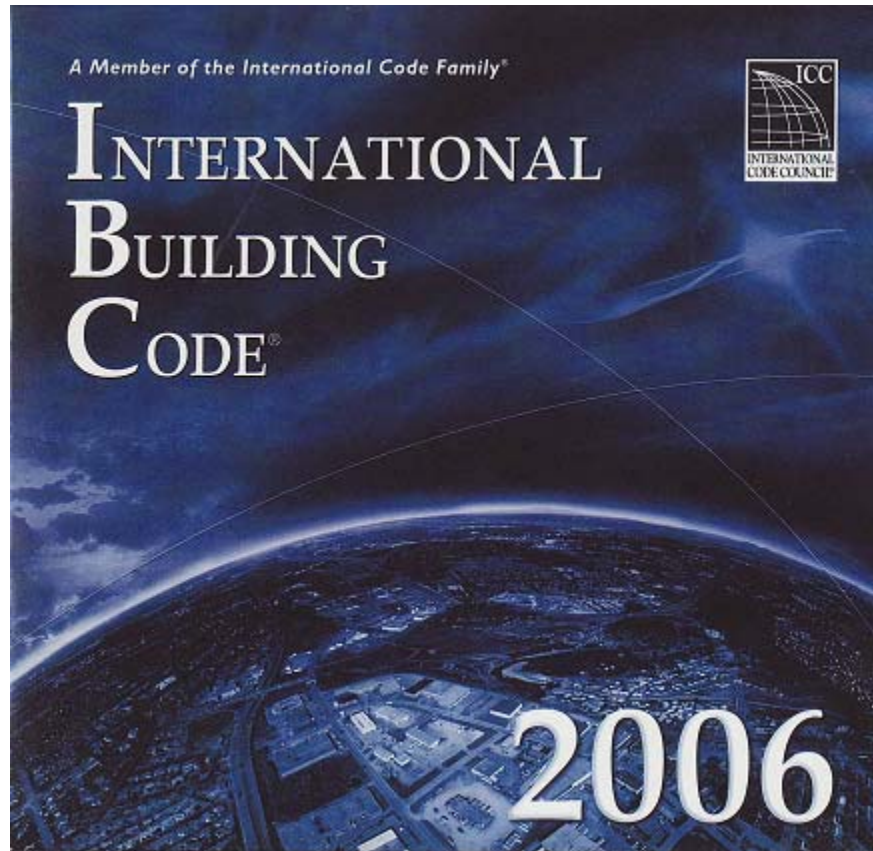


Village of Carol Stream

Local Amendments to
ICC International Building Code, 2006 Edition



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5/15/09

Village of Carol Stream

Community Development Department

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AMENDMENTS TO CHAPTER 1

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

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

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, 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.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code as amended and adopted by the Village of Carol Stream*.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the *ICC Electrical Code as amended and adopted by the Village of Carol Stream* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. All references to the *ICC Electrical Code* shall be construed to refer to the *Electrical Code as amended and adopted by the Village of Carol Stream*.

101.4.2 Gas. The provisions of the *International Fuel Gas Code as amended and adopted by the Village of Carol Stream* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the *International Mechanical Code as amended and adopted by the Village of Carol Stream* shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Plumbing. The provisions of the *International Illinois Plumbing Code as amended and adopted by the Village of Carol Stream* shall apply to the installation,

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alterations, repairs 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.~~

101.4.5 Property maintenance. The provisions of the *International Property Maintenance Code* as amended and adopted by the Village of Carol Stream shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 Fire prevention. The provisions of the *International Fire Code* as amended and adopted by the Village of Carol Stream shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of the *International Energy Conservation Code* as amended and adopted by the Village of Carol Stream shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.8 Residential. All references to the *International Residential Code* shall be construed to refer to the *Residential Code* as amended and adopted by the Village of Carol Stream.

SECTION 103

DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency. The Community Development Department of Building Safety is hereby created shall be responsible for building code enforcement and the official in charge thereof Community Development Director shall be known as the building official.

SECTION 105

PERMITS

105.1.1 Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified licensed tradepersons in the building, structure or on the premises owned or operated by the applicant for the permit. The electrician shall be a licensed electrical contractor, and the plumber shall be a licensed plumber in the State of Illinois or City of Chicago and have a valid Illinois plumbing contractor's license.

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105.1.3 Special permits. At the discretion of the building official, a special permit may be issued to allow the removal and installation of equipment to proceed concurrent with the processing of the permit. An owner or authorized agent for a firm or corporation that is able to demonstrate to the satisfaction of the building official that ⁽ⁱ⁾rapid equipment changes are made on more than an occasional basis, ⁽ⁱⁱ⁾that the nature of the industry requires rapid changes of this kind, ⁽ⁱⁱⁱ⁾that the reason for the simultaneous application is not a delay in seeking the permit, and ^(iv)that all fire protection systems and means of egress shall be maintained at all times, shall notify the building official of their intent to begin this type of work, and shall schedule the required inspections during the installation phase and prior to the newly installed equipment being placed into production. The work controlled by the special permit shall be allowed to proceed concurrently with the processing of the permit request. This shall not abnegate the permit requirements specified in Section 105.1. If the permit is denied, subject to a court order enjoining the enforcement of the denial, the processing or use of the new equipment shall not be started or shall cease until a permit is approved.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. ~~One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).~~
2. ~~Fences not over 6 feet (1829 mm) high.~~
3. ~~Oil derricks.~~
4. ~~Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.~~
5. ~~Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927L) and the ratio of height to diameter or width does not exceed 2 to 1.~~
6. ~~Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and which are not part of an accessible route.~~
7. ~~Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.~~
8. ~~Temporary motion picture, television and theater stage sets and scenery.~~
9. ~~Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (19 000 L) and are installed entirely above ground.~~
10. ~~Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.~~

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11. Swings and other playground equipment accessory to one- and two-family dwellings.
12. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2, ~~and Group U occupancies.~~
13. Non-fixed and movable fixtures, cases, racks counters and partitions not over 5 feet 9 inches (1753 mm) in height, **which do not contain any electrical devices or fixtures.**

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.4.1 Decisions involving water and sewer. No permit shall be issued for connection to the Village water system and connection to the Village wastewater treatment facilities without the approval of the Director of Public Works, or where the property to be served lies within the boundaries of the Wheaton Sanitary District, unless a copy of the Wheaton Sanitary District connection permit has been received.

105.4.2 DuPage County Fair Share Transportation Impact Fee Ordinance. No permit shall be authorized for construction, enlarging or altering any building or structure until the Village has received a copy of a receipt of payment of the fee or fees imposed by the DuPage County Fair Share Transportation Impact Fee Ordinances.

105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code, **or for failure to call for and pass the inspections required for the work.** Once a building permit has been suspended or revoked, it shall only be reinstated with the approval of the building official and with the payment of fees as set forth in Chapter 6, Article 13, of the Village Code. **No further inspections shall be performed by the Village until the permit is reinstated.**

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

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SECTION 108 FEES

108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the **Schedule of Fees as set forth in Chapter 6, Article 13 of the Village Code.** ~~as established by the applicable governing authority.~~

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee established by the building official that shall be in addition to the required permit fees **in accordance with the Schedule of Fees.**

108.6 Refunds. The building official is authorized to establish a refund policy. **Permit fees shall not be refunded for any direct costs to the Village, such as but not limited to consultant plan review fees, restocking fees for water meters and fees collected and paid to other entities.**

SECTION 112 BOARD OF APPEALS

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. ~~The board of appeals shall be appointed by the governing body and shall hold office at its pleasure.~~ The board shall adopt rules of procedure for conducting its business.

Section 112.1.1 Membership of Board. The Board of Appeals shall consist of the Village President and Board of Trustees of the Village of Carol Stream. The Village President shall serve as Chairman and the Village Clerk shall serve as Secretary.

Section 112.1.2 Fees. Fees for appeal hearings shall be in accordance with the Schedule of Fees contained in Article 13 of Chapter 6 of the Village Code.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. ~~The board shall have no authority to waive requirements of this code.~~

112.3 Qualifications. ~~The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.~~

112.4 Jurisdiction. The Board of Appeals shall have no jurisdiction to hear an appeal when the facts and issues raised in the application for appeal are subject of a quasi-criminal

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complaint brought in the name of the Village charging a violation of the Code of Ordinances of the Village. The filing of such a complaint shall constitute a determination that a decision of the building official, refusing to grant a modification of the provisions of this code, is correct. Any appeal pending at the time of filing of such a complaint shall be dismissed for want of jurisdiction.

SECTION 113 VIOLATIONS

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the building official or of a permit or certificate issued under the provisions of this code, shall be guilty of a code violation, punishable by a fine of not less than seventy-five dollars (\$75.00) or more than seven-hundred and fifty dollars (\$750.00). Each day that a violation continues after due notice has been served shall be deemed a separate offence.

SECTION 114 STOP WORK ORDER

114.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than seventy-five dollars (\$75.00) or not more than seven-hundred and fifty dollars (\$750.00).

AMENDMENTS TO CHAPTER 2

**CHAPTER 2
DEFINITIONS**

**SECTION 201
GENERAL**

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies or the definition in the current version of the Merriam-Webster Dictionary.

AMENDMENTS TO CHAPTER 4

**CHAPTER 4
SPECIAL DETAILED REQUIREMENTS BASED ON
USE AND OCCUPANCY**

**SECTION 402
COVERED MALL BUILDINGS**

402.4.5 Access to exits. Where more than one exit is required, they shall be so arranged that it is possible to travel in either direction from any point in a mall to separate exits. The minimum width of an exit passageway or corridor from a mall shall be 66 inches (1676 mm).

~~**Exception:** Dead ends not exceeding a length equal to twice the width of the mall measured at the narrowest location within the dead end portion of the mall.~~

402.6 Types of construction. The area of any covered mall building, including anchor buildings of Types I, II and IIIA, and IV construction, shall not be limited provided the covered mall building and attached anchor buildings and parking structures are surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm) and the anchor buildings do not exceed three stories in height. The allowable height and area of anchor buildings greater than three stories in height shall comply with Section 503, as modified by Sections 504 and 506. The construction type of open parking garages and enclosed parking garages shall comply with Sections 406.3 and 406.4, respectively.

AMENDMENTS TO CHAPTER 5

**CHAPTER 5
GENERAL BUILDING HEIGHTS AND AREAS**

**SECTION 501
GENERAL**

501.2 Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals ~~or alphabetical letters~~. Numbers shall be a minimum ~~4~~ **6** inches (~~102~~ **152** mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

501.2.1 Tenant Identification. All buildings equipped with elevators, and with multiple tenants or units, shall have directional signs provided on the corridor wall across from the elevator door. This directional signage shall indicate the direction to each numbered tenant space. All tenant spaces shall be provided with a sign which indicates the tenant space number. The signs shall be constructed of durable materials, be permanently installed, and be readily visible. Letters and numbers shall contrast with the background and shall be a minimum of 2 inches (51 mm) in height.

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TABLE 503
ALLOWABLE HEIGHT AND BUILDING AREAS
 Height limitations shown as stories and feet above grade plane.
 Area limitations as determined by the definition of "Area, building," per story

		TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
GROUP	Hgt (ft)	UL	160	65	55	65	55	65	50	40
	Hgt (S)	UL	160	65	55	65	55	65	50	40
A-1	S	UL	5	3	2	3	2	2	2	2
	A	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
A-2	S	UL	11	3	2	3	2	2	2	2
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-3	S	UL	11	3	2	3	2	2	2	2
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-4	S	UL	11	3	2	3	2	2	2	2
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
A-5	S	UL	UL	UL	UL	UL	UL	UL	UL	UL
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	S	UL	11	5	4	5	4	5	2	2
	A	UL	UL	37,500	23,000	28,500	19,000	26,000	18,000	9,000
E	S	UL	5	3	2	3	2	2	2	2
	A	UL	UL	26,500	14,500	23,500	14,500	25,500	18,500	9,500
F-1	S	UL	11	4	2	3	2	4	2	2
	A	UL	UL	25,000	15,500	19,000	12,000	23,500	14,000	8,500
F-2	S	UL	11	5	3	4	2	5	2	2
	A	UL	UL	37,500	23,000	28,500	18,000	50,500	21,000	13,000
H-1	S	1	1	1	1	2	2	2	2	NP
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	NP
H-2	S	UL	3	2	1	2	2	2	2	2
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	2,000
H-3	S	UL	6	4	2	4	2	4	2	2
	A	UL	60,000	26,500	14,000	17,500	13,000	25,500	10,000	5,000
H-4	S	UL	7	5	3	5	2	5	2	2
	A	UL	UL	37,500	17,500	28,500	17,500	26,000	18,000	6,500
H-5	S	4-3	4-3	3	3	2	2	2	2	2
	A	UL	UL	37,500	23,000	28,500	19,000	26,000	18,000	9,000
I-1	S	UL	9	4	3	4	2	4	2	2
	A	UL	55,000	19,000	10,000	16,500	10,000	18,000	10,500	4,500
I-2	S	UL	4	2	1	1	NP	2	2	NP
	A	UL	UL	15,000	11,000	12,000	NP	12,000	9,500	NP
I-3	S	UL	4	2	1	2	2	2	2	2
	A	UL	UL	15,000	11,000	10,500	7,500	12,000	7,500	5,000
I-4	S	UL	5	3	2	3	2	2	2	2
	A	UL	60,500	26,500	13,000	23,500	13,000	25,500	18,500	9,000
M	S	UL	11	4	4	4	4	4	2	2
	A	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000
R-1	S	UL	11	4	4	4	4	4	2	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-2	S	UL	11	4	4	4	4	4	2	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
R-3	S	UL	11	4	4	4	4	4	3	3
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL
R-4	S	UL	11	4	4	4	4	4	2	2
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
S-1	S	UL	11	4	3	3	2	4	2	2
	A	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000
S-2 ^{b,c}	S	UL	11	5	4	4	4	5	4	2
	A	UL	79,000	39,000	26,000	39,000	26,000	28,500	21,000	13,500
U ^c	S	UL	5	4	2	3	2	4	2	1
	A	UL	35,500	19,000	8,500	14,000	8,500	18,000	9,000	5,500

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

UL = Unlimited, NP = Not permitted

a. See the following sections for general exceptions to Table 503:

1. Section 504.2, Allowable height increase due to automatic sprinkler system installation.

2. Section 506.2, Allowable area increase due to street frontage.
3. Section 506.3, Allowable area increase due to automatic sprinkler system installation.
4. Section 507, Unlimited area buildings .
- b. For open parking structures, see Section 406.3.
- c. For private garages, see Section 406.1.
- d. See Section 415.5 for limitations.

SECTION 507 UNLIMITED AREA BUILDINGS

507.2 Nonsprinklered, one story. The area of a one-story, Group F-2 or S-2 building shall not be limited when the building is surrounded and adjoined by public ways or unoccupied yards not less than 60 feet (18 288 mm) in width. The yards shall be accessible for firefighting purposes, and shall have a maximum slope of 6%.

507.3 Sprinklered, one story. The area of a one-story, Group B, F, M or S building or a one-story Group A-4 building of other than Type V construction shall not be limited when the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1, and is surrounded and adjoined by public ways or unoccupied yards not less than 60 feet (18 288 mm) in width. The yards shall be accessible for firefighting purposes, and shall have a maximum slope of 6%.

507.4 Two story. The area of a two-story, Group B, F, M or S building shall not be limited when the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, and is surrounded and adjoined by public ways or unoccupied yards not less than 60 feet (18 288 mm) in width. The yards shall be accessible for firefighting purposes, and shall have a maximum slope of 6%.

507.5 Reduced open space. The permanent unoccupied open space of 60 feet (18 288 mm) required in Sections 507.2, 507.3, 507.4, 507.6 and 507.10 shall be permitted to be reduced to not less than 40 feet (12 192 mm) provided the following requirements are met:

1. The reduced unoccupied open space shall be not allowed for more than 75 percent of the perimeter of the building.
2. The exterior wall facing the reduced unoccupied open space shall have a minimum fire-resistance rating of 3 hours.
3. Openings in the exterior wall, facing the reduced unoccupied open space, shall have opening protectives with a fire-resistance rating of 3 hours.
4. The reduced open space shall be unoccupied and accessible for firefighting purposes, and shall have a maximum slope of 6%.

507.6 Group A-3 buildings. The area of a one-story, Group A-3 building used as a place of religious worship, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor swimming pool or tennis court of Type I or II construction shall not be limited when all of the following criteria are met:

1. The building shall not have a stage other than a platform.
2. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

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3. The assembly floor shall be located at or within 21 inches (533 mm) of street or grade level and all exits are provided with ramps complying with Section 1010.1 to the street or grade level.
4. The building shall be surrounded and adjoined by unoccupied public ways or yards not less than 60 feet (18 288 mm) in width. The yards shall be accessible for firefighting purposes, and shall have a maximum slope of 6%.

507.7 Group H occupancies. Group H-2, H-3 and H-4 fire areas shall be permitted in unlimited area buildings containing Groups F and S occupancies, in accordance with Sections 507.3 and 507.4 and the limitations of this section. The aggregate floor area of the Group H occupancies located at the perimeter of the unlimited area building shall not exceed 10 percent of the area of the building nor the area limitations for the Group H occupancies as specified in Table 503 as modified by Section 506.2, based upon the percentage of the perimeter of each Group H fire area that fronts on a street or other unoccupied space. The aggregate floor area of Group H occupancies not located at the at the perimeter of the building shall not exceed 10 percent of the area of the building nor exceed 25 percent of the area limitations for the Group H occupancies as specified in Table 503. Group H fire areas shall be separated from the rest of the unlimited area building and from each other in accordance with Table 508.3.3. For two-story unlimited area buildings, the Group H fire areas shall not be located above the first story unless permitted by the allowable height in stories and feet as set forth in Table 503 based on the type of construction of the unlimited area building.

507.8 Aircraft paint hangar. The area of a one-story, Group H-2 aircraft paint hangar shall not be limited where such aircraft paint hangar complies with the provisions of Section 412.4 and is entirely surrounded by public ways or unoccupied yards not less in width than one and one-half times the height of the building. The yards shall be accessible for firefighting purposes, and shall have a maximum slope of 6%.

507.9 Group E buildings. The area of a one-story Group E building of Type II, IIIA or IV construction shall not be limited when the following criteria are met:

1. Each classroom shall have not less than two means of egress, with one of the means of egress being a direct exit to the outside of the building complying with Section 1018.
2. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. The building is surrounded and adjoined by public ways or unoccupied yards not less than 60 feet (18 288 mm) in width. The yards shall be accessible for firefighting purposes, and shall have a maximum slope of 6%.

507.10 Motion picture theaters. In buildings of Type II construction, the area of a one-story motion picture theater shall not be limited when the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or unoccupied yards not less than 60 feet (18 288

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mm) in width. The yards shall be accessible for firefighting purposes, and shall have a maximum slope of 6%.

SECTION 508 MIXED USE AND OCCUPANCY

508.3.2 Nonseparated occupancies. Buildings or portions of buildings that comply with the provisions of this section shall qualify as nonseparated occupancies.

508.3.2.1 Occupancy classification. Nonseparated occupancies shall be individually classified in accordance with section 302.1. Code requirements shall apply to each portion of the building based on the occupancy classification of that space except that the most restrictive application provisions of Section 403 and Chapter 9 shall apply to the entire building or portion thereof.

508.3.2.2 Allowable area and height. The allowable area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with section 503.1.

508.3.2.3 Separation. ~~No separation is required between occupancies.~~ Fire separations for subdividing walls, tenant separation walls, and other walls or floor assemblies provided for the purpose of separating uses shall be rated in accordance with Table 508.3.3

**TABLE 508.3.3
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)**

OCCUPANCY	A ^c , E		I		R ^d		F-2, S-2 ^{c,d} , U ^d		B ^b , F-1, M ^b , S-1		H-1		H-2		H-3, H-4, H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A ^c , E ^c	N	N	1	2	1	2	N ¹	1	1	2	NP	NP	3	4	2	3 ^a
I	—	—	N	N	1	NP	1	2	1	2	NP	NP	3	NP	2	NP
R ^d	—	—	—	—	N	N	1	2	1	2	NP	NP	3	NP	2	NP
F-2, S-2 ^{c,d} , U ^d	—	—	—	—	—	—	N	N	1	2	NP	NP	3	4	2	3 ^a
B ^b , F-1, M ^b , S-1	—	—	—	—	—	—	—	—	N	N	NP	NP	2	3	1	2 ^a
H-1	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP
H-3, H-4, H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP

For SI: 1 square foot = 0.0929 m².

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

N = No separation requirement.

NP = Not permitted.

a. For Group H-5 occupancies, see Section 903.2.4.2.

b. Occupancy separation need not be provided for storage areas within Groups B and M if the:

1. Area is less than 10 percent of the floor area;
2. Area is equipped with an automatic fire-extinguishing system and is less than 3,000 square feet; or
3. Area is less than 1,000 square feet.

c. Areas used only for private or pleasure vehicles shall be allowed to reduce separation by 1 hour.

d. See Section 406.1.4.

e. Commercial kitchens need not be separated from the restaurant seating areas they serve.

AMENDMENTS TO CHAPTER 7

CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION

SECTION 706 FIRE BARRIERS

706.3 Fire-resistance rating. The fire-resistance rating of fire barriers shall comply with this section.

706.3.10 Tenant separations. All walls separating tenant spaces in the same building shall have a minimum of a one-hour fire-resistance rating.

SECTION 711 HORIZONTAL ASSEMBLIES

711.3 Fire-resistance rating. The fire-resistance rating of floor and roof assemblies shall not be less than that required by the building type of construction. Where the floor assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.3.2 based on the occupancies being separated. Where the floor assembly separates a single occupancy into different fire areas, the assembly shall have a fire-resistance rating of not less than that required by Section 706.3.9. Floor assemblies separating dwelling units in the same building or sleeping units in occupancies in Group R-1, hotel occupancies, R-2 and I-1 shall be a minimum of 1-hour fire-resistance rated construction.

711.3.4 Tenant separations. All floor assemblies separating tenant spaces in the same building shall have a minimum of a one-hour fire-resistance rating.

AMENDMENTS TO CHAPTER 9

NOTE: Local amendments to the requirements of
CHAPTER 9 – FIRE PROTECTION SYSTEMS
shall be as contained in Chapter 9 of the *International Fire Code*
as amended and adopted by the Village of Carol Stream

AMENDMENTS TO CHAPTER 10

CHAPTER 10 MEANS OF EGRESS

SECTION 1007 ACCESSIBLE MEANS OF EGRESS

1007.1 Accessible means of egress required. Accessible means of egress shall comply with this section and the current version of the Illinois Accessibility Code. In the event of conflict between the two codes, the stricter requirement shall apply. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section 1015.1 or 1019.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Exceptions:

- ~~1. Accessible means of egress are not required in alterations to existing buildings.~~
2. One accessible means of egress is required from an accessible mezzanine level in accordance with Section 1007.3, 1007.4 or 1007.5.
3. In assembly spaces with sloped floors, one accessible means of egress is required from a space where the common path of travel of the accessible route for access to the wheelchair spaces meets the requirements in Section 1025.8.

SECTION 1008 DOORS, GATES AND TURNSTILES

1008.1.2 Door swing. Egress doors shall be side-hinged swinging. Doors shall swing in the direction of egress travel where serving an occupant load of ~~50~~ 30 or more persons or a Group H occupancy.

1008.1.8 Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

1008.1.8.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.
- ~~2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key operated locking devices from the egress side provided:~~

~~The locking device is readily distinguishable as locked;
A readily visible durable sign is posted on the egress side on or
adjacent to the door stating: **THIS DOOR TO REMAIN
UNLOCKED WHEN BUILDING IS OCCUPIED.** The sign
shall be in letters 1 inch (25 mm) high on a contrasting
background.~~

~~The use of the key-operated locking device is revocable by the
building official for due cause.~~

3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

SECTION 1011 EXIT SIGNS

1011.2 Illumination. Exit signs shall be internally ~~or externally~~ illuminated.

SECTION 1015 EXIT AND EXIT ACCESS DOORWAYS

1015.1 Exit or exit access doorways required. Two exits or exit access doorways from any space shall be provided where one of the following conditions exists:

1. The occupant load of the space exceeds the values in Table 1015.1
2. The common path of egress travel exceeds the limitations of Section 1014.3
3. Where required by Sections 1015.3, 1015.4 and 1015.5.
4. Where shared truck dock facilities are provided in Group B, S, and F occupancies in multiple tenant buildings.

Exception: Group I-2 occupancies shall comply with Section 1014.2.2.

Village of Carol Stream

Local Amendments to ICC International Building Code, 2006 Edition

**SECTION 1017
CORRIDORS**

**TABLE 1017.1
CORRIDOR FIRE-RESISTANCE RATING**

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system ^c
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5
I-2 ^a , I-4	All	Not Permitted	0 1
I-1, I-3	All	Not Permitted	1 ^b

a. ~~For requirements for occupancies in Group I-2, see Section 407.3.~~

b. ~~For a reduction in the fire-resistance rating for occupancies in Group I-3, see Section 408.7.~~

c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

AMENDMENTS TO CHAPTER 11

**CHAPTER 11
ACCESSIBILITY**

**SECTION 1101
ACCESSIBILITY**

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with the Illinois Accessibility Code, this code and ICC A117.1. In the event of conflict between the two codes, the stricter requirement shall apply.

AMENDMENTS TO CHAPTER 14

CHAPTER 14 EXTERIOR WALLS

SECTION 1404 MATERIALS

1404.1 General. Materials used for the construction of exterior walls shall comply with the provisions of this section. Materials not prescribed herein shall be permitted, provided that any such alternative has been approved.

1404.1.1 Restriction in the use of concrete block: The use of plain concrete block as an exterior finish shall be prohibited. Plain concrete block may be used in exterior walls provided the exterior surface is covered or coated with a suitable material for exterior surfaces, such as, but not limited to: brick, stone, stucco, wood, metal, or other material meeting the provisions of this code and approved by the building official. Decorative concrete block in certain colors may be used upon approval by the building official.

1404.1.2 Exterior finish restrictions. The use of unfinished pre-cast concrete, unfinished poured-in-place concrete or fabricated metal shall be restricted as follows:

- a) Unfinished pre-cast concrete or unfinished poured-in-place concrete shall not be used on any front façade or on any façade that is visible from public ways.
- b) Fabricated metal shall cover no more than fifty percent (50%) of any front façade or visible façade.

AMENDMENTS TO CHAPTER 16

CHAPTER 16
STRUCTURAL DESIGN

SECTION 1612
FLOOD LOADS

1612.3. Establishment of flood hazard areas. To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for Village of Carol Stream, Illinois,” dated July 6, 1981, and “Flood Insurance Study for DuPage County, Illinois,” dated December 4, 1985, as amended or revised with the accompanying Digital Flood Insurance Rate Map (DFIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

AMENDMENTS TO CHAPTER 23

CHAPTER 23 WOOD

SECTION 2303 MINIMUM STANDARDS AND QUALITY

2303.1.2 Prefabricated wood I-joists. Structural capacities and design provisions for prefabricated wood I-joists shall be established and monitored in accordance with ASTM D 5055.

2303.1.2.1 Fire protection requirements. In all use groups except R-3 and R-4, prefabricated wood I-joists must be protected by a one-hour rated fire separation assembly or a fire sprinkler system installed in accordance with Section 903. In use groups R-3 and R-4, prefabricated wood I-joists supporting floor construction shall be protected with impenetrable 5/8 inch gypsum board or a fire sprinkler system installed in accordance with Section 903.

2303.1.3 Structural glued-laminated timber. Glued-laminated timbers shall be manufactured and identified as required in AITC A190.1 and ASTM D 3737.

2303.1.3.1 Fire protection requirements. In all use groups except R-3 and R-4, glued-laminated structural components must be protected by a one-hour rated fire separation assembly or a fire sprinkler system installed in accordance with Section 903. In use groups R-3 and R-4, glued-laminated structural components supporting floor construction shall be protected with impenetrable 5/8 inch gypsum board or a sprinkler system installed in accordance with Section 903.

2303.4 Trusses

2303.4.3 Fire Protection requirements. In all use groups except R-3 and R-4, prefabricated wood trusses must be protected by a one-hour rated fire separation assembly or a fire sprinkler system installed in accordance with Section 903. In use groups R-3 and R-4, prefabricated wood trusses supporting floor construction shall be protected with impenetrable 5/8 inch gypsum board or a sprinkler system installed in accordance with Section 903.

AMENDMENTS TO CHAPTER 34

**CHAPTER 34
EXISTING STRUCTURES**

**[EB] SECTION 3410
COMPLIANCE ALTERNATIVES**

3410.2 Applicability. Structures existing prior to the effective date of the adoption of this code, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section and the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

AMENDMENTS TO APPENDIX A THROUGH APPENDIX J

The following appendices are hereby adopted as part of the Building Code of the Village of Carol Stream. No other appendices or portions of appendices shall apply to this code.

Appendix H, Section H105 – Design and Construction

Appendix H, Section H106 – Electrical