

CHAPTER 15.04. - INDUSTRIAL, COMMERCIAL AND MULTIFAMILY BUILDING CODE – INTERNATIONAL BUILDING CODE

15.04.010. - Adopted.

There is adopted by reference, as if fully set out in this chapter, governing the construction of all nonresidential and multifamily structures, that certain code known as the International Building Code, 2021 edition, including appendices listed in 15.04.020, as published by the International Code Council, Inc., together with the additions, insertions, deletions and changes set forth in section 15.04.020, 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.

15.04.020. - Amendments.

The following additions, insertions, deletions, and changes are made to the International Building Code, 2021 edition, as adopted in section 15.04.010 of the Village of Lemont Municipal Code.

Section 101.1 *Title*: Revise section 101.1 as follows:

Section 101.1 Title. These regulations shall be known as the *Building Code of the Village of Lemont*, hereinafter referred to as “the code.”

Section 101.4.3 Plumbing. Delete in its entirety, and in lieu of, add the following new section 101.4.3:

Section 101.4.3 Plumbing. Section 101.4.3 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 flat roofs (See the International Plumbing Code, 2021 edition, Chapter 11 except for Sections 1102, 1103.1 and 1109), shall be deleted, and the words, "Illinois Plumbing Code, most current edition" shall be added in its place.

Section 101.4.6 *Energy*. Delete in its entirety, and in lieu of, add the following new section:

Section 101.4.6 Energy. The provisions of the most recently published version of the Illinois Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 101.4.8 Electrical. Delete in its entirety, and in lieu of, add the following new section 101.4.8:

Section 101.4.8 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 101.4.9 Zoning. Add new section 101.4.9 as follows:

Section 101.4.9 Zoning. The restrictions of the Zoning Ordinance of the Village of Lemont and all amendments thereto, shall not be deemed to be modified by any provisions of this Code; and such restrictions shall be controlling except insofar as this Code imposes greater restrictions by reason of the type of construction used, in which case the provisions of this code shall control.

Section 102.4 *Referenced codes and standards*. Delete in its entirety, and in lieu of, add the following:

Section 102.4 Referenced codes and standards. Where differences occur between the provisions of this code and referenced codes and standards, the most restrictive provisions shall apply.

Section 103.1 *Creation of enforcement agency*. Revise section 103.1 as follows:

Section 103.1 Creation of enforcement agency. The Village of Lemont Building Department is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 105.2 *Work exempt from permit*. Amended as follows:

Building:

1. Delete this exemption, all accessory structures require a building permit.
2. Delete this exemption, all fences shall require a building permit.
4. 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.
6. Delete this exemption, all sidewalks, service walks, driveways, and patios shall require a permit.
9. Delete this exemption, all swimming pools over 24 inches in depth and greater than five feet in any direction shall require a permit.

Section 105.3.2 *Time limitation of application*.

Include the following statement: The Building Official may also deem a permit application abandoned at any time due to inactivity.

Section 105.5 *Expiration*. Delete in its entirety.

Section 113.3 *Qualifications*. Delete in its entirety.

Section 507.3 Non-sprinklered, one story. Delete in its entirety.

Add Section 508.2.4 (3) Fire separation between Occupancy Group B and Occupancy Group S or Group F in the same building.

Office spaces 2,000 square feet and larger, located within buildings having the Primary Occupancy Group S and/or F, shall be separated from the warehouse area with a fire barrier having a minimum fire resistance rating of one hour.

Add Section 1011.7 (3) Stairways for buildings three stories or more.

3. *Stairways* in buildings of Type 3 and Type 5 construction with three or more stories in height shall be of noncombustible materials throughout.

Add Section 1809.5.2 Minimum depth for footings and foundations.

All footings, postholes, trench foundations, etc., including those for fences and dumpster enclosure support posts, shall be installed to a minimum depth of 42 inches below grade.

Chapter 29 Plumbing systems. Delete in its entirety.

Appendix C Group U—Agricultural buildings. Adopted in its entirety.

Appendix F Rodent-proofing. Adopted in its entirety.

Appendix G Flood-resistant construction. Adopted in its entirety.

Appendix I Patio covers. Adopted in its entirety.