

Title 8

BUILDING CODES

8-1-1 Building Code

A certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Warrenville; being marked and designated as the 2015 edition of the *International Building Code*®, as published by the International Code Council, Inc., shall be, and the same is hereby adopted as the building code of the City of Warrenville in the State of Illinois, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said 2015 edition of the *International Building Code*® are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in section 8-1-1-1 of this chapter.

8-1-1-1 Amendments to the Building Code

The following sections of the 2015 edition of the *International Building Code*® are hereby amended and revised as follows:

Section 101.1 Title. Insert: City of Warrenville

Section 105.2 Work exempt from permit

Building:

Amend Building exemption 1 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.

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

Section 107.1.1 Fire District Plan Review. Not less than two (2) set of plans for attached dwelling units, institutional, commercial, or industrial buildings shall be provided to the Warrenville Fire Prevention District for review and comments. Within seven (7) 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 8-1-1-1 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 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 System). Delete and replace as follows: Approved automatic sprinkler systems shall be installed in all new non-residential buildings regardless of use, occupant load, or square footage stated in 903.2.1 through 903.2.7.1 and 903.2.9 through 903.2.12.

Subsection 1101.2 Design

Add: Compliance with the current edition of the Illinois Accessibility Code is required.

Section 1612.1 General. Is amended by deleting the words "in section 1612.3" and replacing it with the following: "in title 8, chapter 5 *DuPage County Stormwater and Floodplain Ordinance*, as amended".

Section 1612.2 Definitions. Amend section to include: Where conflicts occur between the definitions in the IBC and the "*DuPage County Stormwater and Floodplain Ordinance*" the definition of the "*DuPage County Stormwater and Floodplain Ordinance*" shall apply.

Section 1612.3 Establishment of flood hazard areas. Section 1612.3 is amended by inserting "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.

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

Section 1612.5 Flood hazard documentation. Amend condition 1, 1.1 by deleting "The" and replacing with "An elevation certificate documenting the", and shall be amended by deleting condition 2 and subsections 2.1, 2.2 and 2.3.

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 3001.2.1 Illinois Elevator Safety and Regulation Act. Codes established by the Office of the State Fire Marshal shall supersede the provisions of this chapter, where determined applicable and more restrictive.

3301.3 Construction site sign. 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. 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. 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. 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. Delete reference to the International Plumbing Code and replace with portable toilet facilities conformance with ANSI Z4.3.

Adopt Appendix F Rodent Proofing

Adopt Appendix I Patio Covers

Adopt Appendix K Administrative Provisions (Electrical)

Add K111.1. Amendments to the electrical code. The amendments listed in 8-1-8-1 of the City of Warrenville municipal code shall be included in the adoption of Appendix K.