

**ORDINANCE NO. 3150**

**AN ORDINANCE AMENDING TITLE 4, ENTITLED “BUILDING REGULATIONS,” CHAPTER 1, ENTITLED “BUILDING CODES” OF THE RIVER FOREST VILLAGE CODE**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of River Forest, Cook County, Illinois:

**Section 1:** That Title 4, entitled “Building Regulations,” Chapter 1, entitled “Building Codes,” Section 4-1-9 entitled “CABO ONE AND TWO FAMILY DWELLING CODE” of the River Forest Village Code be amended by deleting the section previously adopted by Ordinance No. 2503 in its entirety and replacing with the following:

**4-1-9: INTERNATIONAL RESIDENTIAL CODE/2003**

A. The 2003 edition of the International Residential Code is hereby adopted by reference as the One and Two Family Dwelling Code of the Village, except for such additions, insertions, deletions or changes as hereinafter prescribed in Section 2 of this Ordinance.

**Section 2:** The following are amendments to the International Residential Code/2003:

**R101.1 Title.** Insert the Village of River Forest.

**R103.1 Creation of Enforcement Agency.** Delete the entire paragraph after the section heading and replace with: The Department of Public Works is hereby considered to be the Building Department as well as the Department of Building Safety. The Director of Public Works shall also be known as the Building Official.

**R104.10.1 Areas Prone to Flooding.** Delete the entire paragraph after the section heading and replace with: Construction within areas prone to flooding shall be in accordance with Sections 4-12-1 through 4-12-16 of this Title.

**R105.2 Work Exempt from Permit.** Delete the entire list following the subsection entitled “Building” and replace with the following list:

1. Prefabricated sheds not with a floor area less than 100 square feet.
2. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
3. Prefabricated swimming pools that are less than 24 inches deep.
4. Swings and other playground equipment accessory to the residence.

Add the following paragraph to the subsection entitled “Electrical.”

Replacement of Electrical Equipment: Electrical Equipment may be replaced in-kind or repaired without a permit provided that no modifications to the system is required and that such work is performed by a qualified person as defined by the National Electric Code.

Delete the entire list following the subsection entitled “Mechanical” and replace with the following list:

1. Portable heating, ventilating or cooling appliances.
2. Replacement of Mechanical Equipment in-kind shall not require a permit, provided such equipment is connected to the same electric or fuel source that the old equipment was connected to, the replacement equipment is the same capacity or rating as the old equipment and further provided that such work is performed by qualified personnel.

**R105.2.3 Public Service Agencies.** Delete the entire paragraph after the section heading and replace with: A permit shall not be required for the ordinary repairs of above grade facilities and for the ordinary repairs of below grade facilities that are located entirely on private property. Any repair requiring an excavation within the Public Right of Way shall require a permit and shall be performed in accordance with the Village’s Standards for Construction of Facilities on Public Rights of Way contained in Title 5 of the Municipal Code. Any installation of new facilities regardless of location shall require a permit.

**R105.3 Application for permit.** Add the following to the list of application requirements:

8. All plans for projects shall be prepared, signed and sealed by a licensed architect in the State of Illinois except for miscellaneous permits, detached garages, sheds, other minor accessory structures and interior remodeling projects not involving structural modifications.
9. All applications shall list the name, address and phone number of all contractors involved in the project.

**R105.3.1.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding.** Delete this section in its entirety.

**R105.5 Expiration.** Delete the entire paragraph after the section heading and replace with: Permit expirations shall be in accordance with Section 4-2-3 of this Title.

**R106.2 Site Plan.** Rename this section Site, Grading and Drainage Plan and replace the existing paragraph with: The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of all structures and paved surfaces (paved surfaces includes driveways, sidewalks, patios etc.) on the subject lot as well as on adjacent lots. The setbacks to all lot lines shall be included on the plan. Included on the site plan or on a separate plan shall be a grading plan which shows the proposed top-of- foundation elevation for all structures,

exterior grade elevation at all structures on the subject property as well as adjacent properties. The elevation of the public walks adjacent to the property shall be shown. When construction within the public right-of way is required, the plan shall also show the specific location of parkway trees, light poles, fire hydrants, sign poles etc. The grading plan should also show sufficient existing and proposed spot elevations to show direction of all surface water flow. All elevations shall be shown using the Chicago City Datum (CCD). The Building Official may accept the use of a local datum elevation if a convenient benchmark is not available. The Building Official may require that the grading plan be prepared by a registered professional engineer.

For new one or two family structures, a survey of the foundation must be submitted to the Village evidencing adherence with all applicable zoning requirements prior to proceeding with above grade framing.

**R112.1 General.** Delete the entire paragraph after the section heading and replace with: A Board of Appeals otherwise known as the Building Board of Appeals shall serve in accordance with Title 2, Chapter 6 of the River Forest Village Code.

**112.2 through 112.4.** Delete these sections in their entirety.

**R201.3** Terms Defined in other Codes. Add the following paragraph: The following terms as defined in Section 10-3-1 of the River Forest Zoning Code and shall supercede the definitions in this chapter: ACCESSORY STRUCTURE (BUILDING), BASEMENT, BUILDING, DWELLING, GRADE, HEIGHT, (of) BUILDING, LOT, STORY, STRUCTURE, YARD.

**Table R301.2.(1).** Insert the following data:

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

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER- LAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost line depth	Termite	Decay					
30 P.S.F.	90 mph	B	Severe	48"	Moderate to Heavy	Slight to Moderate	-2° F	Yes	*	1700	49°F

\* Construction in flood prone areas shall be in accordance with Sections 4-12-1 through 4-12-16 of this Title

**R302.1 Exterior walls.** Add the following: The fire separation distance from a detached garage and the dwelling it is accessory to shall not be less than 15 feet unless the garage is equipped with an approved supervised heat detection system in which case the minimum fire separation distance may be reduced to 10 feet.

Delete in its entirety the second exception in this section pertaining to tool, storage sheds, playhouses and similar structures.

**R309.1 Opening protection.** Add the following: Doors shall be self closing.

**R309.2 Separation required.** Delete the entire paragraph after the section heading and replace with: An attached garage shall be separated from the residence and its attic area by not less than 5/8 inch Type X gypsum board or equivalent applied to the garage side. Where the separation is a floor-ceiling assembly, the walls supporting this assembly must be similarly protected.

**R309.5 Flood hazard areas.** Delete this section and following subsections in their entirety.

**R310.1 Emergency escape and rescue required.** Delete the words “with habitable space” from the first sentence in this section.

**R313 Smoke Alarms.** Rename this section Smoke Alarms, Carbon Monoxide Detectors and Sprinkler Systems. Delete the existing language after the section heading in its entirety and replace with:

**R313.1 Smoke alarms.** Smoke alarms shall be installed in the following locations:

1. In each sleeping room
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. One each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

**R313.1.1 Alterations, repairs and additions.** When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired.

Exceptions:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.
2. Repairs to the exterior surfaces of dwellings are exempt from the requirements of this section.

**R313.2 Carbon Monoxide Detectors.** Carbon Monoxide Detectors shall be installed in the following locations:

1. Outside each separate sleeping area in the immediate vicinity of the sleeping room(s).
2. On every floor on which a fossil fuel burning boiler, water heater, furnace or appliance is located.

**R313.3 Sprinkler Systems.** All new construction and any project adding 50% or more square footage to the existing residence, from foundation up, is required to install and maintain an approved automatic fire protection sprinkler system throughout the newly constructed portion of the structure. The system shall be installed meeting the requirements of NFPA 13 D (2002 edition) and NFPA 101 (2006 edition) Sections 9.7, 24.3.5.1 and 24.3.5.2 as modified herein. Amendments to NFPA 13 D (2002 edition) are as follows:

**4.2.4 Antifreeze Systems.** Delete the entire paragraph after the section heading and replace with: Automatic fire protection sprinkler systems are prohibited from using antifreeze solutions in any portion of said system.

**7.6 Alarms.** Delete the entire paragraph after the section heading and replace with: Water flow alarms shall be required on all approved automatic fire protection sprinkler system. An interior, six (6) inch water flow bell shall be mounted to the return duct of each furnace in the structure. In lieu of the water flow bells an audible alarm horn shall be installed adjacent to each sleeping area, with a minimum decibel rating of 70db at pillow level in occupiable areas.

A weatherproof horn / strobe audible alarm, for the approved automatic fire protection sprinkler system, shall be mounted on the outside of the structure at a location causing it to be heard and seen from the public right-of-way, adjacent to the structure.

The approved automatic fire protection sprinkler system shall be monitored, including the water flow and control valve position (tamper switch). The system shall be monitored directly by the Village's emergency communication center and not by a private alarm monitoring company.

**8.6.4** Delete the entire paragraph after the section heading and replace with: Sprinklers shall be installed in attached garages to protect common walls, ceilings and openings.

**R313.4 Power source.** Delete the entire paragraph after the section heading and replace with: In new construction, the required smoke alarms or carbon monoxide detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms or carbon monoxide detectors shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R313.1.1.

**R401.1 Application.** Delete the last sentence of this section and replace with: Wood foundations are not allowed and all subsequent references to wood foundations in this chapter are hereby deleted.

**R401.3 Drainage.** Add the following: Grades shall gradually meet existing elevations at all points along lot lines.

**R403.1.4.1 Frost Protection.** Delete the reference to Section R403.3 as an acceptable method of frost protection and delete the exceptions section in its entirety and replace with the following: Exception: Single story accessory structures with an area 500 square feet or less with non-masonry or other non-rigid wall construction shall not be required to be protected.

**R403.1.7.3 Foundation elevation.** Delete the entire paragraph after the section heading and replace with: The top of any exterior foundation wall shall extend a minimum of 8 inches above exterior finished grade adjacent to the foundation at all points. Elevations shall be established to promote positive drainage without adversely impacting adjoining properties. Where the foundation elevations of adjoining lots vary greatly, the new foundation elevation on the subject lot shall be established as approximately the average of the elevations of the foundation said adjoining lots. The Building Official may require the submission of a grading plan stamped by a professional engineer prior to the issuance of a permit as well as a submission of an as-built grading certificate prior to the issuance of a certificate of occupancy demonstrating the project has been constructed in accordance with the approved grading plan. The Building Official may consider unique grading conditions and has the authority to approve a foundation elevation based on sound engineering judgment.

**R403.3 Frost Protected Shallow Foundations.** Delete this section and following subsections in their entirety.

**R 502.1.4 Prefabricated wood I-joists.** Add the following: Wood I-joists may not remain exposed and shall be protected with a minimum 5/8 inch Type "X" gypsum board or equivalent.

**R504 Pressure Preservatively-Treated Wood Floors (On Ground).** Delete this section and following subsections in their entirety.

**R611 Insulating Concrete Form Wall Construction.** Delete this section and following subsections in their entirety.

**R702.3.4 Insulating Concrete Form Walls.** Delete this section in its entirety.

**Table R702.3.5 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD.** Minimum gypsum Board thickness to be 5/8 inch. References to thickness and application of gypsum board less than 5/8 inches thick are hereby deleted.

**M1703 ALL AIR FROM OUTDOORS.** Add the following section:

**M 1703.2.2 Location of openings.** Openings may not be located within 20 feet of any above grade fuel gas source or piping and shall be located a minimum of 3 feet above the exterior grade.

**APPENDIX G SWIMMING POOLS, SPAS AND HOT TUBS.** Appendix G is hereby adopted and made part of the Code.

**AG 101.1 General.** Add the following paragraph to this section: Garden, landscape and fish ponds containing water over 24 inches in depth are hereby regulated by the Code and are subject to all applicable provisions.

**Section 3:** That all ordinances, or parts of ordinances in conflict with this Ordinance, are hereby expressly repealed.

**Section 4:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**Approved** this 13<sup>th</sup> day of March, 2006.

**AYES:**

**NAYS:**

**ABSENT:**

**ATTEST:**

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Village President

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Village Clerk

Published in pamphlet form this 14<sup>th</sup> day of March, 2006