

## Chapter 15.06 – Single-Family Building Code – International Residential Code

### 15.06.010. - Adopted.

There is adopted by reference, as if fully set out in this chapter, that certain code known as the International Residential Code for One- and Two-Family Dwellings, 2021 edition, including Appendices AF Radon Control Measures, AH Patio Covers, AK Sound Transmission, AM Home Day Care, AO Automatic Vehicular Gates, AQ Tiny Houses and AT Solar Ready Provisions as published by the International Code Council, Inc., together with the additions, insertions, deletions and changes set forth in section 15.06.020, one copy of which has been for a period of more than 30 days prior to the effective date of the ordinance from which this chapter is derived and now is on file in the office of the village clerk.

State Law reference— Adoption by reference, 65 ILCS 5/1-3-1 et seq., 50 ILCS 220/1 et seq.

### 15.06.020. - Amendments.

The following additions, insertions, deletions, and changes are made to the International Residential Code for One- and Two-Family Dwelling Code, 2021 edition, adopted in section 15.06.010:

**Section R101.1 Title** Insert “the Village of Lemont” where name of jurisdiction is required.

**Section R102 Applicability.** Add the following new section R102.8:

**Section R102.8 Electrical.** The provisions of the 2020 National Electrical Code as adopted and amended by the Village of Lemont shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto. References to the ICC Electrical Code within this or any other code adopted by the Village of Lemont shall be deleted, and the words, "2020 National Electrical Code, as adopted and amended herein" shall be added in its place.

**Section R102 Applicability.** Add the following new section R102.9:

**Section R102.9 Plumbing.** The provisions of the Illinois Plumbing Code, most current edition shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems. References to the International Plumbing Code within this or any other code adopted by the Village of Lemont, other than references to required drainage systems for roof drainage (R903.4) shall be deleted, and the words, "Illinois Plumbing Code, most current edition" shall be added in its place.

**Exception:** The provisions of Chapter 33 of the IRC shall apply to storm drainage not addressed in the Illinois Plumbing Code.

**Section R105.2 Work exempt from permit.** Amended as follows:

Building:

2. Delete this exemption, all fences shall require a building permit.
3. Delete this exemption and replace as follows: Retaining Walls that are not over 24 inches in height measured from the bottom of the footing to the top of the wall, unless supported by a surcharge.
5. Delete this exemption, all sidewalks, service walks, driveways, and patios shall require a permit.
7. Delete this exemption, all swimming pools over 24 inches in depth and greater than five feet in any direction shall require a permit.

Section R105.3.2 – Time limit – Add to the end of this section: “The Building Official may also deem a permit application abandoned at any time duration due to inactivity.”

Section R105.5 – Expiration – Delete this section in its entirety. See Village of Lemont amendments for permit expiration dates.

Section R108 Fees. Delete 108.1 through 108.6 and replace as follows:

Refer to Lemont Municipal Code Chapter 15.02 for permit fee requirements.

**Section R106.1.6 Deck submittal requirements.** In addition to 106.1 construction documents shall be scaled and dimensioned and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, including specific details on all structural members, decking guardrails, handrails, stairs (including treads and risers), post holes, brackets, connectors, hangers, fasteners, etc. 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. All construction documents for decks with a total area greater than 300 square feet or a height of more than 8'-0" above grade or a complex structure of multiple levels shall be designed, signed, and sealed by an Illinois Licensed Architect or Structural Engineer.

**Section 109.1.6 Final inspection.** Delete in its entirety and in lieu thereof substitute the following new section R109.1.6:

Section R109.1.6 Final inspection. Final inspection shall be requested within 30 days after the permitted work has been completed and prior to any occupancy. R109.1.6.1 shall remain as published in the IRC.

**Section R112.3 Qualifications.** Delete in its entirety.

**Table R301.2(1) Climatic and geographic design criteria.** Delete in its entirety and in lieu thereof substitute the following new Table R301.2(l):

Updated TABLE R301.2(1)

**TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	ANNUAL TEMP
	Speed (MPH)	Topographic effects		Weathering	Frost line depth	Termite					
30	115	NO	B	Severe	42	Moderate	(-2) degrees	YES	See FEMA.gov	2000	60

**MANUAL J DESIGN CRITERIA**

Elevation	Altitude correction factor	Coincident wet bulb	Indoor winter design dry-bulb temperature	Indoor winter dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference
602	0.98	76	70	72	-10	72
Latitude	Daily range	Indoor summer design relative humidity	Summer design gains	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference
41.67	Medium	50%	36	75	88	17

Add: **Section 302.3.2 Two-family dwelling unit conversions.** Dwelling units in two family dwelling conversions from single family dwelling shall comply with Section R302.3

Table R302.5 Dwelling Garage Separation. Where Table R 302.6 references ½ gypsum board, replace the 1/2 -inch or equivalent with a UL rated 1 Hour wall assembly or equivalent.

**Section R303.1 Habitable rooms.** Amend by adding the following new section R303.1.1:

**Section R303.1.1 Basements.** All basements shall be provided with an aggregate glazing and ventilation area of not less than one (1) percent of the gross floor area.

**Section R303.3 Bathrooms.** Amend by adding the following new section:

**Section R303.3.1 Bathroom rough-ins.** When a bathroom, water closet compartment and other similar rooms are roughed in but not completed, provisions for mechanical exhaust must also be roughed in.

Section R309.1 Opening protection. Delete in its entirety and in lieu thereof substitute the following new section 309.1:

Section R309.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes are not permitted. Other openings between the garage and the residence shall be equipped with a three-quarter (¾) hour fire-rated door. Doors shall be self-latching and equipped with a self-closing or automatic-closing device.

**Section R310 Emergency escape or rescue openings.** Amend section 310.1 Emergency Escape Required by adding the following sentence to the end of the paragraph:

Rooms such as studies, dens, libraries, offices, etc., which contain closets and/or bathrooms shall be classified as a sleeping room, and require emergency escape and opening as indicated in R310.1.

**Section R313 Automatic Sprinkler Systems** – Delete in its entirety

**Section R314.1 Smoke detection and notification.** Delete this section and replace as follows: **Section R314.1 Smoke detection and notification.** Smoke alarms shall comply with NFPA 72, Section R314, and the latest Illinois Compiled Statute regarding smoke detection. Where there is a conflict between these codes, the most restrictive shall apply.

**Section R401.4 Soil Tests.** Delete in its entirety and replace as follows:

**Section R401.4 Soil Tests.** A soil test shall be submitted for every new single and attached family dwelling prior to installing any building footings/foundations. This test shall be done by an approved agency using an approved method.

**Section R403.1.4.1 Frost protection.** Delete Exceptions 1 and 2 from R403.1.4.1 and replace as follows; Exception 1. Protection of freestanding accessory structures with an area of 200 square feet or less shall not be required. Exception 3 of R403.1.4.1 shall be renumbered as Exception 2.

**Section R404.1.8 Rubble stone masonry.** Delete in its entirety. Rubble stone masonry foundations shall not be permitted.

**Section 404.2 Wood foundation walls.** Chapter 4, remove all references in IRC Chapter 4 regarding wood footings and foundations. Wood footings and foundations are not permitted.

**Section R408.8 Under floor vapor retarder.** Delete and replace as follows: **Section R408.8 Crawl spaces.** In crawl spaces, the soil shall be leveled and covered with a minimum of two-inch (2") screed coat of concrete over a minimum of 3" of gravel and an approved vapor barrier. Crawl spaces shall provide no less than thirty inches (30") clearance measured from finished concrete floor to bottom of the floor joists and girders.

R506.1 – Concrete Floors On Ground – General – Add new section R506.1.1 – Garage Slabs on Grade – The minimum concrete thickness for a Garage Slab will be 4" and require the installation of metallic reinforcing bar, welded wire mesh or fiber reinforcement.

**Section R801.4 Roof drainage discharge.** For any structures over two hundred fifty square feet (250 sq. ft.), the roof water discharge in R801.3 shall not be located within three (3') feet of any lot line.

Section R1005.9 Factory-built fireplaces. Amend by adding the following new section R1005.9:

Section R1005.9 Fireplace and chimney enclosures. All exposed exterior chimney sections shall be enclosed in a chimney chase, which provides for proper clearances per manufacturers requirements and is constructed of masonry or approved materials consistent with the construction of the existing structure. The interior walls of the fireplace enclosure and chimney shall be insulated with materials consistent with that required for exterior walls and shall be fully sheathed with minimum ½inch gypsum board at all points below the roof line.

Delete Chapter 11: Insert: Refer to the latest published version of the Illinois State Energy Conservation Code.

**Section G2445 (621) Unvented room heaters.** Delete Section G2445.1 through G2445.7.7 (621.1 thru 6217.1)its entirety and add the following new section G2445.1 (621.1):

**Section G2445.1 (621.1) General.** Unvented appliances, including room heaters and fireplaces shall not be permitted in any dwelling unit.

Part VII—Plumbing. Delete Chapter 25 through 32. Residential plumbing shall comply Section R102.9 Plumbing of 15.06020.

Add Section 3303.1.5 Sump and Storm Water Discharge: Sump discharge shall be connected with tight-joint glazed tile or approved equal to storm sewer, sump pump, dry well or other approved outlet. Sump pumps not connected directly to a storm sewer system must discharge a minimum of five feet (5') from the foundation walls. Discharge must conform to the approved grading plan and in no case shall be extended closer than three feet (3') from the rear or side property line. Downspout discharge must discharge a minimum of 3' from the foundation walls and a minimum of 3' from all property lines. Sump pumps may not discharge to the front yard or exterior side yard unless specifically approved by the Village Engineer. Sump Pump and Storm Water Discharge shall not be discharged in a manner that creates a public nuisance.

Section M1601.1.1 Above-ground duct systems. Delete item no. 7 in its entirety and in lieu thereof substitute the following new item no. 7. On all residential developments, flexible metallic air ducts shall only be used where practical difficulties are encountered subject to review and approval by the Building Official prior to installation.

Part VIII—Electrical. Delete in its entirety. Residential electrical shall comply Section R102.8 Electrical of 15.06.020.