



**TITLE 8
BUILDING REGULATIONS**

**CHAPTER 1
BUILDING CODE**

SECTION:

8-1-1: ADOPTION OF THE BUILDING CODE:

For the purpose of establishing rules and regulations for the construction, alteration, addition, repair, removal, demolition, equipment, use and occupancy, location, and maintenance of buildings and structures, the International Building Code, 2021 Edition, together with any and all Appendices thereto, is hereby adopted, and by this reference, incorporated as if fully set forth herein with the exception of such portions as are expressly deleted or amended by this Chapter.

8-1-2: AMENDMENTS TO THE BUILDING CODE:

A. Rules of Construction. The word "Add" following a provision of this Section means that such provision is thereby added to and made part of the IBC 2021 as though fully set forth at the referenced section.

The word "Amend" following a provision of this Section means that such provision amends the referenced section of the IBC 2021 to read as provided and that such provision is added to and made a part of this Code as though fully set forth at the referenced number.

The word "Delete" following a provision of this Section means that such provision deletes the referenced section from the IBC 2021.

The word "Passim" preceding a provision of this Section means that such provision amends any reference of such phrase found at various places throughout the IBC 2021.

B. Amendments. The following sections and appendices of the code adopted in Section 8-1-1 are hereby amended as follows, which amendments supersede the requirements of the provisions of such code:

Passim. Wherever the phrase "[name of jurisdiction]" or the word "jurisdiction" appears, they shall be deemed to insert or refer to the City of Warrenville, Illinois.

Passim. Wherever the phrase "building official" appears, it shall be deemed to refer to the City of Warrenville Chief Code Official, or their duly designated agent or agents.



Passim. Wherever any reference to "International Energy Conservation Code (IECC)" appears, it shall be replaced with the phrase "Illinois Energy Conservation Code (IECC), as may be amended from time to time by the State of Illinois."

Passim. Wherever any reference to "ICC Plumbing Code" appears, it shall be replaced with the phrase "Illinois Plumbing Code, as may be amended from time to time by the State of Illinois."

Section 103.1 Creation of enforcement agency. Insert Building Division

Section 105.2 Work exempt from permit

Building:

Building exemption 1. Amend to read as follows: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 50 square feet.

Building exemption 2 (fences): Amend to read as follows: Delete and replace as follows: Repair or replacement of existing permitted gates, and existing fences not exceeding 30% of the existing linear length, provided repairs or replacement is fabricated with materials of the same style and dimensions.

Building exemption 6. (sidewalks and driveways): Delete in its entirety.

Section 107.1.1 Fire District Plan Review. Add new Section 107.1.1 as follows:

Not less than three sets of plans for attached dwelling units, institutional, commercial, or industrial buildings shall be provided to the Warrenville Fire Protection District for review and comments. Within seven (7) business days of receipt of the same, the Warrenville Fire Protection District shall examine said plans to determine whether they comply with the applicable provisions of the International Building Code® and amendments provided in 8-1-2 of the City of Warrenville Municipal Code. If the submitted plans comply with aforementioned codes and amendments, then the Fire Prevention Bureau shall endorse said plans accordingly and deliver the same to the Building Division. If submitted plans do not meet the provisions of aforementioned codes, then the plans shall be returned to the applicant with a memorandum identifying the specific deficiencies and code section(s) cited. The Building Division reserves the right not to issue any building permit for attached dwelling units, institutional, commercial, or industrial buildings unless or until the plans for the same have been approved by the Warrenville Fire Protection District. All applicable fees for reviews and inspections assessed by the Warrenville Fire Protection District shall be paid by the applicant directly to the Warrenville Fire Protection District.

Section 113 Board of Appeals. Delete this section in its entirety and replace as follows:

Section 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Chief Code Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The City of Warrenville Plan Commission shall be the board of appeals.

Section 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or



better form of construction is proposed. The board shall have no authority to waive requirements of this code.

Section 903.2 Where required (Automatic Sprinkler Systems).

Section 903.2.1.1 Group A-1: Amend condition #1 to read as follows:

1. The fire area exceeds 5,000 square feet.

Section 903.2.1.2 Group A-2: Amend condition #1 to read as follows:

1. The fire area exceeds 2,500 square feet.

Section 903.2.1.3 Group A-3: Amend condition #1 to read as follows:

1. The fire area exceeds 5,000 square feet.

Section 903.2.1.4 Group A-4: Amend condition #1 to read as follows:

1. The fire area exceeds 5,000 square feet.

Add Section 903.2.1.8 Group B: Add a new Section 903.2.1.8, titled “Group B,” as follows:

An automatic sprinkler system shall be provided throughout buildings containing a group B occupancy where one of the following conditions exist:

1. Where a group B fire area exceeds 5,000 square feet.
2. Where a group B fire area is located more than two (2) stories above grade plane.
3. Where a group R fire area is located above a group B fire area.

Section 903.2.3 Group E: Amend#1 to read as follows:

1. Throughout all group E fire areas greater than 2,500 square feet in area.

Section 903.2.4 Group F (F-1 & F-2): Amend to read as follows:

An automatic sprinkler system shall be provided throughout all buildings containing use group F occupancy where one of the following conditions exists:

1. Where a group F fire area exceeds 5,000 square feet.
2. Where a group F fire area is located more than 3 stories above grade plane; or
3. Where the combined area of all use group F fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.6 Group I: Delete exceptions #1. 2. and 3.

Section 903.2.7 Group M: Amend condition #1 and 3 to read as follows:

1. Where a Group M fire area exceeds 5,000 square feet.
3. Where the combined area of all use group M fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.7.2 Group M upholstered furniture or mattresses. Amend as follows:

An automatic sprinkler system shall be provided throughout a Group M *fire area* where the area used for the storage, display and/or sale of upholstered furniture or mattresses exceeds 2,500 square feet.



Section 903.2.9 Group S-1: Amend to read as follows:

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A group S-1 fire area exceeds 5,000 square feet.
2. A group S-1 fire area is located more than 2 stories above grade plane, or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.9.1 Repair Garages: Amend #1 and 2 to read as follows:

1. Buildings have two or more stories above grade plan, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. Buildings not more than one story above grade plan, with a fire area containing a repair garage exceeding 5,000 square feet.

Section 903.2.10 Group S-2 enclosed parking garages: Amend #1 and 2 to read as follows:

1. Where the fire area of the enclosed parking garage exceeds 5,000 square feet.
2. Delete the exception.

Subsection 1102.1 Design. Amend to read as follows:

Buildings and facilities shall be designed and constructed to be accessible in accordance with the Illinois Accessibility Code, as such Code is amended from time to time.

Section 1301.1.1 Criteria. Amend to read as follows:

Buildings shall be designed and constructed in accordance with the Illinois Energy Conservation Code, as such Code is amended from time to time.

Section 1612.1 General. Amend to read as follows:

Within *flood hazard areas* as established by DuPage County Countywide Stormwater and Floodplain Ordinance, as adopted pursuant to Chapter 13 of Title 8 of this Code, as amended, all new construction of buildings, structures and portions of buildings, and structures, including *substantial improvement* and restoration of *substantial damage* to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and *flood loads*. For buildings that are located in more than one *flood hazard area*, the provisions associated with the most restrictive *flood hazard area* shall apply.

Section 1612.2 Design and construction. Amend to read as follows:

The design and construction of buildings and structures located in *flood hazard areas*, including *coastal flood hazard areas* and *coastal A zones*, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24. Where conflicts occur between the design required by the IBC and the DuPage County Stormwater and Floodplain Ordinance, adopted pursuant to Chapter 13 of Title 8 of this Code, as amended, the most stringent and restrictive regulation shall apply.



Section 1612.3 Establishment of flood hazard areas. Insert: "DuPage County, Illinois and Incorporated Areas" for name of jurisdiction and "December 16, 2004" for the date of issuance.

Section 1612.3.1 Design flood elevation. Delete this section in its entirety.

Section 1612.3.2 Determination of impacts (flood elevations). Delete this section in its entirety.

Section 1612.4 Flood hazard documentation. Amend to read as follows:

The following documentation shall be prepared and sealed by a *registered design professional* and submitted to the *building official*:

1. For construction in *flood hazard areas* other than *coastal high hazard areas* or *coastal A zones*:
 - 1.1. An elevation certificate documenting the *lowest floor*, including the basement, as required by the lowest floor elevation inspection in Section 110.3.3 and for the final inspection in Section 110.3.12.1.
 - 1.2. For fully enclosed areas below the *design flood elevation* where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.
 - 1.3. For *dry floodproofed* nonresidential buildings, *construction documents* shall include a statement that the *dry floodproofing* is designed in accordance with ASCE 24 and shall include the flood emergency plan specified in Chapter 6 of ASCE 24.

[The remainder of 1612.4 is deleted.]

Section 1807.1.4 Permanent wood foundation systems. Delete this section in its entirety.

Section 1809.12 Timber footings. Delete this section in its entirety.

Chapter 29 Plumbing systems. Delete this chapter in its entirety, the provisions of the Illinois Plumbing Code shall govern the erection, installation, alteration, repairs, relocations, replacement, addition to, use or maintenance of plumbing equipment, and systems.

Section 3001.1.1 Illinois Elevator Safety and Regulation Act. Add a new Section 3001.1.1, titled "Illinois Elevator Safety and Regulation Act," to read as follows:

The Illinois Elevator Safety and Regulation Act, 225 ILCS 312/1 *et seq.*, and the regulations and requirements established by the Office of the State Fire Marshal pursuant thereto, shall supersede the provisions of this Chapter 30. Where there is a conflict between the regulations established pursuant to the Illinois Elevator Safety and Regulation Act and Chapter 30 of the IBC, the more restrictive regulation shall apply.

3301.3 Construction site sign. Add a new Section 3301.3 titled, "Construction Site Sign," as follows:



A temporary construction sign shall be posted not closer than one foot behind the property line where a new building is being constructed. The sign shall not exceed six square feet in area, nor five feet in height. The sign shall display the construction company name and telephone number, and the site address with at least three-inch letters and numbers. In addition, the sign shall also display the Building Permit.

3301.4 Site Protection required. Add a new Section 3301.4, titled “Site Protection Required,” as follows:

All demolition and construction, which involve trenching, excavation, and any other types of construction as deemed necessary by the Chief Code Official shall have fencing installed around the entire perimeter of the construction site. All fencing shall be not less than four-foot high chain link fence attached to driven posts, or installed on pedestals or stands fortified to resist wind loads. Fencing shall be installed at the start of any excavation or demolition, and be maintained and shall be removed when the structure(s) are completed and secured.

3301.5 Waste Container. Add a new Section 33-1.5, titled “Waste Container,” as follows:

All demolition, new construction, room additions and remodeling projects must have a dumpster or containers on site which are adequate in size for the containment and disposal of all job site refuse.

3301.6 Temporary access drive. Add a new Section 3301.6, titled “Temporary Access Drive,” as follows:

A temporary access drive is required from the start of any excavation or demolition until prior to final grading. The access drive shall be placed anywhere vehicles drive upon the construction site or parkway. The access drive shall be constructed of a material such as gravel or woodchips that will provide a sufficient barrier to prevent soil from embedding into vehicle tires. In addition, the access drive shall provide a safe, clear and unobstructed pathway from the public property to the structure under construction in order to allow access for inspections.

Section 3305.1 Toilet facilities required. Amend to read as follows:

Sanitary facilities shall be provided during construction, remodeling, or demolition activities in accordance with ANSI Z4.3.

Adopt Appendix F Rodent Proofing

Adopt Appendix I Patio Covers

Adopt Appendix K Administrative Provisions (Electrical)

K111.1. Amendments to the electrical code. Add a new Section K111.1, titled “Amendments to the electrical code,” as follows:

The amendments to the Electrical Code set forth in Section 8-8-2 of this Code, as amended, shall be also amend and apply to Appendix K.

As adopted by Ordinance 2023-01