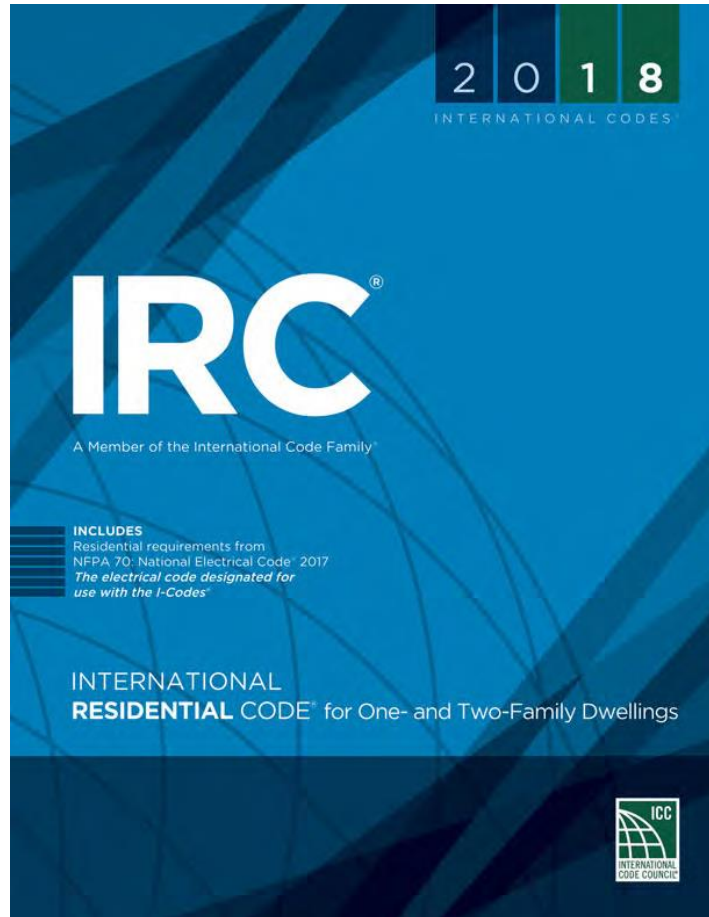


Village of Carol Stream

Local Amendments to ICC International Residential Code, 2018 Edition



Community Development Department

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AMENDMENTS TO CHAPTER 1

**CHAPTER 1
ADMINISTRATION**

**SECTION R101
TITLE, SCOPE AND PURPOSE**

R101.1 Title. These provisions shall be known as the *Residential Code for One and Two Family Dwellings* of the Village of Carol Stream, and shall be cited as such and will be referred to herein as “this code.” All references to the *International Residential Code for One and Two-Family Dwellings* shall be construed to refer to the Residential Code as amended and adopted by the Village of Carol Stream.

**SECTION R102
APPLICABILITY**

R102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer’s instructions shall apply.

102.4.3 Plumbing code. All references to the *International Plumbing Code* shall be construed to refer to the pertinent sections of the *Illinois Plumbing Code* as amended and adopted by the Village of Carol Stream.

**SECTION R103
DEPARTMENT OF BUILDING SAFETY**

R103.1 Creation of enforcement agency. The department of building safety is hereby created. Community Development Department shall be responsible for building code enforcement and the official in charge thereof Community Development Director shall be known as the building official.

**SECTION R105
PERMITS**

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

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Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed ~~120~~ 64 square feet (~~11.15~~ 5.95 m²).
- ~~2. Fences not over 7 feet (2134mm) high.~~
- ~~3. Retaining walls that are not over 4 feet (1219mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.~~
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- ~~5. Sidewalks and driveways.~~
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610mm) deep.
8. Swings and other playground equipment accessory to a one- and two-family dwelling, public parks and other similar recreational areas.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- ~~10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.~~

R105.5 Expiration. Every permit issued shall ~~become invalid unless the work authorized by such permit is commenced within~~ be valid for a period of 180 days after its issuance ~~or after commencement of work if more than 180 days pass between inspections.~~ 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 requested in writing and justifiable cause demonstrated.

Exception: A permit for a new principal building or addition thereto shall be valid for a period of twelve (12) months from the date of issuance.

R105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code, or for failure to call for and pass the inspections called for by the permit. Once a building permit has been suspended or revoked, it shall only be reinstated with the approval of the building official and with the payment of fees as set forth in Chapter 6, Article 13, of the Carol Stream Municipal Code. No further inspections shall be performed by the Village until the permit is reinstated.

SECTION R106 CONSTRUCTION DOCUMENTS

R106.1 Submittal documents. Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Plans for new houses, second floor additions, additions over 300 square feet, or any change to a building with unique structural conditions shall

be prepared by or under the supervision of a person registered as an architect or structural engineer by the State of Illinois, and bear the seal and signature of such person. Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Plans shall include a site plan or plat of survey drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building and every existing building on the property.

Exceptions:

1. The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.
2. Plans drawn to scale for changes to the structure or portion thereof that do not alter, change or add to the structural elements of the building shall not be required to have an architect or structural engineer's seal. Such changes and plans not requiring an architect or structural engineer's seal shall include finished basements, garage conversions, sheds less than 168 square feet, detached and attached decks, patios, gazebos and three-season rooms added to decks or patios.

**SECTION R108
FEES**

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority the Fees and Securities for Construction and New Development as set forth in Chapter 6, Article 13 of the Village Code.

R108.5 Refunds. The *building official* is authorized to establish a refund policy. Permit fees shall not be refunded for any direct costs to the Village, such as but not limited to consultant plan review fees, restocking fees for water meters and fees collected and paid to other entities.

R108.6 Work commencing before permit issuance. Any person who commences work requiring a *permit* on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required *permit* fees in accordance with the Fees and Securities for Construction and New Development as set forth in Chapter 6, Article 13 of the Village Code.

**SECTION R112
BOARD OF APPEALS**

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The building official shall be the ex officio member of said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure consist of the President and Board of Trustees of the Village of Carol Stream. The President shall serve as Chairman and the Clerk shall serve as Secretary. The board shall adopt rules of procedure for conducting its business,

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and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

~~**R112.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.~~

R112.5 Fees. Fees for appeal hearings shall be in accordance with the Fees and Securities for Construction and New Development as set forth in Chapter 6, Article 13 of the Village Code.

R112.6 Jurisdiction. The Board of Appeals shall have no jurisdiction to hear an appeal when the facts and issues raised in the application for appeal are subject of a quasi-criminal complaint brought in the name of the Village charging a violation of the Code of Ordinances of the Village. The filing of such a complaint shall constitute a determination that a decision of the building official, refusing to grant a modification of the provisions of this code, is correct. Any appeal pending at the time of filing of such a complaint shall be dismissed for want of jurisdiction.

SECTION R113 VIOLATIONS

R113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be ~~subject to penalties as prescribed by law.~~ guilty of a code violation, punishable by a fine of not less than one hundred and fifty dollars (\$150.00) nor more than fifteen hundred dollars (\$1,500.00) for each separate offense. Each day that a violation continues after due notice has been served shall constitute a separate offense. In addition to a fine, the court may impose a period of conditional discharge as defined in 730 ILCS 5/5-1-4 or court supervision as defined in 730 ILCS 5/5-1-21 of the Criminal Code for a period of up to six (6) months, an order of restitution, an order to perform community service, an order to complete an education program and/or any other appropriate penalties or conditions authorized in any section of this code or ordinance or any conditions for conditional discharge set forth in 730 ILCS 5/5-6-3 or for court supervision in 730 ILCS 5/5-6-3.1 as the foregoing are amended from time to time.

SECTION R115 BUILDING OPERATIONS

R115.1 Public sidewalks. No public sidewalk shall be obstructed in the course of building operations, and whenever a removal of a public sidewalk is required, such work shall not be done until a permit is obtained.

R115.2 Street use. It shall be unlawful for any person to cause, create or maintain any obstruction upon any street, alley, sidewalk, or anywhere within a public right-of-way. Building operations shall comply with the requirements of §12-3-4 of the Carol Stream Municipal Code.

R115.3 Street numbers. Address numbers shall be displayed prior to the issuance of a Certificate of Occupancy. Street numerals shall be Arabic Numerals and placed near the main entrance

doorway, except that if this location is not visible from the street, the numbers shall be located on another portion of the building that is clearly visible from the street. Numbers shall be at least 6 inches in height and of a color that contrasts with the background.

R115.3.1 Lot numbers. Buildings under construction shall have the lot numbers posted in a conspicuous place on the property. Said lot numbers shall be clearly visible from the street.

R115.4 Subdivision code restrictions. No building, earthwork or excavation shall be sought by any owner, duly authorized agent or successors and assigns, nor shall any permits be issued for the construction of any building, structure or improvement to any lot within a subdivision until the provisions of §7-6-5 of the Carol Stream Village Code shall have been complied with.

SECTION R116

SODDING AND LANDSCAPING REQUIREMENTS

R116.1 General. The home builder for any single family lot shall be required to cover all the unimproved portions of the lot with sod and other approved forms of landscape plantings, including the front, side and rear yards of the lot. Sod shall be free of noxious weeds and other plants, and shall not contain substances injurious to growth. All sod used shall comply with the state and federal laws with respect to inspection for plant diseases and insect infestation.

R116.2 Requirements for Certificate of Occupancy. No Certificate of Occupancy for a one- or two- family dwelling shall be issued until the lot has been sodded and landscaped in accordance with the provisions of this section.

R116.3 Variance. A variance from any part of the requirements for the issuance of a certificate of occupancy may be granted by the Village Manager, or his or her designee, in light of an inability of the builder to complete such requirements due to inclement weather or upon other good cause shown. When a variance is so issued, there shall be deposited with the village a cash payment in accordance with Section 6-13-10 of the Carol Stream Municipal Code.

AMENDMENTS TO CHAPTER 2

**CHAPTER 2
DEFINITIONS**

**SECTION R201
GENERAL**

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies or the definition in the current version of the Merriam-Webster Dictionary.

**SECTION R202
DEFINITIONS**

Area (floor surface measurement). The horizontal projected floor area between exterior walls or between exterior walls and fire walls.

Occupancy. For the purposes of issuance of a certificate of occupancy, the terms “occupancy” or “occupied” shall mean the installation of any appliance, decoration, furnishing, stock, storage or inhabitants that are not incidental to construction or that are not designed to be installed permanently. Installation of items such as refrigerators, stoves, ovens, plumbing fixtures, stationary electrical fixtures, furnaces, boilers, or decorative items attached to walls, floors or ceilings shall not constitute “occupancy.”

AMENDMENTS TO CHAPTER 3

**CHAPTER 3
 BUILDING PLANNING**

**SECTION R301
 DESIGN CRITERIA**

**TABLE R301.2(1)
 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load	25
Wind Speed (mph)	115
Topographic Effects	No
Special wind region	No
Wind-borne debris zone	No
Seismic Design Category	A
Weathering	Severe
Frost line depth	42 inches
Termite	Moderate to heavy
Winter Design Temperature	-5 degrees
Ice Shield Underlayment	Yes
Flood Hazard	See current DFIRM and FBFM available in Engineering Services Department
Air Freezing Index	2000
Mean Annual Temperature	50 degrees

MANUAL J DESIGN

Elevation	785
Latitude	41
Winter heating	5
Summer cooling	91

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Altitude correction	.97
Indoor design temperature	72
Design temperature cooling	75
Heating temperature difference	70
Cooling temperature difference	19
Wing velocity heating	15
Wind velocity cooling	7.5
Coincident wet bulb	76
Daily range	M
Winter humidity	40
Summer humidity	47

SECTION R304 MINIMUM ROOM AREAS

R304.1 Minimum area. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m²) of gross floor area. In addition, except as otherwise provided by ordinance, minimum room sizes for uses specified hereinafter shall meet the standards specified below. Minimum floor area of individual rooms shall be determined by total available floor space.

Living, Dining And Cooking Rooms:

	Minimum Area (square feet)
Living room only	180
Dining room only	100
Kitchen (includes area occupied by equipment)	100
Living-dining (one room)	260
Living-dining-kitchen (one room)	340
Kitchen-dining (one room)	180

Sleeping Rooms:

	Minimum Area (square feet)
Master bedroom (excluding closet)	120
Bedrooms (excluding closets)	100

Bedroom Closets: Each bedroom shall have at least one clothes closet having minimum dimensions of:

Floor area	7 square feet.
Depth	2 feet.
Height	6 feet.

R304.2 Other rooms. Other habitable rooms not specified herein shall have a floor area of not less than 70 100 square feet (6.5 9.3 m²).

~~Exception: Kitchens.~~

R304.3 Minimum dimensions. Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

~~Exception: Kitchens.~~

SECTION R306 SANITATION

R306.1.1 Prohibited bathroom arrangements.

1. No bath or toilet room shall open directly into a kitchen.
2. No bath or toilet room shall provide the sole access to any other room.
3. No bath or toilet room in a basement shall serve as the only bath or toilet room in a living unit.

R306.1.2 Surrounding material. For water closets, the flooring under the fixture base shall be of non-absorbent material extending to at least 18 inches (457.2mm) from the front and both sides and extending from the back of the fixture to the wall.

R306.2.1 Floor material. The flooring in the kitchen shall be of non-absorbent material.

R306.3 Sewage disposal. All plumbing fixtures shall be connected to a sanitary sewer ~~or to an approved private sewage disposal system.~~

SECTION R311 MEANS OF EGRESS

R311.1 Means of egress. Dwellings shall be provided with a no fewer than two means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed paths of vertical and horizontal egress travel from all portions of the dwelling to the required egress doors. At least one means of egress shall be provided without requiring travel through a garage. The required egress doors shall open directly into a public way or to a yard or court that opens to a public way.

R311.2 Egress door. ~~Not less than~~ At least one two egress doors shall be provided for each dwelling unit. The egress doors shall consist of a primary exit door and at least one secondary exit door, located as remotely from each other as reasonably possible. The sliding door at a patio or deck can be used as one of the required means of egress. The primary egress door shall be side-hinged, and shall provide a clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

R311.2.1 Interior doors. A door shall be provided for each opening to a bedroom, bathroom, and toilet compartment. The minimum interior door size shall be two feet four inches wide by six feet eight inches high.

**SECTION R319
SITE ADDRESS**

R319.1 Address identification. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers ~~or alphabetical letters~~. Numbers shall not be spelled out. Each character shall be not less than 4 ~~6~~ inches (102 ~~152~~ mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**SECTION R322
FLOOD-RESISTANT CONSTRUCTION**

R322.1.7 Protection of water supply and sanitary sewage systems. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems in accordance with the plumbing provisions of this code. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code ~~and Chapter 3 of the *International Private Sewage Disposal Code*.~~

R322.1.9 Manufactured homes. The bottom of the frame of new and replacement manufactured homes on foundations that conform to the requirements of Section R322.2 or R322.3, as applicable, shall be elevated to or above the elevations specified in Section R322.2 (flood hazard areas including A Zones) or R322.3 in coastal high-hazard areas (V Zones and Coastal A Zones). The anchor and tie-down requirements of the applicable state or federal requirements shall apply. The foundation and anchorage of manufactured homes to be located in identified floodways shall be designed and constructed in accordance with ASCE 24. **Manufactured and prefabricated construction shall meet all of the code provisions for standard construction.**

**Section 328
SAFEGUARDS DURING CONSTRUCTION**

328.1 Barrier requirement. When required by the building official, the demolition or construction of a principal building or structure, or part thereof, shall require the installation of a safety and security fence, with a latching gate, enclosing the work area. When required, the permit applicant shall submit a site plan illustrating how the barrier shall be provided. The barrier shall be maintained in an upright, stable and secure condition and the gate shall be closed whenever the site is unattended.

AMENDMENTS TO CHAPTER 4

**CHAPTER 4
FOUNDATIONS**

**SECTION R402
MATERIALS**

R402.1 Wood foundations. ~~Wood foundation systems shall be designed and installed in accordance with the provisions of this code.~~ All references to stone or wood footings or wood foundation walls shall be deleted throughout all sections of this code. These systems shall not be permitted.

**SECTION R404
FOUNDATION AND RETAINING WALLS**

R404.1.6 Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of ~~4 inches (102 mm)~~ where masonry veneer is used and a minimum of **6 inches (152 mm)** elsewhere.

AMENDMENTS TO PARTS IV THROUGH VIII

Part IV – Energy Efficiency delete this section in its entirety.

Part V – Mechanical shall be deleted in its entirety. For mechanical requirements refer to the Mechanical Code as amended and adopted by the Village of Carol Stream.

Part VI – Fuel Gas shall be deleted in its entirety. For fuel gas requirements refer to the Fuel Gas Code as amended and adopted by the Village of Carol Stream.

Part VII – Plumbing shall be deleted in its entirety. For plumbing requirements refer to the Plumbing Code as amended and adopted by the Village of Carol Stream.

Part VIII – Electrical shall be deleted in its entirety. For electrical requirements refer to the Electrical Code as amended and adopted by the Village of Carol Stream.

AMENDMENTS TO APPENDICES A THROUGH T

The following appendices are hereby adopted as part of the Residential Code of the Village of Carol Stream. No other appendices or portions of appendices shall apply to this code.

Appendix F – Radon Control Methods and the Illinois Radon Act.

Appendix H – Patio Covers.

Appendix J – Existing Buildings and Structures.

Appendix K – Sound Transmission.

Appendix M – Home Day Care—R-3 Occupancy.