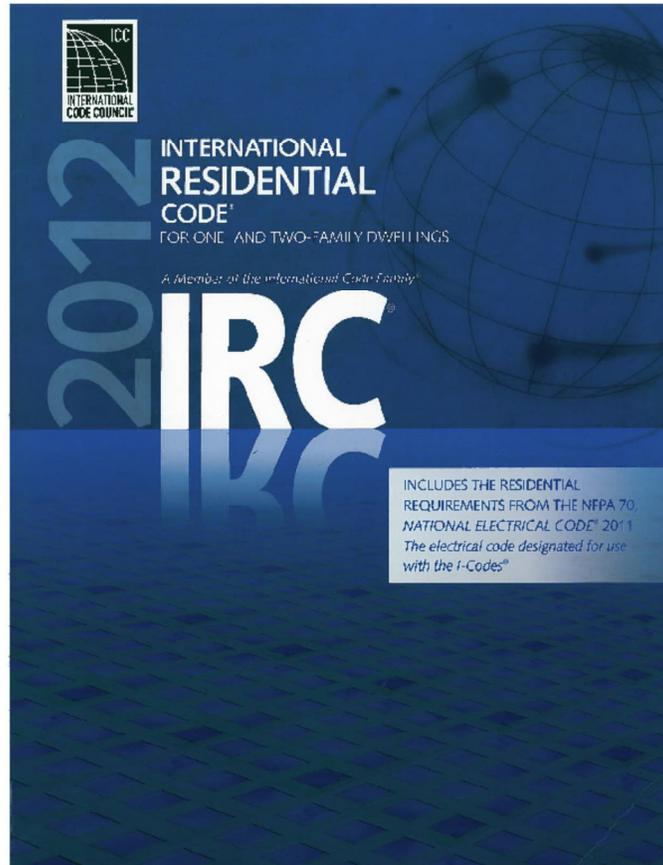


Village of Carol Stream

Local Amendments to ICC International Residential Code, 2012 Edition



Community Development Department

(630)871-6230

communitydevelopment@carolstream.org

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AMENDMENTS TO CHAPTER 1

CHAPTER 1 ADMINISTRATION

SECTION R101 TITLE, SCOPE AND PURPOSE

R101.1 Title. These provisions shall be known as the *Residential Code for One and Two Family Dwellings* of the Village of Carol Stream, and shall be cited as such and will be referred to herein as “this code.” All references to the *International Residential Code for One-and Two-Family Dwellings* shall be construed to refer to the Residential Code as amended and adopted by the Village of Carol Stream.

SECTION R102 APPLICABILITY

R102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer’s instructions shall apply.

102.4.3 Plumbing code. All references to the *International Plumbing Code* shall be construed to refer to the pertinent sections of the *Illinois Plumbing Code* as amended and adopted by the Village of Carol Stream.

SECTION R103 DEPARTMENT OF BUILDING SAFETY

R103.1 Creation of enforcement agency. The department of building safety is hereby created. Community Development Department shall be responsible for building code enforcement and the official in charge thereof Community Development Director shall be known as the building official.

SECTION R105 PERMITS

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the 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.

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 64 square feet (11.15 5.95 m²).
- ~~2. Fences not over 6 feet (1829mm) high.~~
- ~~3. Retaining walls that are not over 4 feet (1219mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.~~
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- ~~5. Sidewalks and driveways.~~
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610mm) deep.
8. Swings and other playground equipment accessory to a one- and two-family dwelling and Park Districts.
9. 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.
- ~~10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.~~

R105.6 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 called for by the permit. 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 Carol Stream Municipal Code. No further inspections shall be performed by the Village until the permit is reinstated.

**SECTION R106
CONSTRUCTION DOCUMENTS**

R106.1 Submittal documents. Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Plans for new houses, second floor additions, additions over 300 square feet, or any change to a building with unique structural conditions shall be prepared by or under the supervision of a person registered as an architect or structural engineer by the State of Illinois, and bear the seal and signature of such person. Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Plans shall include a site plan or plat of survey

drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building and every existing building on the property.

Exceptions:

1. The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.
2. Plans drawn to scale for changes to the structure or portion thereof that do not alter, change or add to the structural elements of the building shall not be required to have an architect or structural engineer's seal. Such changes and plans not requiring an architect or structural engineer's seal shall include finished basements, garage conversions, sheds less than 168 square feet, detached and attached decks, patios, gazebos and three-season rooms added to decks or patios.

**SECTION R112
BOARD OF APPEALS**

R112.1 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 building official shall be the ex-officio member of said board but shall have no vote on any matter before the board.~~ The board of appeals shall consist of the President and Board of Trustees of the Village of Carol Stream. The President shall serve as Chairman and the Clerk shall serve as Secretary ~~be appointed by the governing body and shall hold office at its pleasure.~~ The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

~~**R112.3 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.~~

R112.5 Fees. Fees for appeal hearings shall be in accordance with Chapter 6, Article 13 of the Carol Stream Municipal Code.

R112.6 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 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 R113
VIOLATIONS**

R113.4 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

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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.~~ guilty of a code violation, punishable by a fine of not less than seventy-five dollars (\$75.00) nor more than seven-hundred and fifty dollars (\$750.00) for each separate offense. Each day that a violation continues after due notice has been served shall constitute a separate offense. In addition to a fine, the court may impose a period of conditional discharge as defined in 730 ILCS 5/5-1-4 or court supervision as defined in 730 ILCS 5/5-1-21 of the Criminal Code for a period of up to six (6) months, an order of restitution, an order to perform community service, an order to complete an education program and/or any other appropriate penalties or conditions authorized in any section of this code or ordinance or any conditions for conditional discharge set forth in 730 ILCS 5/5-6-3 or for court supervision in 730 ILCS 5/5-6-3.1 as the foregoing are amended from time to time.

SECTION R115 **BUILDING OPERATIONS**

R115.1 Night operations. No construction or alteration operations shall be carried on prior to 6:00 a.m. or after 9:00 p.m. if accompanied by loud or annoying noises.

R115.2 Public sidewalks. No public sidewalk shall be obstructed in the course of building operations, and whenever a removal of a public sidewalk is required, such work shall not be done until a permit is obtained.

R115.3 Street use. It shall be unlawful for any person to cause, create or maintain any obstruction upon any street, alley, sidewalk or anywhere within a public right-of-way. Building operations shall comply with the requirements of §12-3-4 of the Carol Stream Municipal Code.

R115.4 Street numbers. Address numbers shall be displayed prior to the issuance of a Certificate of Occupancy. Street numerals shall be Arabic Numerals and placed near the main entrance doorway, except that if this location is not visible from the street, the numbers shall be located on another portion of the building that is clearly visible from the street. Numbers shall be at least 6 inches in height and of a color that contrasts with the background.

R115.4.1 Lot numbers. Buildings under construction shall have the lot numbers posted in a conspicuous place on the property. Said lot numbers shall be clearly visible from the street.

R115.5 Subdivision code restrictions. No building, earthwork or excavation shall be sought by any owner, duly authorized agent or successors and assigns, nor shall any permits be issued for the construction of any building, structure or improvement to any lot within a subdivision until the provisions of §7-6-5 of the Carol Stream Village Code shall have been complied with.

SECTION R116 **SODDING AND LANDSCAPING REQUIREMENTS**

R116.1 General. The home builder for any single family lot shall be required to cover all the unimproved portions of the lot with sod and other approved forms of landscape plantings, including the front, side and rear yards of the lot. Sod shall be free of noxious weeds and other

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plants, and shall not contain substances injurious to growth. All sod used shall comply with the state and federal laws with respect to inspection for plant diseases and insect infestation.

R116.2 Requirements for Certificate of Occupancy. No Certificate of Occupancy for a one- or two- family dwelling shall be issued until the lot has been sodded and landscaped in accordance with the provisions of this section.

R116.3 Variance. A variance from any part of the requirements for the issuance of a certificate of occupancy may be granted by the Village Manager, or his or her designee, in light of an inability of the builder to complete such requirements due to inclement weather or upon other good cause shown. When a variance is so issued, there shall be deposited with the village a cash payment in accordance with Section 6-13-10 of the Carol Stream Municipal Code.

AMENDMENTS TO CHAPTER 2

CHAPTER 2 DEFINITIONS

SECTION R201 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.

SECTION R202 DEFINITIONS

AREA (FLOOR SURFACE MEASUREMENT). The horizontal projected floor area between exterior walls or between exterior walls and fire walls.

OCCUPANCY. For the purposes of issuance of a certificate of occupancy, the terms “occupancy” or “occupied” shall mean the installation of any appliance, decoration, furnishing, stock, storage or inhabitants that are not incidental to construction or that are not designed to be installed permanently. Installation of items such as refrigerators, stoves, ovens, plumbing fixtures, stationary electrical fixtures, furnaces, boilers, or decorative items attached to walls, floors or ceilings shall not constitute “occupancy.”

AMENDMENTS TO CHAPTER 3

CHAPTER 3 BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

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

Ground Snow Load	25 psf
Wind Speed^d (mph)	3-second gust - 90 mph Fastest mile – 75 mph
Seismic Design Category^f	B
Weathering^a	Severe
Frost line depth^b	42 inches
Termite^c	Moderate to heavy
Winter Design Temperature^e	-5° Fahrenheit
Ice Barrier Underlayment Required^h	Yes
Flood Hazards^g	See current DFIRM and FBFM available in Engineering Services Department
Air Freezing Indexⁱ	2,000
Mean Annual Temperature^j	50° Fahrenheit

SECTION R304 MINIMUM ROOM AREAS

R304.1 Minimum area. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m²) of gross floor area. In addition, except as otherwise provided by ordinance, minimum room sizes for uses specified hereinafter shall meet the standards specified below. Minimum floor area of individual rooms shall be determined by total available floor space.

Living, Dining And Cooking Rooms:	Minimum Area (square feet)
Living room only	180
Dining room only	100
Kitchen (includes area occupied by equipment)	100
Living-dining (one room)	260
Living-dining-kitchen (one room)	340
Kitchen-dining (one room)	180

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Sleeping Rooms:	Minimum Area (square feet)
Master bedroom (excluding closet)	120
Bedrooms (excluding closets)	100

Bedroom Closets: Each bedroom shall have at least one clothes closet having minimum dimensions of:

- Floor area7 square feet.
- Depth2 feet.
- Height6 feet.

Utility room without a water heater and furnace: Each such utility room shall be of sufficient size so that a clear, unobstructed space of not less than 3 feet can be maintained in front of both a wash machine and clothes dryer for the full width of both appliances. No other appliance or piece of equipment shall be installed so as to obstruct the required clear space.

Utility room with water heater and furnace: Each such utility room shall be of sufficient size to meet the requirements set forth above, and, in addition, each such utility room must be of sufficient size so that a clear, unobstructed space of not less than 3 feet can be maintained in front of the water heater and a separate, clear, unobstructed space of not less than 3 feet can be maintained in front of the furnace. The water heater and furnace shall each be not less than 3 feet from the front of any appliance located in the utility room. No water softener, laundry tub or other fixture shall be installed so as to obstruct the required clear space. The requirements for space for heating units shall also be satisfied.

Closet-type enclosure containing a water heater and/or furnace and/or washing machine and/or clothes dryer: Each such enclosure shall be arranged so that when the door to the enclosure is open there is a clear, unobstructed space of not less than 3 feet in front of each of the units if they are located in the enclosure. Combustion air requirements shall be in accordance with NFPA 54.

Space for heating units: Space shall be provided within the building for heating units or a heating system, including clearances for maintenance and repair. All fuel-fired equipment shall be installed in accordance with the manufacturer’s installation instructions.

R304.2 Other rooms. Other habitable rooms **not specified herein** shall have a floor area of not less than ~~70~~ **100** square feet (~~6.5~~ **9.3** m²).

Exception: Kitchens.

R304.3 Minimum dimensions. Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.

Exception: Kitchens.

**SECTION R306
SANITATION**

R306.1.1 Unacceptable bathroom arrangements.

1. No bath or toilet room shall open directly into a kitchen.
2. No bath or toilet room shall provide the sole access to any other room.
3. No bath or toilet room in a basement shall serve as the only bath or toilet room in a living unit.

R306.1.2 Surrounding material. For water closets, the flooring under the fixture base shall be of non-absorbent material extending to at least 18 inches (457.2mm) from the front and both sides and extending from the back of the fixture to the wall.

R306.2.1 Floor Material. The flooring in the kitchen shall be of non-absorbent material.

R306.3 Sewage disposal. All plumbing fixtures shall be connected to a sanitary sewer ~~or to an approved private sewage disposal system.~~

**SECTION R309
GARAGES AND CARPORTS**

R309.1 Floor surface. Garage floor surfaces shall be of approved noncombustible material.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. The garage floor shall have a minimum slope from back to front of 2 inches (50.8mm) for drainage.

**SECTION R311
MEANS OF EGRESS**

R311.1 Means of egress. All dwellings shall be provided with ~~a~~ no fewer than two means of egress as provided in this section. The means of egress shall provide ~~a~~ continuous and unobstructed paths of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress doors. At least one means of egress shall be provided without requiring travel through a garage.

R311.2 Egress door. At least ~~one~~ two egress doors shall be provided for each dwelling unit. The egress doors shall consist of a primary exit door and at least one secondary exit door, located as remotely from each other as reasonably possible. The sliding door at a patio or deck can be used as one of the required means of egress. The primary egress door shall be side-hinged, and shall provide a clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from the inside the dwelling without the use of a key or special knowledge of effort.

R311.2.1 Interior Doors. A door shall be provided for each opening to a bedroom, bathroom, and toilet compartment. The minimum interior door size shall be two feet four inches wide by six feet eight inches high.

**[F] SECTION R319
SITE ADDRESS**

R319.1 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 numbers ~~or alphabetical letters~~. Numbers shall be a minimum of ~~4~~ **6** inches (~~102~~ **152** mm) high with a minimum stroke width of ½ inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument , pole or other sign or means shall be used to identify the structure.

**SECTION R322
FLOOD-RESISTANT CONSTRUCTION**

R322.1.7 Protection of water supply and sanitary sewage systems. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems in accordance with the plumbing provisions of this code. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters in accordance with the plumbing provisions of this code ~~and Chapter 3 of the *International Private Sewage Disposal Code*.~~

R322.1.9 Manufactured housing. New or replacement manufactured homes shall be elevated in accordance with Section R322.2 (flood hazard areas including A Zones) or R322.3 in coastal high-hazard areas (V-Zones). The anchor and tie-down requirements of Sections AE604 and AE605 of Appendix E shall apply. The foundation and anchorage of manufactured homes to be located in identified floodways shall be designed and constructed in accordance with ASCE 24. **Manufactured and prefabricated construction shall meet all of the code provisions for standard construction.**

AMENDMENTS TO CHAPTER 4

**CHAPTER 4
FOUNDATIONS**

**SECTION R404
FOUNDATION AND RETAINING WALLS**

R404.1.6 Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of ~~4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.~~

**SECTION R408
UNDER-FLOOR SPACE**

R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of ~~18 inches by 24 inches (457 mm x 610 mm)~~ **22 inches by 24 inches (559 mm x 610 mm)**. When any portion of the through-wall access is below grade, an areaway of not less than 16 inches by 24 inches (407 mm x 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See Section M1305.1.4 for access requirements where mechanical equipment is located under floors.

AMENDMENTS TO PARTS V THROUGH VIII

Part V – Mechanical shall be deleted in its entirety. For mechanical requirements refer to the Mechanical Code as amended and adopted by the Village of Carol Stream.

Part VI – Fuel Gas shall be deleted in its entirety. For fuel gas requirements refer to the Fuel Gas Code as amended and adopted by the Village of Carol Stream.

Part VII – Plumbing shall be deleted in its entirety. For plumbing requirements refer to the Plumbing Code as amended and adopted by the Village of Carol Stream.

Part VIII – Electrical shall be deleted in its entirety. For electrical requirements refer to the Electrical Code as amended and adopted by the Village of Carol Stream.

ADOPTION OF APPENDICES

APPENDICES NOT ADOPTED

Appendices A, B, C, D, E, G, I, L, N, O, P and Q are not adopted as part of this Code.

APPENDICES ADOPTED

Appendix F – *Radon Control Methods* and the Illinois Radon Act are hereby adopted as part of the Residential Code of the Village of Carol Stream.

Appendix H – *Patio Covers* is hereby adopted as part of the Residential Code of the Village of Carol Stream.

Appendix J – *Existing Buildings and Structures* is hereby adopted as part of the Residential Code of the Village of Carol Stream.

Appendix K – *Sound Transmission* is hereby adopted as part of the Residential Code of the Village of Carol Stream.

Appendix M – *Home Day Care—R-3 Occupancy* is hereby adopted as part of the Residential Code of the Village of Carol Stream.

