



**TO:** Board of Building Appeals (BOBA) Members

**FROM:** Perry Johnson, Fire Marshal and  
Keith Steiskal, Director of Building & Code Enforcement

**DATE:** May 3, 2023

**SUBJECT: Proposed Amendments to Title 15, Chapter 150 of the Lombard Village Code  
(the Building Code) - Sections 150.006, 150.035, 150.143 and 150.150**

Perry Johnson, Fire Marshal, and Keith Steiskal, Director of Building & Code Enforcement, are proposing text amendments to the Lombard Village Code Title 15, Chapter 150 otherwise known as the Building Code. Staff periodically reviews Code to ensure that they are consistent with International/State Code as well as to make any updates to local Code. As a result, both the Fire Marshal and Director of Building & Code Enforcement, are bringing forth the following proposed amendments for BOBA's review. These amendments are as follows:

#### **Fire Marshal**

- ***Proposed Amendments to Section 150.035***

The 2018 International Residential Code (IRC) is the currently adopted code. Updates are being recommended to address single family and townhome sprinkler systems to include existing residential structures. This amendment shall be applicable to existing structures where an addition is added causing the house or townhouse unit to be over 4,000 square feet in total after the addition. The Lombard Fire Department staff has worked with Community Development to ensure both departments support the recommended ordinance edit. Staff is recommending edits to Section R313.

#### **Director of Building & Code Enforcement**

- ***Proposed Amendment to Section 150.006***

To reflect the current reporting structure of staff, the proposed language identifies the Director of Building and Code Enforcement reporting to the Community Development Director. Also, language has been added to note the "Building Commissioner" references in code and the "Building Official" in code shall be the Director of Building and Code Enforcement.

- ***Proposed Amendments to Section 150.035***

- Language has been proposed to change from the Community Development Director to the Building Official for approval of alternate systems in place of gutters.
- Language has been added to require gutters on "accessory structures" that are over 200 square feet. Gutters are required on garages, so this proposed language is to reflect water from a roof of a large accessory structure is the same as water from a garage roof. The gutter gives the ability to control the runoff and avoid issues with

- water being directed directly off the roof where it can cause an issue with a neighboring property.
- Language has been added to require newly built garages or existing garages where an addition is built to have a driveway or install a driveway from the garage to the street. This item was discussed at a past BOBA meeting, so this proposed language has been drafted to reflect that conversation.

- ***Proposed Amendment to Section 150.143***

Language has been removed that stated homeowners doing electric work on their house shall register, take an exam, etc. in order to do electrical work. In place of that, language has been added to clarify the home must be the primary residence of the homeowner for at least six months after the work is to be completed. This is the same language as in State codes, etc. Also, language has been added to require a homeowner is to take an electrical exam if they want to perform work on their electrical service.

- ***Proposed Amendment to Section 150.150***

The language regarding what plans are required has been changed to reflect digital plans that are now used most of the time. The current code still refers to submitting three copies of paper plans. Also, in place of specifying what plans need to be submitted, a reference to the International Residential Code and the International Building Code, Section R106 has been added. This national standard for what plans need to contain is one know and understood by designers and contractors. In addition, the current ordinance states projects over \$10,000 shall be sealed by an Architect or Structural Engineer. This has been changed to \$15,000 to reflect the increase in construction costs. Also, language has been added to state plans consisting of structural work or commercial plans with ADA/Accessibility codes shall be sealed by an Architect or Structural Engineer. Lastly, language has been added to state the Building Official can waive this requirement. In some cases the plans are done well for a project just over the threshold of cost where the sealed plan would not be needed.

Attached is a copy of the above Sections of Code noting the proposed text amendments in detail. Additions are denoted by **bold and underline**. Deletions are denoted by ~~strikethrough~~.

### **ACTION REQUESTED**

Staff requests that the Board of Building Appeals accept the proposed amendments to Title 15, Chapter 150, of the Lombard Village Code (Building Code) and make a recommendation of approval to the Village Board of Trustees for their consideration.

## CHAPTER 150: BUILDING CODE

### ARTICLE I. GENERAL PROVISIONS<sup>1</sup>

#### § 150.001 Title.

These regulations shall be known as the Building Code of the Village of Lombard, Illinois, hereinafter referred to as "this Code."

(Ord. No. 8017, § 1, passed 12-16-21)

#### § 150.002 Scope.

The provisions of this Code shall apply to construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

(Ord. No. 8017, § 1, passed 12-16-21)

#### § 150.003 Intent.

The purpose of this Code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion and other hazards, and to provide reasonable level of safety to fire fighters and emergency responders during emergency operations.

(Ord. No. 8017, § 1, passed 12-16-21)

#### § 150.004 Interpretation.

This Code shall be interpreted according to the rules of statutory interpretation. In the event of a conflict, the published portion of this Code shall prevail over the other codes incorporated by reference.

---

<sup>1</sup>Editor's note(s)—Ord. No. 8017, § 1, passed December 16, 2021, repealed Art. I, §§ 150.001—150.011, 150.015—150.017, and enacted a new Art. I as set out herein and later amended. Former Art. I pertained to similar subject matter and derived from Ord. 2561, passed October 28, 1982; Ord. 2672, passed June 14, 1984; Ord. 2830, passed February 27, 1986; Ord. 2880, passed September 11, 1986; Ord. 5481, passed May 6, 2004; Ord. 6602, passed April 7, 2011; Ord. 6710, passed April 19, 2012; Ord. 6832, passed May 16, 2013; Ord. 6833, passed May 16, 2013; Ord. No. 7061, passed April 2, 2015; Ord. No. 7893, passed December 3, 2020; and Ord. No. 7937, passed March 18, 2021.

---

(Ord. No. 8017, § 1, passed 12-16-21)

**§ 150.005 Applicability.**

- (A) General. Refer to Section 150.002.
- (B) Other laws. The provisions of this Code shall not be deemed to nullify any applicable provisions of DuPage County, State of Illinois or federal laws.

(Ord. No. 8017, § 1, passed 12-16-21)

**§ 150.006 Building division.**

- (A) Enforcement agency. There is hereby established a Building Division designated as a division of the Community Development Department and operated under the direction and supervision of the Community Development Director.
- (B) ~~Appointment. The Community Development Director shall be appointed by the Village Manager on the basis of examination to determine their qualifications and will be governed by appropriate state statutes~~ The Director of Building and Code Enforcement shall report to the Community Development Director. The Director of Building and Code Enforcement shall supervise the Building and Code Enforcement Divisions and serve as the "Building Official".
- (C) ~~Deputies. The Community Development Director may detail such members of the Community Development Department as inspectors as shall from time to time be necessary.~~ All references to "Building Commissioner" throughout this code shall mean the Director of Building and Code Enforcement.

(Ord. No. 8017, § 1, passed 12-16-21)

**§ 150.007 Definitions and references.**

- (A) Definitions. For the purpose of this Chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

*Attached dwelling.* One which is joined to another dwelling at one or more sides by common fire-resistance rated walls or other approved separation assemblies.

*Detached dwelling.* One which is entirely surrounded by open space on the same lot.

*Multi-family dwelling units, multi-family housing.* A building, or portion thereof, containing three or more dwelling units.

*New.* Any structure constructed after the effective date of this Code.

- (B) References.
  - (1) Any reference in this Code to jurisdiction, corporate limits, or name of jurisdiction shall mean the Village of Lombard, Illinois.
  - (2) Any reference in this Code to the chief appointing authority shall mean the Village Manager or Village Board as authorized by ordinance.
  - (3) Any penalty or penalties referred to in this Code and locally adopted codes shall be the penalty or penalties as provided under Section 150.999 of this Code.

---

Section 1101.1 Change as follows: Scope: The Village Building Official shall require the provisions of the current "Illinois Accessibility Code" as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purpose of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions.

Section 2303.1.2 Floor Trusses. Changes to read as follows: Light weight wood truss assemblies and "I" joists are not permitted unless installed in an accessory building, or a building with drywall covering all "open-web" and "I joists" and complete NFPA 13 sprinkler system is installed in the entire building.

Section 2901.1 Scope: To read as follows: The Village Building Official shall require the provisions of the current "Illinois Plumbing Code", 225 ILCS 320/1 et seq., as presently in force or as the same may be hereafter amended or modified and the same is hereby incorporated herein by reference and adopted as the standard for the purposes of this Ordinance. Any conflicts concerning the provisions of these codes shall be determined by the strictest standard contained in the code provisions. Remainder of Chapter text sections 2902.1 thru 2903.3 shall be deleted in their entirety.

Add Section 3001.5—See Lombard Code Section 150.075 for additional elevator requirements.

Change Section 3401.3-Compliance with other codes, delete all references to indicated codes and insert the following: ...in the currently adopted building and fire codes of the Village of Lombard.

Add Section 3401.7 Fire Suppression: Fire Suppression systems shall be installed as outlined in section 903.

Section 3412.2 Insert date January 1, 1950.

(Ord. 4142, passed 3-21-96; Ord. 5210, passed 11-7-02; Ord. 5481, passed 5-6-04; Ord. 6436, passed 2-4-10; Ord. 6602, passed 4-7-11; Ord. 6710, passed 4-19-12; Ord. 6795, passed 2-7-13; Ord. 6832, passed 5-16-13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7521, § 1, passed 5-17-18; Ord. No. 7893, § 1, passed 12-3-20; Ord. No. 7937, § 1, passed 3-18-21; Ord. No. 8027, § 1, 2-17-22)

### **ARTICLE III. INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION**

#### **§ 150.035 Adoption by reference.**

All provisions as listed in the International Residential Code, 2018 edition, are hereby adopted and incorporated by reference with the following changes:

Section R101.1 Title: Insert "Village of Lombard"

Section R105.2 Work exempt from permit; Delete the following exemptions: 1, 2, 3, 4, 5, 7 and 10.

Residing a single-family home or accessory structure.

Sheds less than 80 square feet and less than 8 feet in height.

Patios less than 100 square feet.

Section R105.5 Expiration: Delete this section entirely and refer to Section 150.042, paragraphs A, B, C, and D.

Table R301.2(1) Ground Snow Load: The following information shall be inserted in the table:

Ground snow load	25
Wind Ultimate Speed	105
Seismic Design Category	B
Weathering	severe



Frost Depth	42
Termite	Yes
Winter Design Temp	-4
Radon	Zone 2

Delete note "f" at the bottom of Table R301.2(1)

R302.2 Townhouses-Exception shall be amended to read

"A common 2-hour fire-resistance wall constructed of masonry is permitted for townhouses."

R302.3 Two family dwellings shall be amended to read

"Dwelling units in two-family dwellings shall be separated from each other by a 2-hour masonry wall or a 2-hour floor meeting ASTM E 119 or UL 263."

R302.3 Two family dwellings Exception 1 shall be amended to read "A fire-resistance rating of 1 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13."

R302.3 Two family dwellings—Delete exception 2

Section R312.1 Delete "more than 30 inches" and insert "more than 24 inches."

R313 shall apply to ~~Delete Section R313 for~~ all one or two family houses or individual townhouse units where the square footage of the house or townhouse ~~is not~~ are over 4,000 square feet. Section R313 shall also be applicable to existing structures where an addition resulting in the house or townhouse unit to be over 4,000 square feet in total after the addition. Square footage shall include the basement, but not the garage or unfinished attics.

Delete Table R302.6 and replace with "The Minimum distance between a residence and accessory structures shall be 10 feet unless a 1-hour fire resistance wall is installed at the accessory structure". Two (2) feet shall be the minimum separation.

Change section R309.2 Separation required.

To read as follows: The garage shall be separated from the residence and its attic by means of minimum " type X Fire Code gypsum board applied to the garage side of the wall and/or ceiling.

Add Section R309.5 Service Doors: All detached garages shall have a service door. The door shall be side-hinged, not less than 2 feet 8 inches in width, and not less than 6 feet 8 inches in height. Side hinged door to open to house for attached garage and open to outside for detached garage. A switched electric light and a 3 foot by 3 foot landing are required at all service doors. One switched light, one ceiling mounted receptacle, and one wall mounted receptacle shall be required on the inside of each garage.

Add Section R309.6

All garages built after May 1, 2013 shall have gutters installed, or equal as approved by the ~~Community Development Director or his/her designee~~ Building Official.

All accessory structures built after August 1, 2023 shall have gutters installed, or equal as approved by the Building Official.

Detached garages with more than 18 inches of grade difference shall not use a thickened edge slab type foundation.

All garages constructed or which had an addition constructed after August 1, 2023 shall have an improved driveway from the garage to the street meeting the requirements of Title 15, Chapter 150, Article 25 of this Code.

Add to Section R315 Carbon Monoxide Detectors

---

R315.4 Provide a minimum of one Carbon Monoxide detector in every dwelling unit. Provide a minimum of one carbon monoxide detector on each story including basements in a multiple story dwelling. All carbon monoxide detectors shall be approved and listed and shall be installed in accordance with the manufacturer's installation instructions.

R315.5 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the entire building shall be provided with carbon monoxide detectors located as required for new dwellings.

R315.6 Power source; Required carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting source other than those required for over-current protection.

Section R325.1 Site Address; Add to end of sentence the following: The minimum size of numbers for addresses shall be 4" high and of a contrasting color to mounting surface.

Section R502.1.4 Prefabricated Wood I-Joists: Change to read as follows: Lightweight wood truss assemblies and "I" joists are not permitted unless installed in accessory structure or in any structure with 5/8" type-x drywall covering all "open web joists" or "I-Joists."

Add 802.11.2 Wood roof trusses must have metal gusset plates covered with 1/2" plywood, glued and screwed. Plywood must extend 6" beyond each side of the metal gusset plate (3 sides if 4th side is obstructed by roof sheathing or drywall ceiling).

Delete the plumbing and electric sections of this code, except Chapter 25, Plumbing Administration and Chapter 26, General Plumbing Requirements.

Appendix E: Delete all sections and replace with the following: Manufactured housing units shall comply with all sections of this code and all other applicable Village Ordinances denoted in Title XV as they apply to the construction for all single family detached dwellings.

(Ord. 5481, passed 5-6-04; Ord. 6217, passed 8-21-08; Ord. 6602, passed 4-7-11; Ord. 6832, passed 5-16-13; Ord. No. 7061, Exh. A, passed 4-2-15; Ord. No. 7893, § 1, passed 12-3-20; Ord. No. 7937, § 1, passed 3-18-21; Ord. No. 7997, § 1, 11-4-21; Ord. No. 8017, § 2, passed 12-16-21; Ord. No. 8028, § 1, passed 2-17-22)

## **ARTICLE IV. RESIDENTIAL USE SPECIAL REQUIREMENTS**

### **§ 150.040 Special residential requirements.**

(A) Applies to all uses residential uses.

(1) *Closets.* If a light is installed in a closet, it must be one of the following types:

- a. Globe encased
- b. Fluorescent
- c. Recessed types
- d. LED

(2) *Interior doors.* Minimum width for basement doors shall be two feet, six inches.

(3) *Asphalt shingles—Stapling.*

- (a) Stapling will not be permitted for any roofs.
- (b) Minimum shingles with a 25 year warranty shall be required.

- (H) Any permitted work that is not completed by the permit expiration date(s), including extensions, shall be maintained in a safe condition. Any unsafe conditions that may exist, as determined by the Community Development Director or his/her designee, shall be immediately made safe or remove the dangerous structure or portion thereof, as determined at the discretion of the Community Development Director or his/her designee, and a contractor selected by the Community Development Director or his/her designee, shall make the structure, the site or portion thereof safe, at the owner's expense. All costs associated with making the structure, the site or portion thereof safe, including but not limited to legal fees, staff hours, and any contractual work, shall be the responsibility of the owner. If all costs associated with making the structure, the site or portion thereof safe are not paid within 30 days of receipt of invoice from the village, a lien shall be placed upon the property.
- (I) Any permitted construction that has been idle for a period of six months after permit issuance is invalid and the applicant or the owner shall be held in violation of village ordinance and will be subject to being ticketed. The applicant or the owner of the property may be subject to fines of up to \$750.00 per day, for each day the property is found in violation of village ordinance.
- (J) In light of the COVID-19 pandemic's adverse impacts on the ability to complete construction projects in a timely manner, the following time requirements, as set forth in subsections (D), (E), (F) and (I) above, relative to construction projects, and the permits issued in relation thereto, are hereby extended, as set forth below, for all projects which, as of October 12, 2020, have been issued a building permit(s):

Subsection Above	Current Time Reference	Revised Time Reference
(D)	one year	15 months
(D)	12 months	15 months
(E)	12 months	15 months
(E)	24 months	27 months
(F)	180 days	270 days
(I)	six months	nine months

(Ord. No. 7760, § 1, passed 12-5-19; Ord. No. 7861, § 1, passed 10-1-20)

Editor's note(s)—Ord. No. 7760, § 1, adopted Dec. 5, 2019, amended § 150.142 in its entirety to read as herein set out. Former § 150.142 pertained to time limit for building permits and derived from Ord. 2561, passed Oct. 28, 1982; Ord. 5481, passed May 6, 2004; and Ord. 5914, passed Sep. 7, 2006.

**§ 150.143 Contractor registration and insurance requirements.**

For purposes of this subsection, a contractor is defined as any person or firm performing work as a general contractor, carpenter, electrician, plumber, sewer and water contractor, excavator, concrete contractor, roofer, heating ventilation and air conditioning (HVAC) contractor, masonry contractor, iron or steel contractor, lawn sprinkler contractor, fire sprinkler contractor, paver and elevator contractor.

- (A) All contractors, as defined in subsection (A) above, performing work within the village shall be required to apply for and receive contractor registration approval from the Village's Community Development Department, Building Division, prior to receiving a building permit and/or commencing contractor activities. Approved contractor registrations shall be effective for one year from the date of issuance. Contractors shall keep their registration in good standing throughout the year in which they are performing contractor services within the village. The cost for an annual contractor registration shall be \$100.00.
- (B) Along with completing the contractor registration online or completing the contractor registration form, all contractors must place on file with the Community Development Department, Building



---

Division, an insurance policy to meet or exceed the following: \$300,000.00 single limit manufacturers and contractor's general liability. The insurance requirement provisions shall not apply to any contractors who are required to be licensed and/or regulated pursuant to the preemption powers of the State of Illinois in the Illinois Compiled Statutes.

- {C} Electrical contractors and communications contractors must be registered; certificate of insurance. It is unlawful for any person, firm or corporation to engage in the business of electrical contractor or communications contractor within the Village, without being registered in the manner hereinafter set forth.
  - {1} Registration. Any person, firm or corporation desiring to engage in the business of an electrical contractor or communications contractor shall furnish a copy of license issued by any city, village or town in the State of Illinois that was obtained only after the passage of a recognized written test.
    - {a} ~~Homeowner. A homeowner shall be registered by application to the village. Said registration shall be restricted to allow work only on the homeowners' personal and primary residence. A qualification test shall be passed in order to secure this registration and permits to install, modify or revise an electrical service or service conductors. No electrical work shall be allowed under this provision in commercial, industrial or multifamily residential occupancies. Work done on these type occupancies shall be performed only by a registered electrical contractor.~~
- {CI} Plumbing Contractors. It is unlawful for any person, firm or corporation to engage in the business of plumbing contractor within the Village, without meeting the provisions of 225 ILCS 302/3.
- {CII} All Other Construction Disciplines. Nothing herein contained shall prohibit the owner occupant or lessee occupant of a single-family residence, or the owner of a single-family residence under construction for his or her occupancy, from planning, installing, altering or making repairs to such residence. The residence must be the owner's primary residence, or will be for 6 months following the completion of the work. The provisions within this section shall not apply in the following instances:
  - {1} construction of any public improvement components, as defined within Chapter 154 of Village Code; or
  - {2} any project defined as a Major Development, as defined within Chapter 154 of Village Code.
  - {3} installation of an electrical service unless homeowner first passes a qualification test.
- {CIII} Any listed contractor on a building permit application form must be registered with the Illinois Secretary of State, if the business is a partnership, LLC, LLP or corporation; and/or the provisions of 805 ILCS 405 et seq., if applicable.

(Ord. 2561, passed 10-28-82; Am. Ord. 3150, passed 4-20-89; Ord. 6580, passed 2/3/11; Ord. 6717, passed 5/3/12; Ord. No. 7761, § 1, passed 12-5-19; Ord. No. 7890, § 2, passed 12-3-20)

### **§ 150.144 Deposit required for protection of public properties.**

- (A) The applicant requesting a permit to build a new principal structure or undertaking work within the public right of way not covered under § 150.145, shall be required to place on deposit the amount set forth in § 150.141 as part of the building permit which will ensure public right-of way restoration, such as sidewalks, curbs, parkway landscaping and other parkway improvements. This requirement shall not be required for permits to repair or replace existing driveways or sidewalks.

- 
- (B) The holder of a starting permit for the foundation or other underground work shall proceed at his own risk without assurance that a permit for the entire structure will be granted.

(Ord. 2561, passed 10-28-82)

### § 150.149 Technical data required.

- (A) The Community Development Director or his/her designee shall require, as necessary, other pertinent information such as soil tests, compaction reports, and technical data that will provide the necessary structural strength and fire resistance qualities of the buildings. He shall require, as necessary, other reports from technical testing laboratories during construction all at the applicant's expense and shall become part of the building permit file.
- (B) In an area having substandard bearing soils, the applicant shall be required to submit soil testing reports with recommendations certified by a registered professional engineer.
- (C) Any building exceeding two stories in height above grade will be required to submit soil testing reports along with application.

(Ord. 2561, passed 10-28-82)

Cross reference(s)—Penalty, see § 150.999

### § 150.150 Submission of architectural plans.

Application for a new building permit shall require submission of one digital plan set, or three sets of submitting paper plans. Plans/construction documents shall meet all provisions of the currently adopted International Residential Code and or the International Building code section R106 as applicable of stamped and signed architectural plans or drawings complete with all details showing plumbing, electrical, heating, and ventilation schedules and diagrams.

Plans and drawings for new construction, additions or remodeling shall be prepared by a licensed Architect or Structural Engineer in any of the following cases:

1. Where the work be undertaken requires a permit, and the cost of the project is over \$15,000 in construction cost.
2. Commercial construction where ADA/Accessibility codes are required to be included in the design
3. Significant structural work beyond what is already covered in prescriptive sections of the adopted codes

Note, the requirement for sealed drawings can be waived in accordance with Section R106 of the International Residential Code.

(Ord. 2561, passed 10-28-82; Ord. 5481, passed 5/6/04; Ord. 6602, passed 4/7/11)

### § 150.151 Topographical survey.

Three sets of topographical survey prepared by a registered engineer based on one-foot intervals, including surrounding adjacent buildings and other appurtenances within 20 feet of the subject property with foundation elevations, elevations of proposed and existing structures, and include four sets of stamped drawings. Applications for building permits and development permits shall include four sets of stamped drawings. Applications for building permits for all development in special management areas (flood plains, wetlands, riparian areas, and oldways

(Ord. 2561, passed 10-28-82)

---

### § 150.152 Engineering drawings.

(Supp. No. 16)

Created: 2022-12-06 15:43:03 [EST]