and multi-family dwellings, excluding the garages, based on the appropriate zoning district shall be as required in Sections R304.4.1 through R304.4.5.

##### **R304.4.1 DISTRICT E-1 (SINGLE FAMILY):**

1. One story and split level type to contain 2000 square feet.
2. One story raised ranch main floor area to contain 2000 square feet.
4. Two story to contain 2600 square feet with a minimum of 1400 square feet of said floor area to be on the first floor.

##### **R304.4.2 DISTRICT R-1 (SINGLE FAMILY):**

1. One story and split level type to contain 1800 square feet.
2. One story raised ranch main floor area to contain 1800 square feet.
5. Two story to contain 2400 square feet with a minimum of 1200 square feet of said floor area to be on the first floor.

##### **R304.4.3 DISTRICT R-2 (SINGLE FAMILY):**

1. One story and split level type to contain 1600 square feet.
2. One story raised ranch main floor to contain 1600 square feet.
3. Two story to contain 2200 square feet with a minimum of 1100 square feet of said floor area to be on the first floor.

##### **R304.4.4 DISTRICT R-3 (SINGLE FAMILY DETACHED AND ATTACHED):**

1. Detached:
  - a. One story and split level type to contain 1400 square feet.
  - b. One story raised ranch main floor to contain 1400 square feet.
  - c. Two story to contain 2000 square feet with a minimum of 1000 square feet of said floor area to be on the first floor.
2. Attached vertically (Duplex and Townhouses):
  - a. One story and split level type to contain 1000 square feet.
  - b. One story raised ranch main floor to contain 1000 square feet.
  - a. Two story to contain 1400 square feet with a minimum of 800 square feet of said floor area to be on the first floor.

##### **R304.4.5 DISTRICT R-4 (SINGLE FAMILY ATTACHED AND DETACHED AND MULTI-FAMILY):**

1. Detached:
  - a. See Section R304.4.4

2. Attached (Duplex):
  - a. See Section R304.4.4
3. Attached (Townhomes):
  - a. One story and split level type to contain 1000 square feet.
  - b. One story raised ranch main floor to contain 1000 square feet.
  - c. Two story to contain 1400 square feet with a minimum of 800 square feet of said floor area to be on the first floor.

## **SECTION R305 CEILING HEIGHT**

30. Section R305.1 shall be revised to provide as follows:

**R305.1 MINIMUM CEILING HEIGHT:** Corridors, occupiable and Habitable spaces (living, sleeping eating or dining) shall have a minimum clear ceiling height of 8'-0" above the finished floor (AFF). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7'-0". Residential basements shall allow 7'-0" ceilings having a minimum amount of projections for beams, girders and ducts but in no case shall any projections be less than 6'-4" AFF.

See the Model IBC Code Section 1207.2 "Exceptions" for these minimum residential heights (5-1-13).

## **SECTION R309 GARAGES AND CARPORTS**

31. Section R309.1 shall be revised to provide as follows:

### **GARAGE AND CARPORTS SIZE AND FLOOR SURFACE**

#### **R309.1 MAXIMUM GARAGE SIZE:**

1. Attached garages shall not exceed 50% of first floor gross area of the entire building including the garage, with the maximum size of the garage not to exceed 1,500 square feet.
2. Detached garages shall also be limited in size based on zoning district as follows:
  - a. In Zoning Districts R4, R3, R2, detached garage shall not exceed 720 square feet.
  - b. In Zoning District R1, detached garage shall not exceed 800 square feet.
  - c. In Zoning District E1, detached garage shall not exceed 1,000 square feet.

**R309.1.1 FLOOR SURFACE:** Garage floor shall be constructed of concrete 5" thick with welded wire mesh or fiber reinforcement, and sloped to facilitate movement of liquids towards garage entry door.

**DELETE SECTION R309.5** - (for residential fire sprinkler required)

**DELETE SECTION R310.5 EXCEPTION 1 ONLY** - (basement addition exception for emergency escape)

**DELETE SECTION R310.6** - (ALTERATIONS AND REPAIRS)

32. Section R311.7.10 .1.1 shall be added to Section R311.7.10 to provide as follows:

**R311.7.19.1.1 SPIRAL STAIRWAY USED AS AN ONLY MEANS OF EGRESS:** For informational purposes, this subsection has been added to reference additional residential regulations in this ordinance (5-1-13 Section 1011.10) as adopted. This referenced Section (1011.10) limits the use of residential spiral stairways as an only means of egress from spaces more than 250 square feet in area. A building's plan submittal must include this design feature. .

33. Section R312.1.1.1 shall be added to Section 312.1.1 to provide as follows:

**R312.1.1.1 EXTERIOR WINDOW WELL FALL PROTECTION:** Protection shall be provided at open window wells (or similar) having a fall of more than 30". See Village Code 5-

1-13 Section 1015.9 for a scope of guard regulations which are applicable to fall protection.

**DELETE SECTION R313** - (required fire sprinkler protection)

#### **SECTION R314 SMOKE AND HEAT ALARMS**

34. Section R314.8. shall be added to Section 314 to provide as follows:

**R314.8 HEAT ALARMS AND LOCATIONS:** Heat alarms shall be installed within attached garages when accessory to residential occupancies. Alarms installed shall detect heat temperatures between 175 to 250 degrees Fahrenheit and shall be interconnected with dwelling unit smoke detectors as referenced in Section R314.4 of this code.

**R3214.8.1 HEAT ALARM LISTINGS:** Heat alarms shall be tested and listed in accordance with the requirements of NFPA 72 for approval.

#### **SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES**

35. Section R318.1 shall revise the referenced Table indicated as follows:

**R318.1 SUBTERRANEAN TERMITE CONTROL METHODS:** Comment- Due to an error in this publication, maintain this entire section's wording and only revise the referenced Table from R301.2(1) to the corrected Table R301.2(7). This map references Illinois to be "Moderate to Heavy" Termite Probability

#### **SECTION R320 ACCESSIBILITY**

36. Section R320 shall be revised to provide as follows:

**R320 ACCESSIBILITY:** Buildings and Facilities shall be designed and constructed to meet the Illinois Accessibility Code.

#### **SECTION R325 MEZZANINES**

37. Section R325.6 shall be revised to provide as follows:

##### **R325.6 HABITABLE ATTICS:**

**R325.6.1 GENERAL:** Habitable Attics shall comply with this section

**R325.6.2 DEFINITION.** Habitable attics shall comply with the amended definition in section R202. In

addition, for a habitable attic to not be considered a story, all of the following conditions shall be satisfied:

- a. Outside perimeter of the habitable attic must be composed entirely of attic knee walls extending from the Floor/ceiling level below to the bottom of roof/ceiling assembly. Attic knee walls shall not be on the same plane as the exterior walls below without at least being offset a minimum of 2'-0" inside of the exterior wall line below, (similar to dormers offsets noted in item b. below). **Exception:** Attic gable end walls may be of full height when in line with the wall below when the total exterior wall lengths do not exceed than 33% of the attic room's perimeter.
- b. Dormers and similar projections through the roof must have any exterior walls not coplanar with any exterior walls of the floor/story below, and must be inset at least 2 feet to the interior to allow for a continuous roof eave on all sides of the habitable attic.

**R325.6.3 MAXIMUM AREA:** The aggregate area of the habitable attic shall not exceed more than 1/3 of floor area of the floor directly below.

**R325.6.4 EGRESS:** Each contiguous habitable attic area shall be served by at least 1 stairway compliant with section R311.

**R325.6.5 EMERGENCY EGRESS.** Each contiguous habitable attic area shall have an emergency egress

window compliant with section R310. If habitable attic contains one sleeping room, only one emergency

egress window is required and it shall be located in the room. If habitable attic contains more than one sleeping room, then each sleeping room must have an emergency egress window in

addition to any common area(s).

**DELETE SECTION R326** (swimming pools and hot tubs, See Land Development Code)

#### **IRC CHAPTER 4 – FOUNDATIONS**

**DELETE SECTION R402.1** - ("WOOD FOUNDATIONS" in its entirety). Referenced in VC 5-1-13 Chapter 18

**DELETE SECTION R402.4** - ("MASONRY FOUNDATIONS" in its entirety). Referenced in VC 5-1-13 Chapter 18

#### **SECTION R403 FOOTINGS**

38. Section of R403.1 shall be revised to provide as follows:

**R403.1 FOOTINGS - GENERAL:** All exterior walls shall be supported on continuous solid concrete footings, or other approved structural system which shall be of sufficient design to accommodate loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

##### **R403.1.1 PRESCRIPTIVE FOOTINGS FOR LIGHT FRAME**

**CONSTRUCTION:** Footings supporting light frame construction shall be 20" wide and 10" thick minimum, with soil bearing capacity 3000 psf or greater. Footings placed on soil with bearing capacity of less than 3000 psf shall be engineered and designed by a registered design professional and plans submitted for review to the building official. All basement walls shall be designed by a licensed design professional.

**DELETE TABLES R403.1 (1) through Table R403.1(3) for "MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS".** (See revised Sections 403.1 as noted)

##### **R403.1.1.1: PORCH, DECK ADDITION FOUNDATION EXCEPTION:**

Trench Foundations: are allowed for small, less than 400 square foot, 1-story additions which may include enclosed Porches (see definitions below). Concrete walls are required to be 10 inches for supporting exterior walls which may include glass and/or brick veneer. A foundation's frost depth is to be at least 42 inches below exterior grade level. Trench foundations must be flared or belled at the bottom to a minimum width of 12 inches and connected to the existing foundation walls with re-bar pins of 5/8-inch diameter to form a continuous foundation. These pins are to be placed 12 inches from the top and 12 inches from the bottom of the new foundation.

Post Foundations: Are permitted for open decks and porches. Minimum diameter piers shall be 8" for decks and 12" for roofed over decks, at least 42 inches below grade. Pier foundations shall not be located within the existing foundation's over-dig unless adequate bearing is achieved for soil bearing needs.

##### **Definitions - Additions:**

**Porch:** An exterior Porch is a roofed over deck or patio attached to the dwelling and is open or screened as an exterior accessory use. An exterior porch may have exterior walls no higher than 18 inches above the floor, with the remainder of the perimeter open. Open porches are exterior

structures allowing the use of concrete piers and posts sized to support the deck, roof and uplift loads only. When windows, glass and doors are placed in exterior walls, the porch is classified as an enclosed interior addition for the purpose of foundation design regulations.

**Interior (Enclosed) Additions:** An enclosed porch is classified an interior addition (such as sunrooms, 3-season room, cold porch etc.) and requires a footing/foundation to be continuous for perimeter walls. Smaller single story additions allow the use of a trenched or formed foundation when additions are considered an enclosed structure (see Trench Foundation below). Note: glass installation is governed as part of exterior walls.

**Open decks:** are level floor surface structures built-up above the ground levels having no roof or walls for enclosures. Decks typically include guardrails around open perimeter of the deck surface and steps leading to grade. Decks with more than 30 inches in height above grade require guardrails, which shall be at least 36 inches in height measured vertically above the walking surface. Guardrail opening must have spacing such that a 4 inch sphere cannot pass (B 1021.2 & 1021.3). Open porch/decks are an exterior structure allowing the use of concrete piers and posts sized to support deck, roof loads and uplift only.

**Patios:** are classified as exterior finished ground walking surfaces without walls or a roofed over structure and do not require foundation walls. Patios typically are paved with brick, tiles or even stone and open to the sky. Patios are ground coverings for the purposes of lot coverage. A roof covered patio would be classified as a Porch when attached to a residence or Gazebo when detached. Gazebos are limited to 200 square feet.

39. Subsection R403.1.4 shall be revised to provide as follows:

**R403.1.4 FOOTINGS - MINIMUM DEPTH BELOW GRADE:** Exterior footings, foundation walls, piers, and other permanent supports of buildings and structures shall be protected from frost by placement at not less than 42 inches below the undisturbed ground surface.

**Exceptions:**

1. Detached garages less than 720 square feet in area, not exceeding 13 feet to mean height of roof may use monolithic pour downturned footing, extending 12" below grade, 8" wide, with 5" thick welded wire reinforced concrete slab.
2. Detached storage sheds not exceeding 200 square feet may be erected on floating concrete slab. See Land Development Code for maximum areas due to lot sizes.
3. Foundation erected on solid rock.

**DELETE SECTION R403.2** in its entirety ("FOOTINGS FOR WOOD FOUNDATIONS")

**DELETE SECTION R403.3** in its entirety ("FROST PROTECTED SHALLOW FOUNDATIONS")

**DELETE SECTION R404.1.2** in its entirety ("DESIGN OF MASONRY FOUNDATION WALLS")

**DELETE SECTION R404.1.5.3** in its entirety ("PIER AND CURTAIN WALL FOUNDATIONS")

**DELETE SECTION R404.2** in its entirety ("WOOD FOUNDATION WALLS")

**SECTION R408 UNDER-FLOOR SPACE**

40. Section R408.4 shall be replaced to provide as follows:

**R408.4 CRAWLSPACE ACCESS:** Access shall be provided to crawl spaces by a minimum opening size of 24 inches by 24 inches, but a clear opening sized not less than what would be required to remove and install any equipment taken out.

## **IRC CHAPTER 5 – FLOORS**

### **SECTION R502 WOOD FLOOR FRAMING**

41. Section R502.7.1 shall be revised to provide as follows:

**R502.7.1 LATERAL BRIDGING:** In all floor framing having lumber of 2"x10" or larger, there shall not be less than one line of bridging for each 8 feet of span. The bridging shall consist of not less than 1-inch by 3-inch lumber, double-nailed at each end, or of equivalent metal bracing of equal rigidity. A line of solid bridging shall also be required at supports where adequate lateral support is not otherwise provided. Attic ceiling joists and roof framing shall include bridging for each 8 feet of span. See joist framing examples shown in the IRC diagrams.

### **SECTION R506 CONCRETE FLOORS (ON GROUND)**

42. Section R506. shall be revised to provide as follows:

**R506.1 CONCRETE FLOORS ON GROUND - GENERAL:** Concrete slab-on-ground floors shall be designed and constructed in accordance with the provisions of this section or ACI 332. Floors shall be a minimum 4 inches thick except for crawl space floors which are allowed to be 2 inches minimum (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.

### **SECTION R508 SIZE OF EXTERIOR DECKS**

43. Section R508.1 shall be added to provide as follows:

**R508.1 SIZE OF DECKS PERSCRIPTIVE:** Decks which are more than 500 square feet, or measure more than 9 feet in height from finished grade to the deck level shall be designed by a licensed architect or structural engineer/design professional.

## **IRC CHAPTER 6 - WALL CONSTRUCTION**

44. Subsection R602.1.8.1 shall be added to Subsection R602.1.8 to provide as follows:

**R602.1.8.1 WOOD STRUCTURAL PANELS:** Exterior wall sheathing shall be 7/16" thick min.

**36.** Table R602.3(5) shall add the following footnote to provide as follows:

Table R602.3(5) "SIZE, HEIGHT, AND SPACING OF WOOD STUDS" footnote "d":

d. Stud spacing exceeding 16" O.C. shall utilize 2x6 studs minimum.

## **IRC CHAPTER 7 - WALL COVERING**

45. Section R703.2 shall be revised to provide as follows:

**R703.2 WATER-RESISTIVE BARRIER:** One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

46. Section R703.3 shall be revised to provide as follows:

**R703.3 NOMINAL THICKNESS AND ATTACHMENTS FOR EXTERIOR COVERINGS:** The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3 (1), the wall covering material requirements of this section, and

the wall covering manufacturer's installation instructions. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16 inches (406 mm) on center. Where specified by the siding manufacturer's instructions and supported by a test report or other documentation, attachment to studs with greater spacing is permitted. Fasteners for exterior wall coverings attached to wood framing shall be in accordance with Section R703.3.2 and Table R703.3(1). Exterior wall coverings shall be attached to cold-formed steel light frame construction in accordance with the cladding manufacturer's installation instructions, the requirements of Table R703.3(1) using screw fasteners substituted for the nails specified in accordance with Table R703.3(2), or an approved design. All types of veneers shall have a backing surface unless approved by the building code official.

See Village Code 5-1-13 Chapter 14 for Exterior Wall amendments applicable to Section R703.3 and Table R703.3.(1)

47. Section R703.8 shall be revised to provide as follows:

**R703.8 ANCHORED STONE AND MASONRY VENEER:** All single family attached and detached residences shall contain anchored brick, stone or masonry veneer, with a minimum 2.625" thickness on a minimum of 90% of their first floor and walk out area/ground level elevations, and a minimum of 50% of all elevations. Any other material exceeding the 10% for the remaining ground level wall surfaces shall be approved by the code official.

**EXCEPTIONS:**

Existing residential developments constructed where original buildings were of non-masonry exterior finishes may permit the use of other code approved materials under the following conditions:

- a. Where the building's total floor area is not being increased by more than 50% of the existing building's floor area.
- b. Where the building's 50% floor area allowance is regarded as the total combined floor areas of all additions made to the residence within a 36 month consecutive time period.
- c. As may be permitted per the Land Development code for the Historic Preservation Standards.

48. Subsection R703.9.2.1 shall be added to Section R703.9.1 to provide as follows:

**R703.9.2.1 EIFS WITH DRAINAGE:** Special inspection shall be required for any EIFS installations having a total area greater than 1,000 square feet.

**IRC CHAPTER 8 - ROOF-CEILING CONSTRUCTION:**

49. Section R803.2.4 shall be added to Section R803.2 to provide as follows:

**R803.2.4 MINIMUM THICKNESS FOR ROOF SHEATHING:** Roof sheathing shall be at least 7/16" thick and shall have permanent grade mark specifying grade and performance category. Roof sheathing spans shall not exceed values set forth in Table R503.2.1.1(1).

**IRC CHAPTER 9 - ROOF ASSEMBLIES**

50. Section R903.4.24 shall be added to Section R903.4 to provide as follows:

**R903.4.2 GUTTERS AND DOWNSPOUTS:** Gutters and downspouts, exterior or interior, are required on all buildings and shall be constructed of approved corrosion resistant non-combustible or schedule 40 plastic pipe materials. All gutters and downspout material shall have a permanent color finish. Any alternative building drainage system(s) design, shall be approved

by the Building Official with the intent of designating roof drainage locations, property maintenance and weather protection to the building

(NO CHANGES)

**IRC CHAPTER 10 - CHIMNEYS AND FIREPLACES**

(NO CHANGES)

**IRC CHAPTER 11 - ENERGY EFFICIENCY**

**Summary:** This 5-1-13 & 14 Code adoption also adopts the IECC without a separate ordinance.

**IRC CHAPTER 11 - ENERGY EFFICIENCY**

51. Chapter 11 of the International Residential Code/2018 shall be revised in its entirety to provide as follows:

**N1101.1 SCOPE:** Buildings shall be designed and constructed in accordance with the 2018 International Energy Conservation Code (Climate Zone 5A), and as regulated by the State of Illinois with the following Village of Orland Park amendments.

This amended Code Section (above) includes the text of the added "Note:" explaining the use of the International Energy Conservation Code as part of the International Residential Code (IRC).

**N1101.2 MANDATORY MINIMUM R-VALUES:** The building thermal envelope shall meet the prescriptive requirements of Table N1101.2 (R402.1.2 IECC) as amended below. Simulated Performance Alternative method of compliance is not permitted in lieu of minimum R-values for specific components listed in the amended Table R1101.2

**TABLE N1101.2 (IECC R402.1.2)**

**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT a.**

| <i>FENESTRATION U-FACTOR</i> | <i>SKYLIGHT U-FACTOR</i> | <i>CEILING R-VALUE</i> | <i>WOOD FRAME WALL R-VALUE</i> | <i>MASS WALL R-VALUE</i> | <i>FLOOR R-VALUE</i> | <i>BASEMENT WALL R-VALUE</i> | <i>SLAB R-VALUE &amp; DEPTH</i> | <i>CRAWL SPACE WALL R-VALUE</i> |
|------------------------------|--------------------------|------------------------|--------------------------------|--------------------------|----------------------|------------------------------|---------------------------------|---------------------------------|
| 0.30 b.                      | 0.55 b.                  | See R402.2             | 20 or 13+5Cl<br>h.             | 13/17 i.                 | 30 g.                | 15/19 c.                     | 10 /2ft<br>d.                   | 15/19 c.                        |

**Revised**

**a.** R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

**b.** The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

**c.** "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

**d.** R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required R-value for slabs. The slab edge insulation for heated slabs shall not be required to extend below the slab.

**e.** There are no SHGC requirements in the Marine Zone. (Not Applicable)

- f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1. (Not Applicable)
- g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

**IRC CHAPTER 12 - MECHANICAL ADMINISTRATION**  
(NO CHANGES)

**IRC CHAPTER 13 - GENERAL MECHANICAL SYSTEM REQUIREMENTS**

52. Section M1309.1 is added to Chapter M13 to provide as follows:

**M1309.1 UNVENTED APPLIANCES:** It shall be unlawful to install or cause to be installed or use any and all un-vented gas, oil and solid fuel fired heat producing appliance for use within a building, new or existing, unless approved by the code official.

See Village Code 5-1-13 Chapter 28 for Mechanical amendments

**IRC CHAPTER 14 - HEATING AND COOLING EQUIPMENT AND APPLIANCES**

See Village Code 5-1-13 Chapter 28 for Mechanical amendments

**IRC CHAPTER 15 - EXHAUST SYSTEMS**

53. Sections M1503.3 and M1505.2 are revised to provide as follows:

**M1503.3 KITCHEN EXHAUST:**

Kitchen shall be provided with mechanical exhaust ventilation. Mechanical ventilation shall be provided in accordance with the mechanical code as referenced in Title 5, Chapter 6 of the Village Code. Residential kitchen range hood and exhaust duct must be of a smooth hard non-combustible material such as galvanized sheet metal, stainless steel, aluminum or copper. All range hood exhaust shall be vented to the exterior with the joints sealed using a material that is suitable for a long time exposure. Backdraft dampers are required to prevent infiltration of outdoor air when the exhaust system is not operating. Kitchen exhaust duct shall not terminate within the building.

54. Section M1507.2 is revised to provide as follows:

**M1505.2 MECHANICAL VENTILATION AND THE RECIRCULATION OF AIR:** Recirculation of air from kitchens, toilet rooms, bathrooms, restrooms, locker rooms, storage areas, laboratories, garages and similar rooms shall not be permitted.

**IRC CHAPTER 16 - DUCT SYSTEMS**

**DELETE ITEMS #5 AND #7 OF SUBSECTION M1601.1.1:** (Illinois Energy Code does not permit gypsum board and building cavities to be used as part of the ductwork system)

**IRC CHAPTER 17 - COMBUSTION AIR**

(NO CHANGES)

**IRC CHAPTER 18 - CHIMNEYS AND VENTS**

(NO CHANGES)

**IRC CHAPTER 19 - SPECIAL APPLIANCES, EQUIPMENT, AND SYSTEMS**

(NO CHANGES)

**IRC CHAPTER 20 - BOILERS AND WATER HEATERS**

(NO CHANGES)

**IRC CHAPTER 21 - HYDRONIC PIPING**

(NO CHANGES)

**IRC CHAPTER 22 - SPECIAL PIPING AND STORAGE SYSTEMS**

(NO CHANGES)

**IRC CHAPTER 23 - SOLAR THERMAL ENERGY SYSTEMS**

(NO CHANGES)

**IRC CHAPTER 24 - FUEL GAS**

55. Section G2422.1 shall be revised to provide as follows:

**G2422.1 APPLIANCE CONNECTIONS:** Appliances shall be connected to the piping system by one of the following:

1. Rigid metallic pipe and fittings Corrugated stainless steel tubing (CSST), where installed in accordance with the manufacturer's instructions and by an approved installer.

2. Listed and labeled appliance connectors in compliance with ANSI Z21.24 installed in accordance with the manufacturer's instructions. Appliance connectors are only allowed for appliances requiring the flexible connection for installation, servicing, or removal of the appliance. Appliance connectors are not allowed for permanent appliances such as water heaters, furnaces, boilers, fireplaces.

3. Listed and labeled outdoor appliance connectors in compliance with ANSI Z21.75/CSA 6.27 and installed in accordance with the manufacturer's instructions.

**DELETE SECTION G2425.8 Appliances Not Required to be Vented - ITEMS # 1, 2, 3 and 4 ONLY**

These 4 items (rooms), are required to be vented

**DELETE SECTION G2445 IN ITS ENTIRTEY ("UNVENTED ROOM HEATERS").**

**IRC CHAPTERS 25-32 - PLUMBING CODE**

56. ICC Chapters 25-32 are deleted (ICC - PLUMBING CODE) and Section added to provide as follows:

**P2505.1 VILLAGE PLUMBING CODE:** The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings, shall comply with the requirements of the 2014 Illinois Plumbing Code as amended by the Village of Orland Park in section 5-1-4 of Village Code. (Ordinance 5002)

**IRC CHAPTER 33 - STORM DRAINAGE**

57. Section P3301.2, P3302.1 and Subsection P3303.1.2 shall be added to Chapter 33 and provide as follows:

**P3301.2 SITE ENGINEERING:** Prior to requesting a final inspection for occupancy, site drainage and grade elevations shall be as approved by The Village of Orland Park's Engineering Division.

**P3302.1 SUBSOIL DRAINS:** Subsoil drains shall discharge no closer than 10 feet from any property line, and shall not create a nuisance to adjacent properties or the public right of way.

**P3303.1.2 SUMP PIT:** Sump pit shall be 30" deep and top of sump pit shall extend 2" above adjacent floor finish.

**IRC CHAPTERS 34-43- ELECTRICAL CODE**

58. ICC Chapters 34-43 are deleted with revised Sections to provide as follows:

**R3401.1 ELECTRICAL CODE:** The design and installation of electrical systems and equipment, including services, power distribution systems, fixtures, appliances, devices and appurtenances, shall comply with the requirements of the 2014 National Electrical Code as amended by the Village of Orland Park in section 5-1-3 of Village Code.

**R3401.1.1 ELECTRICAL SUBJECTS SCOPE:** The Village Building Official and Electrical

Inspector may use the IRC Electrical Chapters for the explanation of subject matters to convey terms where needed to express compliance with the Village Electrical Code.

#### **5-1-15: VIOLATIONS AND PENALTIES:**

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the code official, or a permit or certificate issued under the provisions of this code, shall be subject to penalties and fines as described in the Village Code, Title 1, Chapter 4 or penalties as identified by more specific ordinances.

**Work Begun Without a Proper Permit:** When work has begun or is completed without a proper permit having been obtained, the fee for required inspections and plan reviews shall be as set forth in the Village Code, Title 5, Chapter 2, Section 14 ("WORK BEGUN WITHOUT A PERMIT").

**Unlawful Continuance and Stop Work Order:** Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable and subject to the maximum penalty as described in the Village Code, Title 1, Chapter 4, in addition to penalties specified in other code sections or as specified by other adopted ordinances.

**Work Continued Beyond a Foundation Permit:** When a permit has been issued for the foundation portion of a building only and construction has proceeded above the foundation (or ground level of the building) prior to the full building permit being issued, a penalty shall be charged for each day work has continued before the permit has been approved and issued by the building official as listed below:

1st offense: "Stop Work" order and a fee of \$500.00 with the allowance to remove any hazardous work conditions for that workday.

Additional offenses: "Stop Work" order and a fee of \$1,000.00 with the allowance to remove any hazardous work conditions for that workday.

**Building or Tenant Spaces Occupied Without Approval:** As referenced in Title 5, Chapter 1, Section 4 of this code (5-1-4) any building owner or tenant who violates and/or occupies a building, structure or a part thereof prior to an approval by the building official shall pay a fine according to the fine schedule located in Appendix B for each offense. Each day of non-conforming occupancy without an approval by the building official shall constitute a separate violation. (See VC 1-4 and 5-2-14 referencing other fines and penalties.)

**Severability:** In the event that any court of competent jurisdiction may declare that any provision or part of a provision of this Ordinance is void or unconstitutional, the remaining provisions and parts of provisions not ruled void or unconstitutional shall continue in full force and effect.

**Construction Not Completed:** Inspection requests submitted to the Village prior to stages of work being completed by the owner, agent, builder, or contractor are subject to re-inspection fees (5-2-7-5). Construction field management is not performed by Village Staff.

**Execution:** The provisions of this Code shall at all times be the duty of the building's owner, agent and/or contractors to regularly request inspections of the construction activities for code conformance and to see the same are being conducted and operated in accordance with the requirements of all Village laws and Code applicable thereto.

**Penalty:** Any person who violates any provision of this Ordinance or fails to comply with any of the requirements thereof shall be guilty of an offense punishable by a fine according to the

fine schedule located in Appendix B for each offense. Each day that a violation continues shall be deemed a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Code.

(Entire Chapter redone - Ord. 3723, 1-20-03; Amd. Ord. 4223, 2-19-07; Amd. Ord. 4342, 3-3-08; Amd. Ord. 4614, 1-17-11; Amd. Ord. 4786, 2-4-13; Amd. Ord. 4820, 6-3-13; Amd. Ord. 4978, 4-6-15; Amd. Ord. 4987, 5-4-15; Amd. Ord. 5032, 11-2-15; Amd. Ord. 5105, 6-20-16; Amd. Ord. 5224, 10-4-17)

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