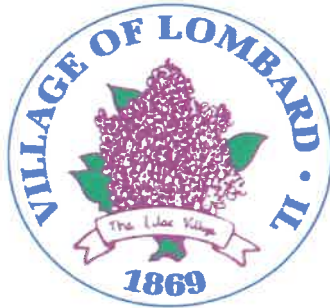


**ORDINANCE 8171
PAMPHLET**

**PROPOSED AMENDMENTS TO TITLE 15, CHAPTER 150 OF THE LOMBARD
VILLAGE CODE - BUILDING CODE**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JULY, 2023, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

A handwritten signature in black ink that reads "Elizabeth Brezinski". The signature is written in a cursive style and is positioned above a horizontal line.

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8171

**AN ORDINANCE GRANTING APPROVAL OF TEXT AMENDMENTS
TO TITLE 15, CHAPTER 150, SECTIONS 150.006, 150.035, 150.143 AND 150.150
OF THE LOMBARD VILLAGE CODE**

(Articles I, III and IV: General Provisions; Adoption by Reference; Contractor registration and insurance requirements; Submission of architectural plans)

WHEREAS, the Village of Lombard maintains a Building Code which is found in Title 15, Chapter 150 of the Lombard Code of Ordinances; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Building Code and make necessary changes; and,

WHEREAS, a review of the Building Code has been conducted by the Village of Lombard Board of Building Appeals on May 3, 2023; and,

WHEREAS, the Board of Building Appeals has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 150, Section 150.006 of the Lombard Village Code shall be amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE I. GENERAL PROVISIONS

§ 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.

SECTION 2: That Title 15, Chapter 150, Section 150.035 of the Lombard Village Code shall be amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

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 over 200 s.f. 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.

SECTION 3: That Title 15, Chapter 150, Section 150.143 of the Lombard Village Code shall be amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE IV. RESIDENTIAL USE SPECIAL REQUIREMENTS

§ 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:
- ~~(a) 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.~~
- ~~(b) 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.~~
- (D) 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.
- (E) 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.
- (F) 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.

SECTION 4: That Title 15, Chapter 150, Section 150.150 of the Lombard Village Code shall be amended as follows with text amendments in **bold and underline** and deletions denoted by ~~strikethrough~~:

ARTICLE IV. RESIDENTIAL USE SPECIAL REQUIREMENTS
§ 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 ~~any type of 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 ~~with a construction cost of the project is over \$10,000.00~~ \$15,000.00 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.

~~shall be required to be signed and sealed by an Illinois licensed Architect or Structural Engineer.~~

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

SECTION 5: That this ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2023.

First reading waived by action of the Board of Trustees this 20th day of July, 2023.

Passed on second reading this 20th day of July, 2023

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

Nays: None

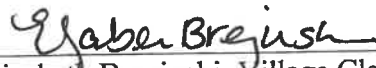
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Re: Chapter 150
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Absent: None

Approved this 20th day of July, 2023.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 21st day July, 2023.


Elizabeth Brezinski, Village Clerk