

Agenda Item # 41

Distribution:
County Board
County Administrator
Planning Building & Development
State's Attorney

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
REGULAR NOVEMBER 14, 2006 SESSION
Date

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee
present herewith an Ordinance adopting the **ICC International Building Code, 2006** (as amended), and request its adoption.

	Aye	Nay			
<i>Judy Martini</i> Chairman	✓		_____	_____	_____
_____			_____	_____	_____
Vice-Chairman			_____	_____	_____
<i>Susan L. Seaver</i>	✓		_____	_____	_____
<i>Robert Sabonjian</i>	✓		_____	_____	_____
<i>Randy Hill</i>	✓		_____	_____	_____
<i>Timothy M. ...</i>	✓		_____	_____	_____
<i>...</i>	✓		_____	_____	_____

Planning, Building & Zoning Committee

ORDINANCE ADOPTING THE ICC INTERNATIONAL BUILDING CODE 2006,
(AS AMENDED), BY THE COUNTY OF LAKE, ILLINOIS

WHEREAS, this County Board has heretofore adopted the BOCA National Building Code 1999; and

WHEREAS, your Planning, Building and Zoning Committee and your Director of the Lake County Planning Building and Development Department and the Building Official recommend the update of the ICC International Building Code 2006, (as amended), to reflect the more current standards and practices of construction here in Lake County be adopted; and

WHEREAS, three (3) copies of said ICC International Building Code, (as amended), have been filed in the Office of the Lake County Clerk pursuant to 55 ILCS 5/5-6002, in compliance with the time frame set out therein.

NOW, THEREFORE, BE IT ORDAINED by the County Board of Lake County, Illinois as follows;

Section 1. Effective December 1, 2006 upon passage of this Ordinance, the ICC International Building Code 2006, (as amended), be and is hereby adopted by reference in unincorporated Lake County, Illinois pursuant to 55 ILCS 5/5-6002 through 5-6006. Applicable amendments to this code are attached hereto and made part hereof.

Section 2. The Division of Building and Code Enforcement shall enforce said code, (as amended), within the Division's areas of jurisdiction.

Section 3. The penalty for violation of any of the provisions of the ICC International Building Code 2006, (as amended), shall be a fine not to exceed five hundred dollars (\$500.00) and that each week that the violation exists shall be a separate offense. Nothing herein, however, shall preclude enforcement proceedings by means other than a fine, including injunction proceedings.

LAKE COUNTY AMENDMENTS TO THE
ICC INTERNATIONAL BUILDING CODE 2006

General Amendments

ICC Electrical Code

Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA National Electrical Code. (Sections 101.4.1, 107.3, 414.5.4, 415.8.2.8.1, 904.3.1, 907.5, 909.11, 909.12.1, 909.16.3, 1205.4.1, 1405.10.4, 2701.1, 3401.3).

ICC International Energy Conservation Code

Any and all references to the ICC International Energy Conservation Code or Chapter 13 are hereby deleted and replaced with the State of Illinois Energy Conservation Code. (Sections 101.4.7, 1203.3.2, 1301.1.1, 1403.2).

ICC International Plumbing Code

Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition. (Sections 101.4.4, 201.3, 415.6.4, 717.5, 903.3.5, 912.5, 1206.3.3, 1503.4, 1807.4.3, 2901.1, Table 2902.1, 2902.1.1, 3305.1, 3401.3).

ICC International Property Maintenance Code

Any and all references to the ICC International Property Maintenance Code are hereby deleted with no substitution.

ICC International Private Sewage Disposal Code

Any and all references to the ICC International Private Sewage Disposal Code are hereby deleted and replaced with the Lake County Board of Health Ordinance Article V. (Sections 101.4.4, 2901.1, 3401.3).

ICC International Residential Code

Any and all references to the ICC International Residential Code are hereby deleted and replaced with Lake County One and Two Family Dwelling Code.

ICC International Fire Code

Any and all references to the ICC International Fire Code are hereby deleted.

ICC International Building Code

Any and all references in the ICC International Building Code that has the words "fire code official" shall be changed to read "fire protection district or their designated representative".

Specific Amendments

Page 1	Section 101.1	Insert the words "Lake County" to replace "[NAME OF JURISDICTION]".
Page 1	Section 101.2 Exception	Delete all the words that are after "detached one and two family dwellings".
Page 2	Section 103	Delete the words "DEPARTMENT OF BUILDING SAFETY" and insert the words "DIVISION OF BUILDING AND CODE ENFORCEMENT".
Page 2	Section 103.1	Delete the words "Department of Building Safety" and insert the words "Division of Building and Code Enforcement".
Page 2	Section 103.3	Delete the last sentence with no substitution.
Page 3	Section 105.1.1	Delete the sub-section with no substitution.
Page 3	Section 105.1.2	Delete the sub-section with no substitution.
Page 3	Section 105.2	Building Amend Item # 1. One story detached accessory structures used as tool and storage sheds, p Playhouses and similar uses, provided the floor area does not exceed 120 square feet.

Item # 6 Delete the words "and are not part of an accessible route" at the end of the paragraph.

Delete with no substitution Items 2, 3, 4, 5, and 8.

Page 4 Section 105.5 Delete the existing Section and insert the words:

Permit time limits. All permits shall become void if;

1. A substantial start of construction is not made within 6 months from the date of issuance.
2. Substantial work is not performed during any 6 month period.
3. Within 2 years from date of issuance of a building permit a Certificate of Occupancy is not issued.
4. Permits for above ground or in ground swimming pools are not completed after a one-year period.
5. Permits for demolition are not completed 90 days after date of issuance.
6. Permits for fences, re-siding, re-roofing, decks, electrical up grade, sheds, detached garages, screen porches and any minor alteration to an existing building that does not exceed 400 square feet are not completed six months after issuance.

Page 4 Section 105.3 Item # 6 Delete the word "applicant" and "applicant's" and insert the word "owner" and "owner's".

Page 5 Section 106.1 Delete the words "one or more" and insert the word "three".

Page 5 Section 106.1.1 Delete the words "Electronic media documents are permitted to be submitted when approved by the building official." and insert "Scale of plans shall be not less than 1/8 inch to a foot or more than 1/4 inch to the foot.
Exception: Sections or sketches drawn to a larger scale for clarity."

Page 5 Section 106.2 In the first sentence delete the word "a site plan" and insert the words "three site plans".

Page 5 Section 106.3.1 Delete the words "as "Reviewed for Code

Compliance" with no substitution.

Page 8 Section 110.2 Delete the words "**that contains the following.**"
And all of the numbered items with no substitution. Insert a sentence that reads "**The Certificate of Occupancy shall be as prescribed by the Building Official.**"

Page 8 Section 112 Delete the entire section and replace with

**Section 112
MEANS OF APPEAL**

112.1 Appeal submittal. An application for an appeal to the Lake County Zoning Board of Appeals (Zoning Board) shall be based on a claim that the true intent of this ordinance or the rules legally adopted there under has been incorrectly interpreted, the provisions of this code do not fully apply, or an equal or better form of construction is proposed. The board shall have no authority to waive requirements of this ordinance. Such appeal shall be taken within 30 days of the date of the action from which it is taken by filing with the Building Officer and with the Zoning Board a notice of appeal, specifying the grounds thereof.

112.2 Hearing date and time. The Zoning Board shall thereupon set a reasonable date, time, and place certain for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or his attorney, and to the Building Officer.

112.3 Action by the zoning board. The Zoning Board shall affirm, modify or reverse the decision of the Building Officer. The concurring vote of 4 members of the Zoning Board shall be necessary to reverse, in whole or in part, or to modify, any orders, requirements, decisions or determinations of the Building Officer. The Zoning Board shall have no authority to waive requirements of this ordinance.

112.4 Minutes. The Zoning Board shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions.

112.5 Notification of decision. All decisions of the Zoning Board hereunder shall be reduced to writing and filed in the office of the Zoning Board, and a copy thereof mailed to the appealing party and to the Building Officer.

- Page 8 Section 113.4 Delete the words "penalties as prescribed by law" and insert the words "a fine of \$500.00 per week. Each week shall constitute a separate offence."
- Page 9 Section 115.6 Add a new section that reads
- 115.6 Boarding up. Boarding up a vacant or unsafe structure is considered a temporary measure until a decision can be made as to what remedy the owner wants to pursue as provided in this section, but in no case can a building be boarded up for more than six (6) months or a time as the building official may deem necessary to protect public safety and welfare.**
- Page 34 Section 310.1 Under the R-3 Group add a paragraph that reads
- "All two (2) hour fire separation assemblies between R-3 residential units shall not contain any mechanical or plumbing systems, unless the mechanical or plumbing system is part of a tested assembly. Electrical systems shall be allowed in accordance with the 2005 National Electrical Code."**
- Page 40 Section 403.1 Add a sentence to the end of the paragraph that reads
- "The height of the building for fire department access shall be measured from the average grade elevation to the highest finished floor level."**
- Page 43 Section 406.1.4 After the word ½ inch insert the words "type C or 5/8 inch Type X".
- Page 43 Section 406.1.4 Add a new number 4 to read
- "The sills of all door opening between private garages and adjacent interior spaces shall be raised not less than six (6) inches above the garage floor. The common foundation wall between the garage and the adjacent living area shall have no less than six (6) inch elevation difference.**
- Page 52 Section 411.1 Change the existing exception to number "1" and add another exception to read,
- "2. A temporary use permit (not to exceed 30 days) may be issued for a haunted house in an existing structure provided the following criteria is approved.**
- A. A special inspection has been conducted and the report is in the**

- office.
- B. A plot plan showing sufficient parking for the anticipated customers and all structures on the property.
 - C. A floor plan showing the existing and proposed layout of partitions, windows and means of egress.
 - D. A list of all interior finishes and materials to be used for decorations and their flame spread and smoke generation ratings.
 - E. Plans showing permanent, temporary and emergency lighting.
 - F. Methods of assuring continuous movement of occupants through the amusement such as but not limited to;
 - 1) Permanently stationed supervisory personnel.
 - 2) Directional arrows.
 - 3) Other means.
 - G. Method of assuring fire protection such as but not limited to;
 - 1) An automatic sprinkler system.
 - 2) Fire detection/alarm system.
 - 3) Portable fire extinguishers."

Page 77 Section 505.3

Delete the words "Section 907.2.12.2" and insert the words "State of Illinois Accessibility Standard".

Page 174 Section 903.2.1.1 Group A-1. Change "12,000" to read "10,000.

Page 174 Section 903.2.1.3 Group A-3. Change "12,000" to read "10,000.

Page 174 Section 903.2.1.4 Group A-4. Change "12,000" to read "10,000.

Page 174 Section 903.2.2 Group E Change the number "20,000" to read "7,200".

Page 174 Section 903.2.3 Group F-1. Change "12,000" to read "10,000 and change "24,000" to read "20,000".

Page 175 Section 903.26 Group M. Insert the Group "B" and change "12,000" to read "10,000 and change "24,000" to read "20,000".

Page 175 Section 903.2.9 Group S-1. Change "12,000" to read "10,000 and change "24,000" to read "20,000".

Page 182 Section 906.1 amend the current section to read;
 906.1 General. Portable fire extinguishers shall be provided in occupancies and locations as required below;

1. In new Group A, B, E, F, H, I M, R1, R2 and S occupancies.

Exception: In Group A, B and E occupancies equipped throughout with quick response sprinklers, portable fire extinguishers shall only be required in locations specified in Items 2 through 5.

2. Within 30 feet of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies.
5. Special hazard areas including but not limited to laboratories, computer rooms and generator rooms where required by the Building Code Official.

Page 182 Section 907.1.2 Equipment. Add another paragraph at the end to read;

"New fire alarm control panels shall be addressable unless otherwise approved by the Building Code Official. The equipment shall be capable of having the audio signal silenced without resetting the fire alarm control panel. All fire alarm control panels shall have an approved method of placing the system in trouble mode at the location of the alarm panel.

Page 185 Section 907.2.10 Single- and multiple-station smoke alarms. Add to the end of the paragraph;

"and in accordance with the State of Illinois Smoke Detector Act."

Page 188 Section 907.5 Add paragraphs to read:

"1. Wire size: The minimum wire size for all audio-visual devices shall be 14-gauge solid. For all other devices the minimum wire size shall be 18-gauge solid wire. The maximum I/R drop for all indicating circuits shall not exceed 10% of the rated voltage.

2. Fire alarm control panels: All fire alarm control panels shall be capable of having the audio signal silenced without resetting the fire alarm control panel."

Page 188 Section 907.8 In the first sentence change the number "20,000" to read "10,000".

In the second sentence change the numbers "300" and to read "100".

Page 188

Section 907.9 Add a sentence to the end of the Section to read:

"All automatic fire alarm system notification devices shall be of an approved audio, visual or audio-visual type that complies with the Illinois Accessibility Code."

Page 199

Section 913 (New)

"913. 0 Key Boxes

925.1 Approval: The authority having jurisdiction shall approve all key lock boxes.

925.2 Where required: All new occupancies having automatic fire alarm systems shall have a key lock box installed in a location approved by the authority having jurisdiction.

925.3 Supervision: Where required by the authority having jurisdiction, the key lock box shall be electronically supervised and connected to the automatic fire alarm system.

925.4 Contents of Key Box: The key lock box shall contain all keys for locked areas of the building as required by the authority having jurisdiction. Said keys shall include but not be limited to all areas of the building, automatic fire alarm system and manual pull box resetting tool.

925.5 Key Maintenance: The authority having jurisdiction shall be notified immediately of the change of locks and/or keys for the building to allow for the placement of new keys in the key lock box."

Page 205 Section 1006.1 Illumination required.

After the words exit discharge insert the words **"and toilet rooms"**

Page 205

Section 1007.0

Delete the entire section and insert the **"Illinois Capitol Development Board, Accessible Standards."**

Page 210

Section 1008.1.4.1

Add new subsection to read:

"1008.1.4.1 Grade Exit Discharge Doors: Where required to swing in the direction of egress travel, all required grade exit doors shall be provided with a hard surfaced area underneath the door swing.

1008.1.4.2 Stoop surface: The exterior surface shall have a slip resistant surface that has a slope not greater than 1:50 in any direction.

1008.1.4.3 Support: Sufficient wing walls and/or foundation wall is required under all stoops. Wing walls shall have a minimum of one (1) number 4 reinforcing bar located not more than six (6) inches beneath the top edge of concrete and extending downward into the foundation wall not less than two (2) feet.

1008.1.4.4 Stoop extension: The outer perimeter of the stoop shall not project out beyond the wing wall and/or foundation wall more than twelve (12) inches in any direction."

Page 217 Section 1013.3 Add a sentence to the end of the section to read
"Guards shall not have an ornamental pattern that would provide a ladder effect."

Page 235 Chapter 11 Delete the entire Chapter and insert the "State of Illinois Accessible Standards"

Page 289 Section 1608.1 Add to the end of the paragraph;
"In no case shall the design snow load be less than 30 pounds per square foot.

Page 289 Section 1609.1 Add to the end of the paragraph;
"In no case shall the design wind load be less than 20.7 pounds per square foot.

Page 346 Section 1805.2.1
Delete from Item #1 the words "below the frost line of the locality" and insert the words "a minimum of forty-two (42) inches measured from adjacent finished grade level."

Page 354 Section 1805.5.2.1
Add;
"Item 7 Concrete foundation walls shall be a minimum of six (6) inches higher than the adjacent finished grade level."

Page 354 Section 1805.5.2.2

Add the words "Item 8 Masonry foundation walls shall be a minimum of six (6) inches higher than the adjacent finished grade level."

Page 521 Table 2902.2

Delete the entire table and insert "Table B" from the State of Illinois Plumbing Code.

Page 524 Section 2902.6 (New) Add a new section to read;

2902.6 Waste lines. All plumbing waste lines that are located in, under or goes through concrete shall be cast iron.

Exception: Waste lines that go through the foundation wall shall be ductile iron and extend on the outside of the foundation wall a minimum of five feet.

Page 525, Section 3002.4. Amend the present section to read;

Insert the word "new" after the word "Where" in the first sentence delete the words "four or more stories above grade plane or four or more stories below grade plane" and at the end of the section insert the words "The cab shall have a minimum of 5 foot X 7 foot platform and a minimum 2500 pound lifting capacity. The cab shall have a minimum of a 42 inch side slide door. The hand rail shall be set at 36 inches above the walking surface of the elevator cab."

Page 541, Section 3401.3 Delete the words "International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code, International Residential Code and ICC Electrical Code" and replace with the words "Shall comply with all building codes adopted by Lake County."