Chapter 7

BUILDINGS

Sections:

7.100.ART. Article I. IN GENERAL
7.102. Limitation of liability of Village employees.
7.103. Rights, suits, etc., under prior ordinances preserved.
7.104. Definitions.
7.200.ART. Article 2. BUILDING OFFICIAL
7.204. Building Official - Duties.
7.205. Building Official - Cooperation of other officials.
7.300.ART. Article III. PERMITS
7.301. Permits Required.
7.302. Application for Permit.
7.304. Validity of Permit.
7.305. Expiration of permits.
7.306. Hours for work under permits.
7.308. Suspension or Revocation of Permit.
7.400.ART. Article IV. CONSTRUCTION DOCUMENTS
7.401. Construction Documents.
7.402. Site Plan.
7.403. Examination of Documents.
7.404. Approval of Construction Documents.
7.405. Phased Approval.
7.500.ART. Article V. STOP WORK ORDER
7.501. Authority.
7.503. Unlawful Continuance.
7.600.ART. Article VI. INSPECTIONS
7.602. Inspections Prior to the Commencement of Work.
7.603. Approval Required.
7.604. Certificates of inspection—Required.
7.700.ART. Article VII. CERTIFICATES OF OCCUPANCY
7.701. Use and Occupancy.
7.703. Temporary Occupancy.
7.704. Revocation.
7.800.ART. Article VIII. FEES
7.801. Payment of Fees.
7.802. Permit Fee.
7.803. Inspection and permit fees.
7.804. Re-Inspection Fee.
7.805. Occupancy permit fee.

7.900.ART. Article IX. BUILDING BOARD OF APPEALS
7.901. Created.

7.1000.ART. Article X. PENALTIES
7.1002. Notice of Violation.
7.1003. Fines.

7.1100.ART. Article XI. INTERNATIONAL BUILDING CODE
7.1101. 2006 International Building Code Adoption

7.1200.ART. Article XII. INTERNATIONAL RESIDENTIAL CODE

7.1300.ART. Article XIII. LIFE SAFETY CODE
7.1302. Definitions.
7.1305. Appeals.
7.1306. Violations and penalties.

7.1400.ART. Article XIV. PROPERTY MAINTENANCE CODE
7.1403. Penalties.

7.1500.ART. Article XV. INTERNATIONAL ENERGY CONSERVATION CODE

7.1600.ART. Article XVI. FUEL GAS CODE

7.1700.ART. Article XVII. INTERNATIONAL MECHANICAL CODE
7.1701. 2006 International Mechanical Code - Adoption.

7.1800.ART. Article XVIII. SITE MANAGEMENT
7.1801. Demolition/Construction Site Management.

7.1900.ART. Article IXX. ARCHITECTURAL CONTROL
7.1901. Decorative facing required.

7.2000.ART. Article XX. HOUSE NUMBERING
7.2006. Base line for east and west streets.

Section 7.100.ART. Article I. IN GENERAL

(Ord. 5077, Renumbered, 10/06/2009)
Section 7.101. Creation of Enforcement Agency.
The Department of Community Development is hereby created and the official in charge thereof shall be known as the building official.
(Ord. 5077, Added, 10/06/2009)

Section 7.102. Limitation of liability of Village employees.
The building official or any other Village employee charged with the enforcement of the Codes, acting in good faith and without malice for the Village in the discharge of his/her duties, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required or by reason of any act or omission in the discharge of his/her duties. Any suit brought against the building official or other Village employee, because of such act or omission performed by him in the enforcement of any provisions of the Codes, shall be defended by the Village Attorney until final termination of the proceedings. (Ord. No. 1281, § 5; Ord. No. 1586, § 8.)
(Ord. 5077, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s))

Section 7.103. Rights, suits, etc., under prior ordinances preserved.
Nothing in this chapter or in the Codes shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired or affected by this Chapter. (Ord. No. 1281, § 12; Ord. No. 1586, § 8.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.104. Definitions.

For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this chapter:

Applicant. The person applying for a permit.
Board. The Building Board of Appeals.
Building official. The Director of Community Development of the Village or his/her designee.
Code official. The Director of Community Development of the Village or his/her designee.
Decorative facing. A finished exterior surface on a structure other than unfinished concrete block. Painted concrete block shall be considered unfinished. Provided, fluted, split faced and pre-stained concrete block, shall be permitted as a decorative facing.
Director. The Director of Community Development of the Village of Downers Grove.
Department of Building Safety and/or Department of Community Development. The Village of Downers Grove Community Development Department.
Jurisdiction. The Village of Downers Grove.
Legal counsel, legal officer, or legal representative. The Village Attorney for the Village of Downers Grove.

Neighboring structure, proposed structure or property. A structure, proposed structure or property that is part of a zoning lot contiguous to the same street or intersecting street and within two hundred fifty feet
as measured perpendicular to and along that street or streets.

Remodeling. Any material change to the exterior structure or appearance of a structure.

Structure. Any building, accessory building, tower or sign on a zoning lot of the Village.

Work Area. The area established on plans or elsewhere in the construction documents defining the limits of the construction within a building, tenant space or site. Construction activities include alterations and additions of structural, electrical, life safety, plumbing, HVAC, roof assemblies and similar activities. Work Area will typically be the square footage established by drawing a polygonal shape around the area where physical work must occur. For the purposes of calculating fees, Work Area shall not include those areas within a building, tenant space or site where no construction work is occurring and any locations where the work is incidental to the primary work area. Such fees shall not be charged in areas where finished surfaces are opened for the sole purpose of installing and/or upgrading the fire detection and/or suppression systems. The Work Area shall be determined by the Community Development Director.

Zoning lot. A lot or combination of lots improved with a structure as defined in the Zoning Ordinance of the Village.

(Ord. No. 1281, § 8; Ord. No. 1586, § 8; Ord. No. 2143, § 3; Ord. No. 2544, § 2.)
(Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); Ord. 4801, Amended, 08/01/2006; Ord. 4661, Amended, 04/05/2005; 4213, Amended, 08/15/2000)

Section 7.200. ART. Article 2. BUILDING OFFICIAL

(Ord. 5077, Added, 10/06/2009)

Section 7.201. Building Official - Appointment.

The Village Manager shall appoint the building official who shall serve from time to time at the pleasure of the Village Manager. (Ord. No. 1281, § 2; Ord. No. 2261, § 26.)
(Ord. 5077, Renumbered, 10/06/2009)


For purposes of this Chapter, the term "building official" shall refer to the Director of Community Development of the Village or his/her designee. (Ord. No. 2544, § 1.)
(Ord. 5077, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); Ord. 4801, Amended, 08/01/2006; 4213, Amended, 08/15/2000)


To be eligible to appointment, a candidate for the position of building official shall have had experience as an architect, structural engineer, building inspector or superintendent of building construction. He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process or device entering into or used in or in connection with building construction, alterations, removal or demolition. (Ord. No. 1281, § 3.)
(Ord. 5077, Renumbered, 10/06/2009; 3662, Amended, 08/01/1994)

Section 7.204. Building Official - Duties.

(A) General.

The building official shall devote his/her whole time to the duties of his/her office. He shall receive applications required by the Building Code, review construction documents, issue permits and furnish the
prescribed certificates. He shall examine premises for which permits have been issued and shall make necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely. He shall enforce all provisions of the Building Code. He shall, when requested by proper authority or when the public interest so requires, make investigations in connection with matters referred to in the Building Code and render written reports on the same. To enforce compliance with law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction or to require adequate exit facilities in buildings and structures, he shall issue such notices or orders as may be necessary.

(B) Inspections.

Inspections required under the provisions of the Building Code shall be made by the building official or his/her duly appointed assistant. The building official may accept reports of inspectors of recognized inspection services, after investigation of their qualifications and reliability. The building official may engage expert opinions to report on unusual technical issues, subject to approval by the Village Manager or Village Council as the case may be. No certificate called for by any provision of the Building Code shall be issued on such reports unless the same are in writing and certified to by a responsible officer of such service.

(C) Records.

The building official shall keep comprehensive records of applications, of permits issued, of fees received, of certificates issued, of inspections made, of reports rendered and of notices or orders issued. Such records shall be retained for the period required by law.

All such records shall be open to public inspection for good and sufficient reasons at the stated office hours of the office of the building official, but shall not be removed from the office of the building official without his/her written consent.

(D) Reports.

The building official shall make written reports to his/her immediate superior, once each month, or more often if requested, including statements of permits and certificates issued and orders promulgated.

(E) Interpretations.

The building official shall have the authority to render interpretations of these Codes and to adopt policies and procedures to clarify the application of its provisions, which shall be in compliance with the intent of these Codes and which shall not have the effect of waiving requirements specifically provided herein.

(F) Identification.

The building official shall carry proper identification when inspecting structures or premises in the performances of duties under these Codes.

Section 7.205. Building Official - Cooperation of other officials.

The building official may request and shall receive so far as may be necessary, in the discharge of his/her duties, the assistance and cooperation of other officials of the Village.

Section 7.206. Building Official - Right of entry.

To the extent permitted by law the building official and any appointed assistant, in the discharge of their official duties and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.
Section 7.300.ART. Article III. PERMITS

(Ord. 5077, Added, 10/06/2009)

Section 7.301. Permits Required.
Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Building Codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Work conducted in violation of this section shall be subject to a fine in accordance with Article X of this Chapter.
(Ord. 5077, Added, 10/06/2009)

Section 7.302. Application for Permit.
To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Department of Community Development for that purpose. Such application shall:
1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required.
5. State the valuation of the proposed work.
6. Be signed by the application or the applicant’s authorized agent.
7. Give such other date and information as required by the building official.
8. Provide the property owners name and current address.
(Ord. 5077, Added, 10/06/2009)

Section 7.303. Action on Application.
The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.
(Ord. 5077, Added, 10/06/2009)

Section 7.304. 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 the Village.
(Ord. 5077, Added, 10/06/2009)
Section 7.305. Expiration of permits.

a. All permits shall be valid for a period of one (1) year from the date of issuance with the exception of fence and demolition permits. Permits shall become invalid if the work authorized thereby is suspended or abandoned for a period of thirty (30) days after the work is commenced. All extensions of permit time shall be calculated at twenty-five percent (25%) of the original total permit fee and shall extend the life of the permit for a six (6) month period. Extensions shall be requested in writing with justifiable cause demonstrated. Fence and demolition permits shall be valid for six (6) months from the date of issuance.

b. No fees shall be refunded when a permit has lapsed after work is started. When a permit is revoked at the request of the applicant prior to lapsing due to time limits, and no work has been done, all but a basic fee to cover costs incurred by the building department and the plan review fee may be refunded. (Ord. No. 1791, § 1; Ord. No. 2857, § 5.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 4801, Amended, 08/01/2006; 4213, Amended, 08/15/2000; 4186, Amended, 04/04/2000)

Section 7.306. Hours for work under permits.

No work authorized by a permit required by the Codes that causes any noise or vibration detectable without the aid of any device or instrument at or beyond the lot line of the lot to which the permit relates shall be performed in accordance with the noise regulations as set forth in Section 15-5.1. (Ord. No. 1791, § 2.)

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.307. Placement of Permit.

Evidence of a building permit issued by the Village of Downers Grove shall be conspicuously displayed on the site of the work until completion of the project.

(Ord. 5153, Amended, 10/05/2010; Ord. 5077, Added, 10/06/2009)

Section 7.308. Suspension or Revocation of Permit.

The building official is authorized to suspend or revoke a permit issued under the provisions of the Codes wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information or in violation of any ordinance, regulation or any provision of the Codes.

(Ord. 5077, Added, 10/06/2009)

Section 7.400.ART. Article IV. CONSTRUCTION DOCUMENTS

(Ord. 5077, Added, 10/06/2009)

Section 7.401. Construction Documents.

Construction documents, statement of special inspections and other data shall be submitted in two (2) or more sets with each permit application. The construction documents shall be prepared by an Illinois licensed architect or structural engineer. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.
Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Codes and relevant laws, ordinances, rules and regulations, as determined by the building official.

(Ord. 5077, Added, 10/06/2009)

**Section 7.402. Site Plan.**
The construction documents prepared by an Illinois licensed design professional and submitted with the application or permit shall be accompanied by a site plan and a plat of survey showing the site and location of new construction and existing structures on the site and distances from the lot lines. The site plan shall also include the following information:

1. Any structures, or portions thereof, to be demolished;
2. Any items as indicated by Section 26.73 of the Municipal Code.

(Ord. 5077, Added, 10/06/2009)

**Section 7.403. Examination of Documents.**
The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examination, whether the work indicated and described is in accordance with the requirements of the Codes and other pertinent laws or ordinances.

(Ord. 5077, Added, 10/06/2009)

**Section 7.404. Approval of Construction Documents.**
When the building official issues a permit, the construction documents shall be approved in writing or by stamp. One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

(Ord. 5077, Added, 10/06/2009)

**Section 7.405. Phased Approval.**
The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the Codes. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

(Ord. 5077, Added, 10/06/2009)

**Section 7.406. Amended Construction Documents.**
Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

(Ord. 5077, Added, 10/06/2009)
Section 7.500. ART. Article V. STOP WORK ORDER

(Ord. 5077, Added, 10/06/2009)

Section 7.501. Authority.
Whenever the building official finds any work regulated by the Codes being performed in a manner either contrary to the provisions of the Codes or dangerous or unsafe, the building official is authorized to issue a stop work order.
(Ord. 5077, Added, 10/06/2009)

Section 7.502. Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
(Ord. 5077, Added, 10/06/2009)

Section 7.503. Unlawful Continuance.
A violation or unsafe condition, shall be subject to penalties as prescribed this ordinance.
(Ord. 5077, Added, 10/06/2009)

Section 7.600. ART. Article VI. INSPECTIONS

(Ord. 5077, Added, 10/06/2009)

Section 7.601. General.
Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
(Ord. 5077, Added, 10/06/2009)

Section 7.602. Inspections Prior to the Commencement of Work.
For projects involving excavation, site or foundation work in excess of six hundred (600) square feet, an inspection of the pre-construction site conditions shall be required to determine compliance with the Village of Downers Grove Construction Site Management Ordinance, Article XVIII of this Chapter, prior to the commencement of construction activities on the site.
(Ord. 5077, Added, 10/06/2009)

Section 7.603. Approval Required.
Work shall not be done beyond the point indicated in each successive inspection without first obtaining
the approval of the building official. The building official, upon notification, shall make the required inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portions shall not be covered or concealed until authorized by the building official.

(Ord. 5077, Added, 10/06/2009)

**Section 7.604. Certificates of inspection—Required.**

Upon the completion of the construction in or on any building or structure, it shall be the duty of the person doing the work to request an inspection by the Community Development Department. If such construction conforms to the requirements of this Chapter, a written certificate of satisfactory inspection shall be issued. One (1) copy of the certificate shall be delivered to the person which is to furnish electrical service, and one (1) copy shall be retained in the Village files. The certificate of inspection shall contain the date of such inspection, the location or address of the construction by street number or lot number, the name of the person actually completing the work, and the name of the person for whom the construction work was performed.

Each job for which a permit is issued shall be entitled to one (1) rough inspection and one (1) final inspection and each business or multiple family dwelling which is licensed by the Village of Downers Grove shall be entitled to one (1) inspection and one (1) re-inspection per license period.

(Ord. 5077, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4213, Enacted, 08/15/2000)

**Section 7.700.ART. Article VII. CERTIFICATES OF OCCUPANCY**

(Ord. 5077, Added, 10/06/2009)

**Section 7.701. Use and Occupancy.**

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certification of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

(Ord. 5077, Added, 10/06/2009)

**Section 7.702. Certificate Issued.**

After the building official inspects the building and finds no violations of the provisions of the Codes or other laws that are enforced by the Community Development Department, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the Codes under which permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 28 of the Downers Grove Municipal Code.
9. The type of construction.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

(Ord. 5077, Added, 10/06/2009)

Section 7.703. Temporary Occupancy.
The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set an expiration date for the temporary certificate of occupancy.

(Ord. 5077, Added, 10/06/2009)

Section 7.704. Revocation.
The building official is authorized to, in writing, suspend or revoke a certificate of occupancy issued under the provisions of the Codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of the Codes.

(Ord. 5077, Added, 10/06/2009)

Section 7.800. ART. Article VIII. FEES

(Ord. 5077, Added, 10/06/2009)

Section 7.801. Payment of Fees.
A permit or any amendment thereto and/or a certificate of occupancy shall not be valid or released until all fees have been paid.

(Ord. 5077, Added, 10/06/2009)

Section 7.802. Permit Fee.
Upon application for any permit required by the Codes, or any amendment thereto, the applicant shall pay a permit fee to the Village collector in accordance with the provisions of this section; any amendment to a permit shall not be approved until additional fees, if any, due to the need for a reexamination of plans shall have been paid.

No fees shall be refunded once a permit has been issued. (Ord. No. 1586, § 5; Ord. No. 2584, § 5; Ord. 3336, § 2; Ord. No. 3378, § 1.)

(Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; 4213, Amended, 08/15/2000)

Section 7.803. Inspection and permit fees.
No permit as required by the Code shall be issued until all fees have been paid to the Village, nor shall an amendment to a permit be approved until the additional fees, if any, due to an increase in the estimated size of the building structure shall have been paid. Fees shall be calculated based upon the Work
Area.

The following fees are hereby imposed in the amount as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule":

1. Permit Fees:
   a. Demolition Permit
   b. New Constructing Permit for Accessory Buildings, Residential or Non-Residential Associated Buildings
   c. Permit for Residential or Non-Residential Additional, Alterations and Repairs
   d. Heating and Mechanical Ventilation Systems
   e. Canopy Awning or Alteration
   f. Deck Permit
   g. Swimming Pool/Hot Tub Permit
   h. Other work requiring permit (i.e. roof repair/replacement, concrete work, commercial equipment, structural repairs, etc.)

2. Inspection Fees:
   a. Inspection, General
   b. Elevators, Escalators, Lifts, Hoists, Dumbwaiters, Conveyors Inspection. After initial inspection such shall be required to have maintenance inspections conducted twice per year.

3. Other:
   a. In addition to any demolition fee, there shall be an administrative fee as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" assessed for required signage 7-1801(k).
   b. Water for Construction or Demolition:
      Temporary construction or demolition water shall be paid for at the rate established in Chapter 25.29 of the Downers Grove Municipal Code.
   c. Plumbing fixtures. Fees for inspection of plumbing fixtures installed shall be governed by the provisions of Chapter 16.
   d. Permits for sewer and drain connections. Fees for inspection of sewer and drain connections shall be governed by the provisions of Chapter 16.
   e. Fees for permit to erect a new sign or to repair an existing sign shall be governed by provisions of Section 28.9.080B of the Comprehensive Zoning Ordinance of the Village, passed and approved April 19, 1965, as amended. (Ord. No. 1281, § 10; Ord. No. 1586, § 4; Ord. No. 2913, § 2; Ord. No. 3336, § 1.)

(5392, Amended, 06/15/2014, Updates due to Zon Ord re-write; Ord. 5138, Amended, 05/18/2010; Ord. 5132, Amended, 04/20/2010; Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4979, Amended, 06/03/2008; Ord. 4801, Amended, 08/01/2006; Ord. 4698, Amended, 07/19/2005; Ord. 4684, Amended, 06/07/2005; Ord. 4533, Amended, 09/16/2003; Ord. 4493, Amended, 04/01/2003; 4417, Amended, 06/04/2002; 4385, Amended, 03/05/2002; 4213, Amended, 05/15/2000; 4101, Amended, 02/08/1999; 3885, Amended, 09/30/1996)

Section 7.804. Re-Inspection Fee.

The fee for additional re-inspections made necessary due to failure to correct violations discovered during the initial inspections shall be as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" per re-inspection.

(Ord. 5138, Amended, 05/18/2010; Ord. 5077, Added, 10/06/2009)
Section 7.805. Occupancy permit fee.
The following certificates shall be subject to fees as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule":

Certificate

a. Original certificate of occupancy
b. Certificate of Ordinance Compliance
c. Temporary certificate of occupancy for each dwelling, business, commercial or manufacturing use of a section or part of a building which is to be occupied prior to completion of the entire building which shall be good for no more than one hundred twenty (120) days.

(Ord. No. 3336, § 3; Ord. No. 3378, § 2.)
(Ord. 5138, Amended, 05/18/2010; Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); 4801, Amended, 08/01/2006, "code services" to "community development"; 4213, Amended, 08/15/2000)

Section 7.900.ART. Article IX. BUILDING BOARD OF APPEALS

(Ord. 5077, Added, 10/06/2009)

Section 7.901. Created.

(A) Appointment.

There is hereby established in the Village a board to be called the Building Board of Appeals, consisting of seven members who are qualified by experience and training to pass upon matters pertaining to building construction and who shall be appointed by the Village Manager, subject to the approval of the Village Council. Members shall hold office for their designated terms and until their successors have been appointed. The Village Manager shall designate one of the members to serve as chairman. Members shall consist of the following: an architect, a structural engineer, and an engineer or contractor with experience in each of the following fields - fire protection, electrical, plumbing, mechanical or general contracting.

(B) Term of office.

The Village Manager shall appoint seven members for staggered terms of three years. Vacancies shall be filled for an unexpired term in the manner in which the original appointments are required to be made. Continued absence of any member from regular meetings of the board shall, at the discretion of the Village Manager, render any such member liable to immediate removal from office by the Village Manager.

(C) Affirmative votes.

In varying the application of any provision of these Codes or in modifying an order of the building official, affirmative votes of four members shall be required. No member of the board shall vote upon any question in which he, or any corporation in which he is a shareholder, or is otherwise interested.

(D) Meetings and records.

Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. All hearings before the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating such facts, and shall also keep records of its examinations and other official action. Such minutes and such records shall be public records.

(E) Procedure.

The board shall establish rules and regulations for its own procedure not inconsistent with the
provisions of this Code.

(F) Appeals.

a. Any person aggrieved or the head of any agency of the municipality may take an appeal to the Board of Appeals from any decision of the building official.

b. An appeal may be taken within thirty days from the date of the decision appealed, by filing with the building official and with the Board of Appeals a notice of appeal, specifying the grounds thereof, except that in the case of a building or structure which in the opinion of the building official, is unsafe or dangerous, the building official may in his/her order limit the time for such appeal to a shorter period. The building official shall forthwith transmit to the Board of Appeals all the papers upon which the action appealed from was taken.

(G) Modifications and variations by the Board of Appeals.

a. The Board of Appeals, when so appealed to and after a public hearing, may vary the application of any provision of these Codes to any particular case when, in its opinion, the enforcement thereof would do manifest injustice, and would be contrary to the spirit and purpose of these Codes or public interest, or when, in its opinion, the interpretation of the building official should be modified or reversed.

b. A decision of the Board of Appeals to vary the application of any provision of these Codes, or to modify an order of the building official, shall specify in what manner such variation or modification is made, the conditions upon which it is made, and the reasons therefor.

(H) Decisions of the Board of Appeals.

a. The Board of Appeals shall in every case reach a decision without unreasonable or unnecessary delay. Every decision of the Board of Appeals shall be in writing and shall indicate the vote upon the decision. Every decision shall be promptly filed in the office of the building official and shall be open to public inspection. A certified copy shall be sent by mail or otherwise to the appellant and a copy shall be kept publicly posted in the office of the building official for two (2) weeks after filing.

b. If a decision of the Board of Appeals reverses or modifies a refusal, order, or disallowance of the building official, or varies the application of any provision of these Codes, the building official shall take action immediately in accordance with such decision.

(I) Appeals from decisions of the Board of Appeals.

A person aggrieved by a decision of said board, whether previously a party to the proceeding or not, may, within fifteen (15) days after the filing of the decision in the office of the building official, appeal to the appropriate court to correct errors of law in such decisions.

(Ord. 5077, Added, 10/06/2009)

Section 7.1000.ART. Article X. PENALTIES

(Ord. 5077, Added, 10/06/2009)

Section 7.1001. Penalties.

Violation penalties.
A person who shall violate a provision of the Codes or fails to comply therewith or with any of the requirements thereof, or who shall erect, construct, add to or alter, move or demolish, or has erected, constructed, added to or altered, moved or demolished a building or structure or portion thereof, in violation of a detailed statement or plan submitted and approved thereunder, or of a permit or certificate issued thereunder, shall be guilty of a petty offense; also the owner of a building or structure, or portion thereof, or of the premises where anything in violation of the Codes shall be placed or shall exist, and an architect, engineer, builder, contractor, agent, person or corporation employed in connection therewith and who assisted in the commission of such violation. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any provision of the Codes is committed or
continued and upon conviction of such violation each such person shall be punished as provided in Section 1-15 of the Downers Grove Municipal Code.
The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting an appropriate action or proceeding to prevent an unlawful erection, construction, reconstruction, addition, alteration, conversion, removal, demolition, maintenance or use or to restrain, correct or abate a violation, or to prevent the occupancy of a building or structure or portion thereof, or of the premises, or to prevent an illegal act, conduct, business or use in or about any premises. (Ord. No. 1281, § 11; Ord. No. 1586, § 8; Ord. No. 2209, §§ 2,3; Ord. No. 2584, § 4; Ord. No. 2857, § 4.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.1002. Notice of Violation.
The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of these Codes, or in violation of a permit or certificate issued under the provisions of these Codes. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
(Ord. 5077, Added, 10/06/2009)

Section 7.1003. Fines.
One hundred percent (100%) of a permit fee shall be added if work is started without a permit in accordance with Section 1.16 of the Downers Grove Municipal Code.
(Ord. 5077, Added, 10/06/2009)

Section 7.1100. ART. Article XI. INTERNATIONAL BUILDING CODE
(Ord. 5077, Added, 10/06/2009)

Section 7.1101. 2006 International Building Code Adoption
The International Code Council International Building Code, as promulgated by International Code Council ("ICC"), being particularly the 2006 edition thereof, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said Building Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Building Code" or the "Building Code". At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village. (Ord. No. 1281, § 1; Ord. No. 1586, § 1; Ord. No. 2143, § 2; Ord. No. 2584, § 2; Ord. No. 2857, § 2; Ord. No. 3184, § 2; Ord. No. 3391, § 2.)
(Ord. 5076, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; Ord. 4661, Amended, 04/05/2005; 4213, Amended, 08/15/2000; 3940, Amended, 06/09/1997; 3662, Amended, 05/01/1994)

The deletions from and modifications and amendments to the 2006 International Building Code as referred to
in this Article are the following:

CHAPTER 1

Section 101.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

101.1 Title. These regulations shall be known as the Building Code of the Village of Downers Grove, hereinafter referred to as "this code".

Section 101.4.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

101.4.1 Electrical. The provisions of the National Electrical Code, as adopted and amended by the Village, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures fittings and appurtenances thereto.

Section 101.4.4 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

101.4.4 Plumbing. The provisions of the State of Illinois Plumbing Code, as adopted and amended by the Village, shall apply to the installation, alteration, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water sewage system and all aspects of a medical gas system. The provisions of the Village of Downers Grove Municipal Code shall apply to private sewage disposal systems.

Section 102 is amended by deleting the same in its entirety and addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 103 is amended by deleting the same it in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 104.1 through Section 104.8 are amended by deleting the same in their entirety and addressed in Chapter 7 Article II of the Downers Grove Municipal Code.

Section 104.9.1 is amended by deleting the first sentence.

Section 105.1.1 is amended by deleting the same it in its entirety.

Section 105.1.2 is amended by deleting the same it in its entirety.

Section 105.2 is amended by deleting building conditions 1 through 13 in their entirety and by substituting in lieu thereof the following:

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, storage sheds, and similar uses with a floor area not exceeding one hundred (100) square feet.
2. Retaining walls that are not over three (3) feet in height measured from grade to the top of the wall.
3. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
4. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
5. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.

Section 105.3 through Section 105.7 are amended by deleting the same in their entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section 106.1 through Section 106.5 are amended by deleting the same in their entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

Section 108.1 through Section 108.6 are amended by deleting the same in their entirety and addressed in Chapter 7, Article VII of the Downers Grove Municipal Code.

Section 109.1 through Section 109.2 are amended by deleting the same in their entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

Section 109.3.8 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

109.3.8 Other Inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Village. Additional inspections may include the following as applicable to the project:
1. Foundation and drain tile prior to back fill.
2. Underground and rough utilities
3. Plumbing stack test
4. Insulation
5. Electrical services prior to activation
6. Rough ceilings
7. All fire and life safety systems as required by the code official.

Section 110 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VII of the Downers Grove Municipal Code.

Section 112 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 113 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 115 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

115 Unsafe structures and equipment. The provisions of the International Property Maintenance Code as adopted and amended by the Village shall apply.

CHAPTER 2

Section 202 is amended as follows:

202 Definitions.

The definition of Vapor Retarder is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
Vapor Retarder Class. A measure of a material or assembly’s ability to limit the amount of moisture that passes through that material or assembly. Vapor retarder class shall be defined using the desiccant method of ASTM E-96 as follows:
Class I: 0.1 perm or less
Class II: perm is greater than .1 and less than or equal to 1.0 perm
Class III: perm is greater than 1.0 and less than or equal to 10 perm

CHAPTER 4

Section 403.1 is amended by deleting the first paragraph in its entirety and by substituting in lieu thereof the following:

**403.1 Applicability.** The provisions of this section shall apply to buildings with an occupied floor located more than fifty-five (55) feet above the lowest level of Fire Department vehicle access as measured from grade to the floor elevation of the top occupied floor.

Section 403.2 is amended by deleting the exceptions thereto in their entirety.

Section 403.12.1 shall be amended by deleting the same in its entirety and by substituting in lieu thereof the following:

**403.12.1 Stairway communications system.** See Section 907.2.12.3 for requirements.

Section 403.13 shall be amended by deleting the same in its entirety and by substituting in lieu thereof the following:

**403.13 Smokeproof exit enclosures.** Every required stairway serving floors more than fifty-five (55) feet above the lowest level of Fire Department vehicle access measured from grade to the floor elevation of the top occupied floor shall comply with Sections 909.20 and 1020.1.7.

Section 406.5.2 shall be amended by deleting the first paragraph in its entirety and by substituting in lieu thereof the following:

**406.5.2 Canopies.** Canopies under which fuels are dispensed shall have a clear, unobstructed height of not less than thirteen (13) feet six (6) inches to the lowest projecting element in the vehicle drive-through area. Canopy structures and their supports over pumps shall be of noncombustible materials. Plastic facing material shall comply with the following:

All exceptions shall remain, however, Exception #1 shall be deleted in its entirety.

Section 414.5.4 shall be amended by deleting the "ICC Electrical Code" and by substituting in lieu thereof the following:

"National Electric Code as adopted and amended by the Village."

Section 415.6.4 shall be amended by deleting the "International Plumbing Code" and by substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 415.8.2.8.1 is amended by deleting the words “ICC Electrical Code” and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village."

CHAPTER 5
Table 503 is amended as follows:
1. Type V-A and V-B is not permitted for all use groups governed by this code in all zoning districts. Exception: Restoration or remodeling for existing non-conforming structures of type V-A, V-B shall be permitted when the project area does not exceed thirty-five percent (35%) of the total building square footage.

Section 507.2 is amended by deleting the same in its entirety.

Section 507.3 Exception #2 is deleted in its entirety.

Section 507.4 shall be deleted in its entirety and substituting in lieu thereof the following:

507.4. Two story. The area of a two-story, Group B, F, M or S building of other than a Type V construction 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 yards not less than sixty (60) feet (18 288 mm) in width.

Section 509.4 is amended to add the following exception:

Exceptions:
1. See Table 503 as amended.

Section 509.7 is amended to add the words "as amended" following the phrase "limitations in Section 503" in the second sentence of the first paragraph.

CHAPTER 6

Table 601 is hereby amended to read as follows:

Table 601 Fire-Resistance Rating Requirements for Building Elements (hours).

See Table 503, as amended, for construction type restrictions.

Table 602 is hereby amended to read as follows:

Table 602 Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance.

See Table 503, as amended, for construction type restrictions.

Section 603.1.2 is amended by deleting the words “International Plumbing Code” and substituting in lieu thereof the following:

"the State of Illinois Plumbing Code as adopted and amended by the Village"

Section 603.1.3 is amended by deleting the words “ICC Electrical Code” and substituting in lieu thereof the following:

"the National Electrical Code as adopted and amended by the Village"

CHAPTER 7

Section 717.5 Exception #5 is amended by deleting the words “International Plumbing Code” and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"
CHAPTER 9

Section 901.6 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

901.6 Supervisory Service.
All fire protection systems shall be supervised by a connection to the Village Operations Center in the manner specified by Section 17.58 of the Municipal Code. All alarm and detection services shall transmit alarm, supervisory, and trouble signals.

Section 901.6.2 is amended by deleting Exception #1 and Exception #2 in their entirety.

Section 901.6.3 is amended by deleting the Exception in its entirety.

Section 901.8 is hereby added as follows:

901.8 NFPA Standard editions. The following NFPA standards editions including all appendices and hereby adopted:
NFPA 13, the most current edition
NFPA 13-D, the most current edition
NFPA 13-R, the most current edition
NFPA 14, the most current edition
NFPA 20, the most current edition
NFPA 25, the most current edition
NFPA 96, the most current edition
NFPA 30B, the most current edition
NFPA 72, the most current edition

Section 903.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

903.2 Where Required. Automatic sprinkler systems shall be installed and maintained in full operating condition, as specified in this code, in all buildings and structures, including open parking structures, which exceed two stories or twenty-five (25) feet in height or which have a total area in excess of the applicable square footage listed in Table 903.

TABLE 903

Total area square footages above which installation of automatic sprinkler systems is required:

<table>
<thead>
<tr>
<th>Use Group</th>
<th>Type 1A, 1B</th>
<th>Type 2A, 2B</th>
<th>Type 3A, 3B</th>
<th>Type 4</th>
<th>Type 5A, 5B</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1 Assembly, theaters</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>A-2 Assembly, nightclubs and similar uses</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>A-3 Assembly (lecture halls, recreation centers, terminals, restaurants other than night clubs)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>A-4 Assembly, churches</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not Permitted</td>
</tr>
</tbody>
</table>
Section 903.2.1 through Section 903.2.9.1 are hereby deleted in their entirety.

Section 903.2.10.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

**903.2.10.1 Stories and basements without openings.** An automatic sprinkler system shall be installed throughout every story and basement of all buildings in accordance with Table 903.

Section 903.2.10.1.2 is hereby deleted in its entirety.

Section 903.2.10.1.3 is hereby deleted in its entirety.

Section 903.2.10.3 is amended by deleting Exception #2 and Exception #3.

Section 903.3 shall be deleted in its entirety and substituting in lieu thereof the following:

**903.3 Installation requirements.** Automatic sprinkler systems shall be designed and installed in accordance with Section 903.3.1 through Section 903.3.7. In addition, a check valve shall be provided in all sprinkler risers.
Section 903.3.1 is amended by adding the following at the end of the paragraph:

The use of XL thin-wall pipe is prohibited.

Section 903.3.1.1 is amended by omitting Condition #4 and adding in lieu of the following exception at the conclusion thereof:

"4. Sprinklers may not be required in attics, crawl spaces, floor ceiling spaces, and other concealed spaces that are not used or intended for living purposes or storage if approved by the code official."

Section 903.3.2 is amended by adding the following condition:

"4. All business and assembly occupancies."

Section 903.3.5 is amended by deleting the words “International Plumbing Code” and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 903.3.5.3. is amended by adding the following section:

903.3.5.3 Post Indication Valve Prohibited. The use of post indicator valves and wall post indicator valves is prohibited.

Section 903.4 is amended by deleting Exception #2 through Exception #7.

Section 903.6 is hereby added as follows:

903.6 Hydraulic information and nameplate. For sprinkler drawing review and approval, a copy of the hydraulic calculations sealed by the fire protection engineer, shall be submitted for each calculated area. For full approval of the system, a copy of each hydraulic nameplate must be submitted.

Section 904.3.1 is amended by deleting "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

Section 905.2.1 is hereby added as follows:

905.2.1 Fire hose valve system. The fire hose valve piping system shall be:

1. A separate riser piping system from the domestic water service.
2. Hydraulically calculated for a minimum of 250 gpm at 75 psi at the most hydraulically remote fire hose valve.
3. Where system pressures exceed 100 psi, provide Potter reduced pressure field adjustable type valves.

Section 905.3.1 is amended by deleting "30 feet (9144 mm)" and by substituting in lieu thereof the following;

"22 feet"

Section 905.3.2 is amended by deleting the exceptions in their entirety.

Section 905.4 is amended by adding the following:

7. The number of risers for multi-story buildings shall be such that all parts of every floor area can be reached by a 30-foot hose stream from a nozzle attached to not more than 100 feet of hose connected to a riser outlet. Standpipe hose connections shall be required to be located in enclosed stairways at each level in multi-story buildings.

8. In all warehouse storage areas where storage exceeds twelve (12) feet in height, provide 2-1/2” fire hose valves with 1-1/2” reducer to a 1-1/2” connection. Locate the valves at each door entrance to the warehouse and/or storage area. Provide additional 2-1/2” fire hose valves throughout the space so that no portion of the warehouse/storage area is more than one hundred twenty (120) feet maximum travel distance to a fire hose valve.
Section 905.7.3 is amended by adding a new section as follows:

905.7.3 Hose connection within the cabinet. The hose connection shall be not more than 5 feet above the floor and consist of a 2 1/2" size, with valves and threads in conformance with Village standards.

Section 905.7.3.1 is hereby added as follows:

905.7.3.1 Additional/alternate hose requirement. An additional or alternate hose connection consisting of one hundred (100) feet of 1-1/2” fire hose, shut-off valve, nozzle, couplings, rack or cabinet may be required as determined by the code official.

Section 907.1.2.1 is hereby added as follows:

907.1.2.1 Addressable fire alarm systems. All new fire alarm systems shall be of the addressable type.

Section 907.1.2.2 is hereby added as follows:

907.1.2.2 Separate zones required. Manual fire alarm pulls, audio visuals, and other detection devices shall be on separate zones per floor of a multi-story building.

Section 907.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

907.2 Where Required. An approved manual and automatic fire alarm system installed in accordance with NFPA 72 shall be provided in all new buildings, structures, and additions governed by this code. For existing buildings, the requirements of the International Fire Code, Section 907.3, as amended, shall apply. The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed. Exception: Fully Sprinkled Buildings. Detection shall follow International Fire Code 907.3 in Chapter 17 of the Downers Grove Municipal Code.

Section 907.2.1 through Section 907.2.10.4 are amended by deleting the same in their entirety.

Section 907.2.12 is amended by deleting "75 feet (22 860 mm)" and substituting the following in lieu thereof: "55 feet"

Section 907.2.12 is further amended by deleting Exception #2 through Exception #5 in their entirety.

Section 907.2.12.3 is amended by deleting the first and second sentenced of the first paragraph in their entirety and by substituting in lieu thereof the following:

907.2.12.3 Fire department communication system. An approved two-way hard-wired and radio fire department communication system designed and installed in accordance with NFPA 72 shall be provided for fire department use. It shall operate between a fire command center complying with Section 911 and elevators, elevator lobbies, emergency and standby power rooms, fire pump rooms, building engineer's office, remote alarm panel and remote sprinkler riser locations, areas of refuge and inside enclosed exit stairways.

Section 907.2.12.3 is further amended by deleting the exception.

Section 907.2.12.3.1 is hereby added as follows:

907.2.12.3.1 Communication system equipment. The two-way hard-wired communications system shall consist of a telephone system with plug-in handsets capable of use in the designated jacks. Location of the jacks, zoning of the two-way system, and the number of handsets required is subject to review and approval by the Fire Department for site specific conditions.
Section 907.2.12.3.2 is hereby added as follows:

907.2.12.3.2 High rise wireless communication system standards and testing. Minimum standards for wireless radio communication systems design and testing shall be obtained from the Fire Prevention Bureau and consist of the following:
1. A professionally engineered system shall be capable of transmitting at a minimum of -90 decibel milliwatt (dBm) for over 90% of in-building coverage. The owner shall furnish a test report upon completion of the system installation verifying compliance with this requirement.
2. The system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. The battery system shall automatically charge in the presence of external power input. There shall be no connectivity between the radio system and fire alarm system.
3. Proof of maintenance and an annual inspection by a qualified radio technician shall be provided to the fire department through a certificate of annual inspection.
4. Village personnel shall have the right to enter onto the property to conduct field testing to be certain that the required level of radio coverage is present.
5. The property owner shall be responsible for repairs, replacement, or upgrades to the system as directed by the Village should the system fail or no longer function.

Section 907.2.18.1 is amended by deleting the phrase "or similar rooms" and adding the following to #1 after the word "machine": "fire alarm room and sprinkler room".

Section 907.2.19 is amended by adding the words "and automatic fire detection system" after the words "manual fire alarm system".

Section 907.5 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 907.8.2 is amended by deleting "75 feet (22 860 mm)" and substituting the following in lieu thereof:
"55 feet"

Section 907.14 is amended by deleting the same in its entirety are substituting in lieu thereof the following:

907.14 Monitoring. All alarm and detection systems as described in Section 907 of this code shall be supervised by a connection to the Village Operations Center per the requirements of Section 17.58 of the Municipal Code and shall transmit alarm, supervisory, and trouble signals.

Exceptions:
1. Supervisory service is not required for automatic sprinkler systems in one- and two-family dwellings.
2. Any property within the municipal limits of the Village which is under the jurisdiction of a fire protection district organized pursuant to state law shall connect to the alarm receiving panels of the fire protection district and must be approved by the Village.

Section 909.11 is amended by deleting the words “ICC Electrical Code” and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 909.12.1 is amended by deleting the words "ICC Electrical Code" and by substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 909.16.3 is amended by deleting the words “ICC Electrical Code” and substituting in lieu thereof the following:
Section 911.1 is amended by deleting 12 in its entirety and by substituting in lieu thereof the following:

911.1 Features.
12. A complete set of fire alarm plans, specifications, instruction manual, and building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire fighting equipment, and fire department access.

Section 911.1 is further amended by adding the following:
16. Handsets for the communications system, properly labeled, and in locked box(es).
17. A current list of key personnel with phone numbers.
18. A number of complete sets of keys for the building, elevators, alarm system, and other locked systems as specified by the Fire Department.
19. A high-rise equipment box secured in close proximity to the fire command room. Box and content per the Fire Department's specifications.

Section 912.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

9.12.1 Installation. Fire Department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with all applicable requirements of the Municipal Code.

Section 912.1.1 is hereby added as follows:

912.1.1 Yard hydrants. Fire hydrants shall be provided around the perimeter of the building in three hundred (300) feet increments. A municipal fire hydrant shall be located within one hundred (100) feet of the fire department connection on the fire protection water supply to the building. All locations are subject to review and approval by the code official for site specific conditions.

Section 912.1.1.1 is hereby added as follows:

912.1.1.1 Hydrant testing. Yard hydrants shall be tested annually and a report must be submitted to the Fire Department for review and approval.

Section 912.1.1.1.1 is hereby added as follows:

912.1.1.1.1 Stortz connections. For buildings with large sprinkler systems or water demands as determined by the code official, a minimum of a five (5) inch STORTZ connection is required.

Section 912.5 is amended by deleting the words “International Plumbing Code” and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 913 FIRE PUMPS is hereby added

Section 913.1 is hereby added as follows:

913.1 Fire pump. When a fire pump is installed, it shall operate automatically at all times by connection to an automatically switched emergency power generator sized per the requirements of the National Electrical Code.

Section 913.2 is hereby added as follows:

913.2 Fire pump test headers and valves. Where fire pumps are installed, an outside test header and an OS & Y control valve is required.

Section 913.3 is hereby added as follows:
913.3 Fire rating for value room and fire pump rom. All rooms containing sprinkler valve equipment and fire pumps shall be separated from adjoining spaces with a minimum of 2-hour rated assemblies.

Section 913.4 is hereby added as follows:

913.4 Access for valve room and fire pump room. A minimum of two-3 foot wide, 1-hour rated doors shall provide access to the valve and fire pump room, located at an interior and exterior wall of the building.

CHAPTER 10

Section 1001.3 is amended by adding the the words "and the International Property Maintenance Code, as amended and adopted by the Village", at the end of the sentence.

Section 1003.5 is amended by deleting the exceptions therein and substituting in lieu thereof the following:

Exceptions:
1. A single step with a maximum riser height of seven (7) inches is permitted at exterior doors not required to be accessible by the State of Illinois Accessibility Code.
2. Steps and stairs are permitted at locations as permitted by the State of Illinois Accessibility Code.

Section 1006.3 is amended by adding the following at the end of the section:

"Where emergency lighting is powered by a generator, a minimum of twenty percent (20%) of the emergency light fixtures shall be provided with battery back-up. For multi-story buildings, batter powered units shall be provided in enclosed stairways for proper illumination of each story."

Section 1007.1 is amended by adding at the end of the first sentence "and all applicable provisions of the State of Illinois Accessibility Code".

Section 1007.1 is further amended by deleting the exceptions.

Section 1007.2 is amended by deleting Condition #1 in its entirety and substituting in lieu thereof the following:
1. Accessible routes complying with the State of Illinois Accessibility Code.

Section 1007.2.1 is deleted in its entirety and substituting in lieu thereof the following:

1007.2.1 Elevators required. In buildings where a required accessible floor is above or below a level of exit discharge, an elevator shall be provided per the State of Illinois Accessibility Code.

Section 107.2.1 is further amended by deleting the exceptions.

Section 1008.1.1 is amended by is amended by deleting "28 inches (711 mm)" in Exception #2 only and substituting the following in lieu thereof:
"32 inches"

CHAPTER 11

Chapter 11 is amended by deleting the same in its entirety; see State of Illinois Accessibility Code.

CHAPTER 12
Section 1205.4.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 1206.3.3 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village".

CHAPTER 13

Section 1301.2 is hereby added as follows:

1301.2 Computer software programs. Compliance with the code provisions described therein may be demonstrated with the use of COMcheck software for all building types governed by this code. For projects with documents prepared by a State of Illinois licensed design professional, the submittal shall be sealed by the design professional of record.

CHAPTER 14

Section 1405.10.4 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

CHAPTER 15

Section 1502.1 is amended by adding the following definitions:

AGGREGATE. In roofing, crushed stone, crushed slag or water-worn gravel used for surfacing for roof coverings.

BALLAST. Ballast is any item having weight that is used to hold or steady an object. In roofing, ballast comes in the form of large stones or paver systems or light-weight interlocking paver systems and is used to provide uplift resistance for roofing systems that are not adhered or mechanically attached to the roof deck.

Section 1503.4 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

CHAPTER 16

Section 1603.1.6 is amended by deleting the words "in Section 1612.3" and substituting in lieu thereof the following:
"by local flooding data"

TABLE 1608.2 is hereby deleted in its entirety.

Section 1612.3 shall be deleted in its entirety and substituting in lieu thereof the following:
1612.3 Establishment of flood hazard areas. To establish flood hazard areas, local flooding data
shall apply.

Section 1612.5 shall be amended by deleting Condition 2 and subsections thereof in their entirety.

Figure 1613.5(3) through Figure 1613.5(14) are hereby deleted in their entirety.

CHAPTER 17

Section 1701.3 is hereby deleted in its entirety.

Section 1704.1 is amended by deleting Exception #2 and Exception #3 in their entirety.

Section 1704.1.1 is amended by deleting Exception #1 in its entirety.

Section 1704.4 is amended by deleting the exceptions.

Section 1704.5 is amended by deleting the exceptions.

Section 1705.3 through Section 1705.4.2 are hereby deleted in their entirety.

Section 1707 through Section 1709 are hereby deleted in their entirety.

CHAPTER 18

Section 1802.2 is amended by deleting the exception.

Section 1802.2.3 is amended by deleting the exception.

Section 1802.2.6 is hereby deleted in its entirety.

Section 1802.2.7 is hereby deleted in its entirety.

Section 1803.4 shall be amended by deleting Condition 3 in its entirety.

Section 1805.2.1 shall be amended by deleting Condition 2 and Condition 3 in their entirety.

Section 1805.2.1 shall further be amended by deleting the exceptions.

Section 1805.5.1.3 is hereby deleted in its entirety.

Section 1805.5.5.1 shall be amended by deleting Condition 2 in its entirety.

Section 1805.5.5.2 shall be amended by deleting Condition 2, Condition 3 and Condition 4 in their entirety.

Section 1805.9 is hereby deleted in its entirety.

Section 1807.1 is amended by deleting the first paragraph in its entirety and substituting in lieu thereof the following:

1807.1 Where required. Walls or portions thereof that retain earth and enclose interior spaces and
floor below grade shall be waterproofed and dampproofed in accordance with this section.

Section 1807.1.2.1 is hereby deleted in its entirety and substituting in lieu thereof the following:

**1807.1.2.1 Flood hazard areas.** For buildings and structures in flood hazard areas as established by local flooding data, the finished ground level of an under-floor space shall be determined by the provisions of the Municipal Code.

Section 1807.2.1 is hereby deleted in its entirety and substituting in lieu thereof the following:

**1807.2.1 Floors.** Dampproofing materials for floors shall be installed between the floor and the base course required by Section 1807.4.1.

Section 1807.4.3 is amended by deleting the "International Plumbing Code" and substituting in lieu thereof the following:


Section 1807.4.3 is further amended by deleting the exception.

Section 1808.2.23 through 1808.2.23.2.3 are hereby deleted in their entirety.

Section 1809.2.2.2.1 is hereby deleted in its entirety.

Section 1809.2.2.2.2 is hereby deleted in its entirety.

Section 1809.2.3.2.1 is hereby deleted in its entirety.

Section 1809.2.3.2.2 is hereby deleted in its entirety.

Section 1810.1.2.1 is hereby deleted in its entirety.

Section 1810.1.2.2 is hereby deleted in its entirety.

Section 1810.3.5 is hereby deleted in its entirety.

Section 1810.5.4.1 is hereby deleted in its entirety.

Section 1810.6.4.1 is hereby deleted in its entirety.

Section 1810.8.4.1 is hereby deleted in its entirety.

Section 1811.5 is hereby deleted in its entirety.

CHAPTER 19

Section 1904.4 is amended by deleting Condition 11.

Section 1908.1.4 is amended by deleting Section 21.2.1.3 and Section 21.2.1.4

Section 1908.1.6 is hereby deleted in its entirety.

Section 1908.1.15 through Section 1908.1.16 are hereby deleted in their entirety.
CHAPTER 21

Section 2106.4 through Section 2106.6 are hereby deleted in their entirety.

Section 2109.8 through Section 2109.8.4.7 are hereby deleted in their entirety.

Section 2111.4 is hereby deleted in its entirety.

Section 2111.4.1 is hereby deleted in its entirety.

Section 2112.4 is hereby deleted in its entirety.

Section 2113.4 is hereby deleted in its entirety.

CHAPTER 22

Section 2205.2.2 is hereby deleted in its entirety.

Section 2205.3.1 is hereby deleted in its entirety.

CHAPTER 23

Section 2303.1.2 shall be amended to add the following:
Floor/roof assemblies utilizing wood I-joists, or similar products, shall require a minimum 1-hour UL fire resistance rating design or equivalent.

Section 2303.4.1 shall be amended to add the following:
Floor/roof assemblies utilizing wood trusses shall require a minimum 1-hour UL fire resistance rating design or equivalent.

Section 2305.2.4.1 is hereby deleted in its entirety.

Section 2305.3.11 is hereby deleted in its entirety.

Section 2307.1.1 is hereby deleted in its entirety.

Section 2308.12 is hereby deleted in its entirety.

Section 2308.12.1 is hereby deleted in its entirety.

Section 2308.12.2 is hereby amended to delete the exceptions.

Table 2308.12.4 is hereby deleted in its entirety.

Section 2308.12.6 is hereby deleted in its entirety.

Section 2308.12.9 is hereby deleted in its entirety.
CHAPTER 27

Chapter 27 is amended by deleting the chapter in its entirety and substituting in lieu thereof the following:

See the National Electrical Code as adopted and amended by the Village.

CHAPTER 29

Chapter 29 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

See the State of Illinois Plumbing Code as adopted and amended by the Village.

CHAPTER 30

Section 3001.2 is hereby deleted in its entirety and substituting in lieu thereof the following:

3001.2 Referenced standards. The design, construction, installation, alteration, repair, and maintenance of elevators and conveying systems and their components shall conform to the State of Illinois Elevator Safety and Regulation Act and to the following state mandated elevator codes as determined by the office of the state fire marshal, division of elevator safety:

Safety Code for Elevators and Escalators (ASME A17.1-2010/CSA, B44-10);
Performance-Based Safety Code for Elevators and Escalators (ASME A17.1-2007/CSA-B44.7-07);
Guide for Inspection of Elevators, Escalators and Moving Walks (ASME A17.2-2010);
Safety Code for Existing Elevators and Escalators (ASME A17.3-2005) but only as required under Section 35(h) and (i) of the Act and subsection (d) of this Section;
Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2008);
Standards for the Qualification of Elevator Inspectors (ASME QEI-1-2010);
Safety Requirements for Personnel Hoists and Employee Elevators (ANSI A10.4-2004);

Section 3001.3 is hereby deleted in its entirety and substituting in lieu thereof the following:

3001.3 Accessibility. Passenger elevators shall conform to the requirements of the State of Illinois Accessibility Code.

Section 3002.4 is amended by deleting the word "four or more stories above grade plane or four or more stories below grade plane" and by substituting in lieu thereof the following:

"three or more stories, including stories below grade"

CHAPTER 31

Section 3109.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3109.1 General. Swimming pools shall comply with the all applicable sections of this code, the Municipal Code and the State of Illinois Swimming Pool Code.

Section 3109.5.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3109.5.1 Suction fittings. All pool and spa suction outlets shall be provided with a cover that conforms to ASME A112.19 8M-2007 on every drain/gate.
CHAPTER 32

Chapter 32 is amended by deleting the same in its entirety.

CHAPTER 33

Section 3305.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3305.1 Facilities required. Sanitary facilities shall be provided during construction, remodeling, or demolition activities in accordance with the Municipal Code and the State of Illinois Plumbing Code.

Section 3306.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3306.1 Protection required. Pedestrians shall be protected during construction, remodeling, and demolition activities as required by this chapter and Section 7.11.1 of the Municipal Code.

Section 3306.2 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3306.2 Walkways. A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless permission has been granted for the sidewalk to be fenced or closed. Walkways shall be of sufficient width to accommodate the pedestrian traffic, provide a durable walking surface, and shall be designed to support all imposed loads.

Section 3306.6 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

3306.6 Barrier design. Barriers shall be designed to resist loads required in Chapter 16.

Section 3306.7 is amended by deleting the exceptions and conditions and substituting in lieu thereof the following:

Exception: Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories in height are permitted to be designed for a live load of 75 psf or the loads imposed on them, whichever is greater.

Section 3311 and its subsections are amended by deleting the same in its entirety and substituting in lieu thereof the following:

3311 Standpipes. For requirements during construction, the provisions of the International Fire Code shall apply.

CHAPTER 34

Section 3401.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:


Section 3402.1 is amended by deleting the words "and which are necessary to provide accessibility" from the last sentence of the paragraph for the definition of Technically Infeasible.

Section 3403.1 is amended by adding the following exception:

Exception: The provisions of the codes listed in Section 3401.3 shall apply.
Section 3403.1.1 is amended by deleting the words "in Section 1612.3" and substituting in lieu thereof the words:
"by local flooding data".

Section 3403.2.1 is deleted in its entirety.

Section 3403.2.2 is deleted in its entirety.

Section 3403.2.3.1 shall be amended by deleting Condition 2 and Condition 3 in their entirety.

Section 3403.3 is amended by adding the following at the end of the first paragraph:
"and meet the requirements of all sections of this code and those listed in Section 3401.3"

Section 3404.1.3 through Section 3404.4 are deleted in their entirety.

Section 3406.1 is amended by deleting the last sentence of the paragraph and substituting in lieu thereof the following:
"Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other use groups. The provisions of this code and all codes listed in Section 3401.3 shall apply."

Section 3407.2 is deleted in its entirety.

Section 3408.1 is amended by adding the following at the end of the first paragraph:
"for those portions of the structure that are new or rebuilt."

Section 3409 is deleted in its entirety and substituting in lieu thereof the following:
3409 Accessibility for existing buildings. The provisions of the State of Illinois Accessibility Code shall apply.

Section 3410 is deleted in its entirety.

APPENDIX H

Section H 101.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:
H 101.1 General. For any provisions not covered by this code the provisions of Chapter 28, Article 9 of the Municipal Code shall apply.

Section H 101.2 is deleted in its entirety.

Section H 102 is deleted in its entirety.

Section H 106.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section H 106.2 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"
Section H 108 through Section H 110 are deleted in their entirety.

Section H 112.1 is amended by deleting the following words from the first sentence:
"constructed entirely of metal or other noncombustible material and"

Section H 112.4 is deleted in its entirety.

Section H 114 is deleted in its entirety.

Section H 115 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

APPENDIX I

Section I101.1.1 is hereby added as follows:

I101.1.1 Construction Standards. Patio covers shall be constructed of materials and installations as approved by the provisions of this code.

(Ord. No. 1281, § 15; Ord. No. 1370, § 1; Ord. No. 1586, §§ 2, 3, 6; Ord. No. 1747, § 1; Ord. No. 1846, § 1; Ord. No. 2020, § 1; Ord. No. 2089, §§ 1, 2; Ord. No. 2116, § 2; Ord. No. 2122, § 1; Ord. No. 2143, § 4; Ord. No. 2151, §§ 1, 2; Ord. No. 2208, § 1; Ord. No. 2209, § 1; Ord. No. 2397, § 1; Ord. No. 2547, § 2; Ord. No. 2563, § 1; Ord. No. 2584, § 3; Ord. No. 2608, § 2; Ord. No. 2709, § 1; Ord. No. 2768, § 1; Ord. No. 2857, § 3; Ord. No. 3118, § 2; Ord. No. 3184, § 3; Ord. No. 3193, § 1; Ord. No. 3391, § 3.)

(Ord. 5486, Amended, 12/01/2015; 5392, Amended, 06/15/2014, Updates due to Zon Ord re-write; Ord. 5305, Amended, 12/18/2012; Ord. 5271, Amended, 07/17/2012; Ord. 5076, Renumbered, 10/06/2009; Ord. 4852, Amended, 02/20/2007, his to his/her(s); 4801, Amended, 08/01/2006, "community service" to "community development"; Ord. 4661, Amended, 04/05/2005; Ord. 4533, Amended, 09/16/2003; Ord. 4517, Amended, 06/17/2003; 4149, Amended, 08/09/1999; 3940, Amended, 06/09/1997; 3615, Amended, 12/13/1995; 3792, Amended, 10/23/1995; 3662, Amended, 08/01/1994; 3627, Amended, 02/07/1994; 3432, Amended, 07/27/1992; 3495, Amended, 07/27/1992; 3469, Amended, 06/01/1992)

Section 7.1200.ART. Article XII. INTERNATIONAL RESIDENTIAL CODE

(Ord. 5077, Renumbered, 10/06/2009; 4453, Amended, 10/15/2002)

Section 7.1201. 2006 International Residential Code - Adoption. The 2006 International Residential Code, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use, occupancy, location and maintenance of one- and two- family dwellings as defined therein. The same is adopted in its entirety, except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein. At least one copy of said Code, including amendments thereto, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department.

(Ord. 5075, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4453, Amended, 10/15/2002; 4213, Amended, 08/15/2000; 3942, Amended, 06/09/1997; 3777, Amended, 09/05/1995; 3763, Amended, 07/24/1995; 3662, Amended, 08/01/1994)

Section 7.1202. International Residential Code - Amendments. The deletions from and modifications and amendments to the 2006 International Residential Code are the
following:

Section R101.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the Village of Downers Grove, and shall be cited as such and will be referred to herein as "this code".

Section R103 through Section R104 are amended by deleting the same in their entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section R105.1 is amended by deleting the same in its entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Subsection R105.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

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 the Village

1. One-story detached accessory structures, provided the floor area does not exceed one hundred (100) square feet and is not more than ten (10) feet from the highest point on the roof to grade.
2. Retaining walls that are not more than three feet in height measured from grade to the top of the wall.
3. Painting, papering, tiling, carpeting, cabinets, counter tops, fixture and appliance replacements.
4. Swings and other playground equipment.
5. Window awnings supported by an exterior wall and do not require additional support.
6. Windows that are the same size as the ones being replaced. Exception: Homes that have received historic designation by the Village Council.
7. Aluminum or vinyl siding replacement. Exception: Homes that have received historic designation by the Village Council.
8. Replacement water heaters, furnaces and air-conditioning units.
9. Re-roofing work involving the replacement of shingles only.

Section R105.3 through Section R105.3.1 are amended by deleting the same in their entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section R105.3.1.1 is deleted in its entirety

Section R105.3.2 through Section R105.8 are amended by deleting the same in their entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section R106 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

Section R108 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VIII of the Downers Grove Municipal Code.

Section R109.1.1 is amended by deleting the phrase "or equipment and special requirements for wood foundations"
Section R109.1.1.1 is hereby added as follows:

R109.1.1.1 Approval of a spot survey. A spot survey indicating the top of foundation elevation and the foundation distances to lot lines must be submitted and approved by the building official prior to the commencement of framing on the foundation.

Section R109.1.3 is amended by deleting the reference to Table R301.2(1) and substitute in lieu thereof the following:

"local flooding data"

Section R109.1.5 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R109.1.5 Types of inspections. In addition to the called inspections above, the building official may make or require any other inspections to ascertain compliance with this code and other laws enforced by the building official. Additional inspections required include but are not limited to:

1. Pre-construction, site management inspection
2. Foundation and drain tile prior to backfill
3. Any and all underground utilities
4. Rough framing, electrical, mechanical, plumbing systems
5. Plumbing stack test with water from the highest fixture
6. Insulation with required fire blocking and draft stopping in place
7. New or upgraded electrical service installations prior to activation of service
8. Concrete pours prior to placement of concrete for all exterior and interior slabs on grade, basement and garage floors, stoops, steps, porches, deck piers.

Section R109.1.5.2 is deleted in its entirety.

Section R109.1.6.1 is hereby added as follows:

R109.6.1 Agency approvals. Approval from the Downers Grove Sanitary District will be required as applicable to the type of project.

Section R110 is amended by deleting the same in its entirety and addressed in Chapter 7, Article VII of the Downers Grove Municipal Code.

Section R112 is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section R113 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section R114 is amended by deleting the same in its entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

Chapter 2

Section R202 is amended by adding the following definitions:

Section R202 Definitions.

ADHERED STONE OR MASONRY VENEER. Stone or masonry veneer secured and supported through the adhesion of an approved bonding material applied to an approved backing.

AIR-IMPERMEABLE INSULATION. An insulation having an air permanence equal to or less than
0.02 at 75 Pa pressure differential tested in accordance with ASTM E2178 or E 283.

**FLOOD HAZARD AREA.** An area as defined by local flooding data.

**RESCHECK.** A proprietary software application for determining compliance with the International Energy Conservation Code.

**TERMITE-RESISTANT MATERIAL.** Pressure-preservative treated wood in accordance with the AWPA standards in Section R319.1, naturally durable termite-resistant wood, steel, concrete, masonry or other approved material.

**VAPOR RETARDER CLASS.** A measure of the ability of a material or assembly to limit the amount of moisture that passes through that material or assembly. Vapor retarder class shall be defined using the desiccant method with Procedure A of ASTM E 96 as follows:

- Class I: 0.1 perm or less
- Class II: perm greater than .1 but less than or equal to 1.0 perm
- Class III: perm greater than 1.0 but less than or equal to 10 perm

Section R202 is further amended by deleting the following definitions:

Section R202 Definitions.

**CONFINED SPACE.**

**UNUSUALLY TIGHT CONSTRUCTION.**

**VAPOR RETARDER.**

**CHAPTER 3**

Section R.301.1.1 is deleted in its entirety.

Section R301.1.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

**R301.1.3. Engineered design.** When a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. Engineered design in accordance with the International Building Code is permitted for all buildings and structures, and parts thereof, included in the scope of this code.

Section R301.2.1.1 is deleted in its entirety.

Table R301.2(1) is hereby amended as follows:

**Table R301.2(1)**

Climatic and Geographic Design Criteria
Section R301.2.1.2 is deleted in its entirety.

Table R301.2.1.2. is deleted in its entirety.

Section R301.2.1.4 shall be amended by deleting condition #1 and condition #4.

Section R301.2.2.1.2 through Section 301.2.2.4.5 are hereby deleted in their entirety.

Section R301.2.4 first paragraph is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R301.2.4 Floodplain construction. Buildings or structures constructed in whole or in part in flood hazard areas as determined by local flooding data, shall be designed and constructed in accordance with Section 26.1303.B. of the Village of Downers Grove Municipal Code.

Table 301.5 shall be amended by modifying sleeping room use live load "30" as follows:
"40"

Section R302.1 Exception #2 shall be amended as follows:
R302.1 Exceptions:
2. Detached garages accessory to a dwelling located within five (5) feet of a lot line are permitted to have roof eave projections not exceeding eighteen (18) inches.

Section R305.1 Exception #5 is hereby added as follows:
R305.1 Exceptions:
5. Crawl spaces containing utilities requiring maintenance and servicing shall have a minimum clear height of thirty (30) inches from the slush coat to the bottom of the floor joists.

Section R309.1 is amended by adding the following to the end of the paragraph:
"The door shall be self closing and self latching."

Section R309.1.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
R309.1.1 Duct penetration. Ducts in the garage penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage and shall be covered with a minimum of ½ inch gypsum board.

Section R309.1.1.1 is hereby added as follows:
R309.1.1.1 Separation from heating units. A common door between the garage and the main
house heating unit shall not be permitted.

Section R309.1.1.2 is hereby added as follows:

R309.1.1.2 Installation of garage heaters. Heaters installed in garages shall be installed per the provisions of Section 304 of the 2006 International Mechanical Code as adopted and amended.

Subsection R309.2, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

Garages located less than ten (10) feet from a dwelling unit on the same lot shall be protected with not less than ½ inch gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.1.

Section R309.3.1 is hereby added as follows:

R309.3.1 Gas curb. The garage floor surface shall be a minimum of 6 inches below the adjacent top of foundation for the common walls with the living space. A six (6)-inch high by four (4)-inch wide concrete gas curb may be poured against the common walls in lieu of the six (6) inch difference in elevation.

Section R3109.2 is amended by deleting the words "3 feet (914mm)" and by substituting in lieu thereof the following:

"10 feet"

Section R3109.2 is further amended by deleting the last sentence of the paragraph.

Section R309.6 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R309.6 Automatic garage door openers. Automatic garage door openers, if provided, shall be listed in accordance with UL 325 and wired in accordance with the provisions of the 2008 National Electrical Code.

Section R310.1 is amended by deleting the first three sentences in their entirety and by substituting in lieu thereof the following:

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one (1) operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one (1) or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room and a minimum of one (1) in the main area that can be accessed without passing through a room subject to locking.

Section R310.2.2 is hereby added as follows:

R310.2.2 Window well covers. All window wells shall be covered by a metal grate-type or reinforced fiberglass cover capable of supporting a weight of two hundred fifty (250) lbs. The cover shall be easily removable from the inside without the use of keys, tools, or special knowledge.

Section R311.5.8.1 is amended by adding the following sentence at the end of the paragraph:

"Spiral stairways shall not be part of a required means of egress."

Section R312.1 is amended by adding the following sentence at the end of the first paragraph:

"Decorative planter boxes, and built-in seating that do not comply with these height requirements shall not be substituted for providing the required guard."

Section R313 is amended to read as follows:
SECTION R313
SMOKE ALARMS AND CARBON MONOXIDE ALARMS

Section R313.2.1 is amended to add the following condition:
3. Installation, alteration, or repairs of plumbing or mechanical systems that do not result in the removal of interior wall or ceiling finishes exposing the structure, are exempt from the requirements of this section.

Section R313.4 is hereby added as follows:

R313.4 Carbon Monoxide Detection. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm within fifteen (15) feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with the smoke detecting devices provided that the combined unit emits an alarm in a manner that clearly differentiates the hazards. The carbon monoxide alarms may be either battery powered, plug-in with battery back-up, or wired into the structure’s AC power line with a secondary battery back-up.

Section R317.2 exception shall be amended to delete the words "Chapters 33 through 42" and by substituting in lieu thereof the following:
"the National Electrical Code as adopted and amended by the Village"

Section R318.1 shall be amended to delete Exception #3.

Section R319.1 Condition #1 shall be amended to add the following to the beginning of Condition #1:
"Structural members for all exterior decks and porches,"

Section R319.1 shall further be amended to delete Condition #2 and by substituting in lieu thereof the following:
2. All wood framing members that rest on concrete or masonry exterior foundation walls.

Section R319.1.3 shall be deleted in its entirety.

Section R320.5 shall be deleted in its entirety.

Section R321.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R321.1 Premises identification. Buildings shall have mounted address numbers placed in a position that is plainly legible from the street fronting the property. Where the distance from the street to the building does not allow for the numbers to be easily viewed, alternative signage shall be provided subject to the review and approval of the Building Official. Address numbers shall be a minimum of four (4) inches high with a minimum stroke width of .5 inches in Arabic font and contrast with their background.

Section R324.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R324.1 General. Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established by local flooding data shall be designed and constructed in accordance with the provisions contained in this section and the Village of Downers Grove Municipal Code Chapter 26.

Section R324.3 through Section 324.3.6 shall be deleted in their entirety.
CHAPTER 4

Section R401.1 is amended to delete the last sentence of the first paragraph.
Section R401.1 is further amended to delete the exceptions.
Section R401.1 is further amended to delete the last paragraph of the section.

Section R401.2 is amended by deleting the words "wood and" from the last sentence.

Section R401.2.1 shall be added as follows:

R401.2.1 Weather-related construction methods. All concrete preparation, placement, and protection for footings, foundations, and flatwork with temperature conditions below freezing shall be in accordance with accepted industry standards and the protection provisions of ACI 318 when applicable.

Section R402.1 through Section R402.1.2 are deleted in their entirety.

Section R402.3.1 is hereby added as follows:

R402.3.1 Precast concrete foundation materials. Materials used to produce precast concrete foundations shall meet the following requirements.
1. All concrete used in the manufacture of precast concrete foundations shall have a minimum compressive strength of 5,000 psi at 28 days. Concrete exposed to a freezing and thawing environment shall be air entrained with a minimum total air content of 5 percent.
2. Structural reinforcing steel shall meet the requirements of ASTM A 615, A 706 or A 996, the minimum yield strength of the reinforcing steel shall be 40,000 psi Grade 40. Steel reinforcement for precast concrete foundation walls shall have a minimum concrete cover of 3.4 inch.
3. Panel-to-panel connections shall be made with Grade II Steel fasteners.
4. The use of non-structural fibers shall conform to ASTM C 1116.
5. Grout used for bedding precast concrete foundations placed upon concrete footings shall meet ASTM C 1107.

Section R403.1 is amended by deleting the words "fully grouted masonry" and "wood foundations".

Table R403.1 is amended to delete "Masonry footings".

Section R403.1.1 is amended by deleting the phrase "masonry footings"
Section R403.1.1 is further amended by deleting the last sentence of the section.

Figure R403.1(2) and Figure R 403.1(3) are deleted in their entirety.

Section R403.1.1.2 is added as follows:

R403.1.1.2 Open deck and gazebo piers. One-story wood deck structures without roofs, and free-standing gazebo type structures with roofs, shall be permitted to be constructed on concrete piers. The piers shall be spaced in accordance with proper structural design for the anticipated loading conditions. All wood supporting columns shall be anchored to the piers with galvanized post base anchors.

Section R403.1.1.3 is added as follows:

R403.1.1.3 Screen rooms and Three-season room foundations. Screen rooms and three-season rooms shall be supported on a minimum of an eight (8) inch wide continuous trench-type foundation.
Section R403.1.1.4 is added as follows:

**R403.1.1.4 Stoop foundations.** When constructed of concrete, stone or masonry materials, the main entry stoop or front porch exceeding three (3) risers in height shall be supported on a minimum of a continuous perimeter trench type foundation 42” deep. All other exterior stoops and stairs shall be supported on a minimum of wing walls tied with reinforcing bars to the main foundation or 8” diameter concrete piers, 42” deep.

Section R403.1.2 is amended by deleting the same in its entirety.

Section R403.1.3 is amended by deleting the same in its entirety.

Section R403.1.4.2 is amended by deleting the same in its entirety.

Section R403.1.5.1 is added as follows:

**R403.1.5.1 Reinforcement of stepped foundations.** Where stepped footings support continuous concrete foundations walls, a minimum of two (2) No. 4 steel reinforcing bars shall run continuously through the foundations wall for a minimum distance of one (1) foot beyond the ends of the footing break in both directions.

Section R403.1.6 is hereby amended to delete the words "In Seismic Design Categories".

Section R403.1.6 is further amended to add the following at the end of the second paragraph:

"Only steel shims and grout shall be permitted to fill sill plate gaps. No wood or loose shims shall be permitted."

Section R403.1.6.1 is amended by deleting the same in its entirety.

Section R403.2, is amended by deleting the same in its entirety.

Section R403.3 is amended by deleting the same in its entirety.

Figure R403.3(1), (3) and (4) are amended by deleting the same in their entirety.

Section R403.3.1 through Section 403.3.4 are amended by deleting the same in their entirety.

Section R404.1 is amended by deleting the number "3.5 inches (89 mm)" and substituting in lieu thereof the following:

"4.0 inches"

Section R404.1.1, Section R404.1.2, Section R404.1.4 and Section R404.1.5.1 are amended by deleting the words "In Seismic Design Categories D"

Section R404.1.8 is amended by deleting the same in its entirety.

Section R404.2, is amended by deleting the same in its entirety.

Section R404.2.1, is amended by deleting the same in its entirety.

Section R404.2.2, is amended by deleting the same in its entirety.

Section R404.2.3, is amended by deleting the same in its entirety.
Table R404.2.3 is amended by deleting the same in its entirety.

Table R404.2.4 is amended by deleting the same in its entirety.

Table R404.2.5 is amended by deleting the same in its entirety.

Section R404.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R404.3 Wood sill plates. Wood sill plates shall be a minimum of two (2)-inch by four (4)-inch nominal lumber. Sill plate anchorage shall be in accordance with Sections R403.1.6 and R602.11. Sill plates shall be of naturally durable or pressure-treated wood.

Section R404.4 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R404.4 Insulating concrete form foundation walls. Insulating concrete form (ICF) foundation walls shall be designed and constructed in accordance with the provisions of this section or in accordance with the provisions of ACI 318. Project drawings, typical details and specifications are required to bear the seal of a State of Illinois licensed architect or structural engineer responsible for the design.

Section R404.4.1 is hereby amended to delete the words "In Seismic Design Categories".

Section R404.4.7.2 is amended by deleting the same in its entirety.

Section R405.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. A continuous perforated pipe, six (6) inch minimum diameter, shall be placed on a minimum of two (2) inches of washed gravel and covered with not less than six (6) inches of the same material. A sump pit and pump shall be provided. The sump pump discharge shall be in accordance with Section 13.7 of the Downers Grove Municipal Code.

Section R405.1 is further amended by deleting the exception.

Section R405.2 through Section R406.3.4 are amended by deleting the same in their entirety.

Section R407.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R407.3 Structural requirements. The columns shall be restrained to prevent lateral displacement at the bottom and top end. Wood columns shall not be less in nominal size than four (4) inches by four (4) inches and steel columns shall not be less than three (3)-inch diameter standard pipe or approved equivalent. No loose steel shims shall be permitted at the top or bottom ends. Shims must be welded or bolted through to the steel beam being supported.

Section R407.3 is further amended by deleting the exception.

Section R408.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R408.3 Unvented crawl space. Ventilation openings in under-floor spaces specified in Sections R408.1 and R408.2 shall not be required where:
1. A two (2) inch minimum concrete slush coat floor slab is provided and one of the following is provided for the under-floor space.
   1.1 Continuously operated mechanical exhaust ventilation at a rate equal to one (1) cfm for each fifty (50) square feet of crawlspace floor area, including an air pathway to an adjacent conditioned space, and perimeter walls insulated in accordance with the International Energy Conservation Code.
   1.2 Conditioned air supply sized to deliver at a rate equal to one (1) cfm for each fifty (50) square feet of under-floor area, including a return air pathway to an adjacent conditioned space, and perimeter walls insulated in accordance with the International Energy Conservation Code.

Section R408.4 is amended to add the following at the end of the first paragraph:
"A minimum of thirty (30) inch vertical clearance is required for access requirements where mechanical equipment is located under floors."

Section R408.7 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R408.7 Flood resistance. For buildings located in areas prone to flooding as established by local flooding data.

CHAPTER 5

Section R502.6 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R502.6 Bearing. The ends of each joist, beam or girder shall have not less than one and a half (1.5) inches of bearing on wood or metal and not less than three (3) inches on masonry or concrete. Bearing for engineered lumber products must meet the requirements of the manufacturer.

Section R502.7 is amended by deleting the exception.

Section R502.7.1 is amended to add the following at the end of the first paragraph:
"Bridging split in nailing must be removed and replaced."

Section 506.1, is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R506.1 General. Concrete slab-on-grade floors and exterior slabs, shall be a minimum of 4.0 inches thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be set forth in Section R402.2.f.

Exception: Crawl space floors shall consist of a minimum of 2 inches of concrete on a vapor retarder as specified in 506.2.3 on a base as specified in Section 506.2.2. If plumbing fixtures are located on the floor directly above the crawl space area, a floor drain shall be installed per the State of Illinois Plumbing Code.

Section R506.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R506.2 Base. A four (4)-inch thick base course consisting of CA-6 type gravel, or three-fourths (3/4) inch crushed stone shall be placed and machine-compacted on the prepared subgrade for all slabs.

Section R506.2.3 is amended by deleting the Exception #1.
CHAPTER 6

Section R602.5 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R602.5 Interior nonbearing walls. Interior nonbearing walls shall be permitted to be constructed with studs at sixteen (16) inches on center. Interior nonbearing walls shall be capped with at least a single top plate. Interior nonbearing walls shall be fire blocked in accordance with Section R602.8.

Section R602.7.2 is amended by deleting the last sentence of the paragraph.

Section R602.8.1 is amended by deleting "Batts or blankets or mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block.”

Section 602.8.1.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R602.8.1.1 Unfaced fiberglass. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

Section R602.8.1.3 is hereby added as follows:

R602.8.1.3 Draftstopping. For draftstopping requirements see Section R502.12.

Section R602.10 shall be amended to delete the phrase “For buildings in Seismic Design Categories D”

Table R602.10.1 shall be amended to delete Seismic Design Categories C and D

Section R602.10.2.2 is amended by deleting the same in its entirety.

Table R602.10.6 shall be amended to delete Seismic Design Categories C and D

Section R602.10.9, Section R602.10.11, Section R602.10.11.3 through Section R602.11.3 are amended by deleting the same in their entirety.

Section R606.1.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R606.1.1 Professional registration required. When the empirical design provisions of ACI 530/ASCE 5/TMS 402 Chapter 5 or the provision of this section are used to design masonry; project drawings, typical details and specifications are required to bear the seal of a State of Illinois licensed architect or structural engineer.

Section R606.4.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R606.4.2 Support at foundation. Cavity wall or masonry veneer construction must be supported on a foundation wall of equal width of the wall system above.

Figure R606.11(2) and Figure R606.11(3) are amended by deleting the same in their entirety.

Section R606.12 through Table R606.12.4.2 are amended by deleting the same in their entirety.
Section R606.16 is hereby added as follows:

R606.16 Weep holes. See section 703.7.6 for weep hole requirements.

Section R607.1.3 is amended by deleting the same in its entirety.

Section R607.3 shall be amended to add Condition #3 as follows

3. See section 703.7.4 for wall tie spacing requirements.

Section R611.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R611.1 General. Insulating concrete form (ICF) walls shall be designed and constructed in accordance with the provisions of this section or in accordance with the provisions of ACI 318. Project drawings, typical details and specifications and required to bear the seal of a State of Illinois licensed architect or structural engineer responsible for the design.

Section R611.2 is amended by deleting the second paragraph.

Section R611.6.1 is amended by deleting “In Seismic Design Categories D”

Section R611.6.2 is amended by deleting the same in its entirety.

R611.7.1.2 is amended by deleting the first and second paragraphs in their entirety and by substituting in lieu thereof the following:

R611.7.1.2 Vertical steel. Above-grade concrete walls shall have reinforcement in accordance with Sections R611.3, R611.4, or R611.5 and R611.7.2.

R611.7.1.3 is amended by deleting the second and third paragraph.

Section R611.7.4 is amended by deleting “Table R611.7 (11) shall be used to determine the minimum amount of solid wall length for townhouses in Seismic Design Category C, and all buildings in Seismic Design Categories D.”

Table R611.8(2), Figure R611.8(6), Figure R611.8(7), Section R611.8.1.1 through Section R611.9.1 are amended by deleting the same in their entirety.

Section R613.7 is amended by deleting the same in its entirety.

CHAPTER 7

Section R702.3.2.1 is hereby added as follows:

R702.3.2.1 Concealment of framing. All framing of finished rooms, closets, storage areas, and under stairways shall have a minimum of one half (1/2) inch thick gypsum board applied.

Section R703.2 is amended by deleting Exception #1

Section R703.3.1 is amended by adding at the end of the paragraph the following sentence:

“All panels shall contain an approved rated siding grade mark. All panels shall be decorative in appearance such as T1-11 siding.”

Section R703.4 is amended by adding at the end of the paragraph the following sentence

“Siding materials shall not be nailed directly to studs unless the material is a structural rated panel
designed for this purpose."

Section R703.7 is amended by deleting Exception #2

Table R703.7(2) is amended by deleting the same in its entirety.

Section R703.7.2 is amended by deleting the same in its entirety.

Section R703.7.4.1 is amended by deleting the exception.

Section R704 is hereby added as follows:

R704 Weather caulking. All exterior openings in the exterior weather protective membrane shall be caulked with an elastic, non-hardening and firmly adhering material, the intersections of all wood to masonry, or dissimilar materials shall be caulked.

CHAPTER 8

Section R801.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R801.3 Roof drainage. All dwellings and accessory buildings of four hundred (400) square feet or larger shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least five (5) feet from foundation walls, or to an approved drainage system, or in a manner as reviewed and approved by the building official.

Section R802.5.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R802.5.1 Purlins. Purlins shall be engineered by the design professional of record.

Table R802.5.1(7) is amended by deleting the same in its entirety.

Table R802.5.1(8) is amended by deleting the same in its entirety.

Section R802.7.1 is amended by deleting the exception.

Section R803.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

R803.1 Lumber sheathing. Allowable spans for lumber used as roof sheathing shall conform to Table R803.1. Spaced lumber sheathing for wood shingle and shake roofing shall conform to the requirements of Sections R905.7 and R905.8.

Section R803.2.4 shall be added as follows:

R803.2.4 Sheathing supports. Sheathing clip supports or other methods approved by the design professional of record shall be used when framing centers exceed sixteen (16) inches o.c.

Section R806.1 is amended by amending the "1/8 inch minimum" and by substituting in lieu thereof the following:

"1/16 inch minimum"

Section R806.2 shall be amended to delete the last sentence of the first paragraph in its entirety and by substituting in lieu thereof the following:

“As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.”

Page 47 of 72
Section R806.4 is amended by deleting Exception #3.

CHAPTER 9

Section R903.4.2 is hereby added as follows:

**R903.4.2  Gutters and downspouts.**

1. Gutters and downspouts shall be installed on all dwelling units and accessory buildings that are four hundred (400) square feet or larger unless omission is specifically permitted by the building official.
2. Downspouts shall not be connected to the sanitary sewer system or to the footing drain tile system unless specifically permitted by the building official. All outlets shall discharge into the front and rear yards through an open splash block or as otherwise permitted by the building official.
3. Gutter and downspout material shall consist of the following:
   a. 16 ounce, hard, cornice tempered copper
   b. 26 gauge galvanized sheet metal with a 1.25-ounce total weight psf zinc coating
   c. Aluminum with a minimum gauge of .019
   d. Vinyl or other material when permitted by the building official.

Section R905.2.4.2 is hereby added as follows:

**R905.2.4.2  Fire resistance of asphalt shingles.** Asphalt shingles shall be of Class C label or better per the requirements of Section 1505 of the International Building Code.

Section R905.2.7.2 is amended by deleting the same in its entirety.

Section R905.3.3.3 is amended by deleting the same in its entirety.

Section R907.7 is hereby added as follows:

**R907.7  Ventilation.** When re-covering or replacing an existing roof, the roof shall be ventilated in accordance with the requirements of Section R806.

CHAPTER 10

Section R1001.3 through Section R1001.3.2 are amended by deleting the same in their entirety.

Section R1001.4 through Section R1001.4.1 are amended by deleting the same in their entirety.

Section R1002.4 is amended by deleting the same in its entirety.

Section R1003.3 through Section R1003.4.1 are amended by deleting the same in their entirety.

Section R1003.11.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

**R1003.11.3 Gas appliances.** Flue lining systems for gas appliances shall be in accordance with the International Mechanical Code.

Section R1004.1.1 is hereby added as follows:

**R1004.1.1 Insulated fire boxes.** When a factory-built fireplace is installed on an outside wall, the frame cavity surrounding the firebox shall be insulated in the same manner as the adjacent wall areas. The product’s rating for clearance to combustibles shall be maintained. A minimum of 1/2” gypsum board shall be installed over combustible materials extending from the bottom of the firebox to the firestop.
located above the appliance.

Section R1005.4.1 is hereby added as follows:

R1005.4.1 Chimney enclosures. Portions of the chimney which pass through habitable spaces or closets shall be enclosed in a drywall chase to avoid personal contact, contact with combustible material, and damage to the chimney.

Section R1005.4.2 is hereby added as follows:

R1005.4.2 Installation of firestops. Firestops shall be installed inside of the chase enclosing the factory-built chimney. The firestop device shall be as provided by the manufacturer for use with that specific chimney being installed. The firestops shall be placed at a minimum at the level of each ceiling that the chimney passes through or when located on an outside wall, at the points equivalent to each ceiling line. All installations shall meet the requirements of the manufacturer’s installation guidelines.

Section R1005.4.3 is hereby added as follows:

R1005.4.3 Insulating of chase. When the enclosing fireplace chase is located on an outside wall or adjacent to an unheated area, it shall be insulated in the same manner as the adjacent walls up to the firestop. The insulation shall then be covered with 1/2 inch drywall.

Chapter 11 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

See the 2012 International Energy Conservation Code as adopted and amended by the Village.

CHAPTERS 12 through 23 - Residential Mechanical

Section M1201.1 is hereby amended to delete "24" and by substituting in lieu thereof the following:

"23"

Section M1201.2 is hereby amended to delete "24" and by substituting in lieu thereof the following:

"23"

Section M1405.1, Section M1406.1, Section M1406.2, and Section M1407.1 are hereby amended to delete the phrase “Chapters 33 through 42 of this code" and by substituting in lieu thereof the following:

"the applicable provisions of the 2008 National Electrical Code.”

Section M1413.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

M1413.2 Protection of potable water. The potable water system shall be protected from backflow in accordance with the provisions of the State of Illinois Plumbing Code.

Section M1601.1.1 is amended by deleting Condition #7 and its subsections in their and by substituting in lieu thereof the following:

7. Stud wall cavities and the spaces between solid floor joists shall not be used for air plenums serving habitable spaces. Supply and return air shall be conveyed in a ducted system.

Section M1601.4 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

M1601.4 Under -floor plenums. An under floor space used as a supply plenum to a habitable space shall not be permitted.

Section M1801.1 and Section M2001.1.1 are amended by deleting reference to "Chapter 24" and by
substituting in lieu thereof the following:
   “the International Fuel Gas Code.”

Section M2004.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
   M2004.1 General. Water heaters used to supply both potable hot water and hot water for space heating shall be installed in accordance with this chapter, the manufacturer’s installation instructions, the 2006 International Fuel Gas Code, and the 2008 National Electrical Code.

Section M2005.1 shall be amended to delete reference to "Chapter 24" and and by substituting in lieu thereof the following:
   “The International Fuel Gas Code.”

Section M2005.3 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
   M2005.3 Electric water heaters. Electric water heaters shall also be installed in accordance with the applicable provisions of the 2008 National Electrical Code.

Chapter 24 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
   See the 2006 International Fuel Gas Code as adopted and amended by the Village.

Chapter 25 through Chapter 32 are amended by deleting the same in their entirety and by substituting in lieu thereof the following:
   See the State of Illinois Plumbing Code as adopted and amended by the Village.

Chapter 33 through Chapter 42 are amended by deleting the same in their entirety and by substituting in lieu thereof the following:
   See the 2008 National Electrical Code as adopted and amended by the Village.

The following appendices are adopted by reference as amended:

APPENDIX F
   AF101.1 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
      AF101.1 General. This appendix contains requirements for new construction in accordance with the Radon Resistant Construction Act (420 ILCS 52/1, et. seq.)

   AF102 is amended by deleting the same in its entirety.

   AF103 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
      AF103 REQUIREMENTS

   AF103.1 General. The construction techniques intended to resist radon entry and prepare the building for post-construction radon mitigation shall be in accordance with 32 Ill. Admin. Code 422.150 “Mitigation Standard for New Residential Construction”.

APPENDIX G
   AG106.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:
      AG106.2 Suction Fittings. Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A112.19.8-2007 on every drain/gate.
APPENDIX K
(Ord. 5373, Amended, 04/01/2014; Ord. 5289, Amended, 12/04/2012; Ord. 5262-scriv, Amended, 05/08/2012, Flood Plan-scrivners, change Ch26 references; Ord. 5075, Added, 10/06/2009)

Section 7.1300.ART. Article XIII. LIFE SAFETY CODE
(Ord. 5077, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

The 2003 edition of the National Fire Protection Association's Life Safety Code (also known as NFPA 101) is hereby adopted in its entirety except for those provisions which are hereinafter deleted, modified, or amended. The aforementioned Code may be referred to as the "Life Safety Code" and is adopted for the purpose of protecting the public health, safety and welfare. The Life Safety Code establishes minimum standards of construction, protection and occupancy of buildings and other structures. Additionally, it minimizes the danger to life from fire, smoke, fumes and panic by specifying minimum requirements for number, size, and arrangement of exit facilities. Lastly, it regulates all other matters which are considered essential to life safety, and provides for the administration of the various provisions and regulations.

At least one copy of the Life Safety Code, including any amendments made to it, shall be filed in the office of the Village Clerk. (Ord. No. 1790, § 1; Ord. No. 2602, § 2; Ord. No. 3186, § 3.)
(Ord. 5084, Renumbered, 10/06/2009; Ord. 4575, Amended, 03/02/2004; 4147, Amended, 08/09/1999; 3724, Amended, 03/13/1995)

Section 7.1302. Definitions.
For the purposes of the Life Safety Code, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Authority having jurisdiction. The bureau of fire prevention of the Village. (Ord. No. 1790, § 1; Ord. No. 3186, § 4.)
(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

The amendments to the Life Safety Code referred to in this Article are the following:
None.
(Ord. No. 1790, § 1; Ord. No. 3186, § 5.)
(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1304. Applicability to Building Code.
If during the administration of the Life Safety Code the application of a provision or provisions of the Life Safety Code and a provision or provisions of the Building Code adopted by Chapter 7, Article XI will impose standards or requirements that are inconsistent in whole or in part, the provision or provisions of the code imposing the most stringent standards or requirements shall control. (Ord No. 1790, § 1; Ord. No. 3186. § 6; Ord. No. 3327, § 1.)
(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)
Section 7.1305. Appeals.
Whenever the chief of the bureau of fire prevention shall disapprove an application for a modification or exception from the provisions of the Life Safety Code or shall refuse to grant a permit applied for or when it is claimed that the provisions of the Life Safety Code adopted by this article do not apply or that the true intent and meaning of such code has been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the chief of the bureau of fire prevention to the Building Board of Appeals established in Chapter 7, Article IX within thirty days from the date of the decision. (Ord. No. 1790, § 1; Ord. No. 3186, § 7.)

(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1306. Violations and penalties.
(a) Any Person who shall violate any of the provisions of the Life Safety Code adopted by this article or fail to comply with any order made thereunder or who shall build in violation of any detailed statement of any specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder and from which no appeal has been taken within thirty days or who shall fail to comply with such an order as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed herein, shall severally, for each such violation and noncompliance, be punishable as provided in Section 1-15. The imposition of a penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

(b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. (Ord. No. 1790, § 1; Ord. No. 3186, § 8.)

(Ord. 5084, Renumbered, 10/06/2009; 3724, Amended, 03/13/1995)

Section 7.1400. ART. Article XIV. PROPERTY MAINTENANCE CODE

(Ord. 5077, Renumbered, 10/06/2009)

The 2006 International Property Maintenance Code is hereby adopted for the purpose of protecting the public health, safety and welfare, as hereinafter provided, by 1) establishing minimum standards for basic equipment and facilities for light, ventilation, space heating and sanitation; for space, use and location; for safe and sanitary maintenance; and 2) fixing the responsibilities of owners, operators and occupants; and 3) providing for administration, enforcement and penalties in connection therewith. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified, or amended, and is, together with such amendments, incorporated as fully as if set out at length herein. Said Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Property Maintenance Code" or the "International Property Maintenance Code." At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village. (Ord. No. 2900, § 2.)

(Ord. 5078, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4442, Amended, 08/20/2002; 4213, Amended, 08/15/2000; 3732, Amended, 04/03/1995)

The deletions from, modifications and amendments to the 2006 International Property Maintenance Code as
referred to in this Article are as follows:

Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the Village of Downers Grove, hereinafter referred to as "this code".

Section 102.6 is amended by deleting the same in its entirety.

Section 103 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 104 is amended by deleting the same in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 106 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 107 with the Exception of Section 107.5 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 108.1.1.1 is hereby added as follows:

108.1.1.1 Dangerous structures or premises. For the purposes of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

1. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

2. Any building or structure, because of a lack of sufficient or proper fire-resistive construction, fire protection systems, electrical, mechanical, or plumbing system, or other cause is determined by the code official to be a threat to life or health.

3. Any portion of a building remaining on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

4. The building or structure or portion thereof, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building is likely to fall or give way.

5. Any portion of a building, structure, or appurtenance that has been damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism, or by any other cause to such an extent that it is likely to partially or completely collapse.

6. Any means of egress component such as any door, aisle, passageway, stairway, or any walking surface of these components is so warped, torn, loose, or otherwise unsafe, that there is not a safe means of egress, or conformance to the building or fire code provisions relating to existing buildings.
7. Any portion of a building, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, or fastened in place so as to be capable of resisting natural or artificial loads or a design value in correlation with the International Building Code.

8. Any building or structure that has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure by local ordinances to such an extent as to present either a substantial risk of fire, building collapse, or any other threat to life and safety.

Section 108.3 is amended by deleting the following from the end of the first paragraph: "in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2".

Section 110.2 shall be deleted in its entirety and by substituting in lieu thereof the following:  
110.2 Notices and orders. All notices and orders shall comply with Chapter 7, Article X of the Downers Grove Municipal Code.

Section 110.4 shall be deleted in its entirety.

Section 111 and subsequent subsections are amended by deleting the same in their entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 112 shall be added as follows: 
112 PRE-OCCUPANCY ORDINANCE COMPLIANCE APPROVAL

Section 112.1 shall be added as follows: 
112.1 Inspection for ordinance compliance. An inspection for compliance with all applicable ordinances of the Village of Downers Grove shall be required for any structure, building, commercial tenant space, multi-family common area, property, or portion thereof prior to a change of occupancy associated with a sale, rental, exchange, conversion to condominium, or transfers of possession or control. This inspection is required for all occupancy classification with the exception of one and two-family dwellings.

Section 112.2 shall be added as follows: 
112.2 Application. A certificate of ordinance compliance shall be applied for by the owner or tenant no more than one hundred and twenty days prior to the change of occupancy. Application shall be made to the code official upon forms prescribed by such official.

Section 112.3 shall be added as follows: 
112.3 Certificate of compliance. After it is determined by inspection that the structure complies with Village ordinances including, but not limited to, applicable provisions of this code, the Village of Downers Grove Zoning Code, NFPA Life Safety Code, and the International Fire Code a certificate of ordinance compliance shall be issued. If, upon said inspection, the structure does not comply with the applicable ordinances for the intended use of the space, the code official shall prepare an inspection report enumerating the violations the inspection has uncovered. All violations must then be corrected within a time frame as determined by the Director of Community Development.

Section 112.4 shall be added as follows: 
112.4 Fees. All fees related to securing the certificate of ordinance compliance shall be as set forth in Chapter 7, Article VIII of the Downers Grove Municipal Code.
Section 201.3 shall be deleted in its entirety and by substituting in lieu thereof the following:

Section 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Residential Code, National Electrical Code, State of Illinois Plumbing Code, International Fire Code, or International Mechanical Code, such terms shall have the meanings ascribed to them as stated in those codes.

Section 302.4 shall be amended for the first sentence to read as follows:

"All premises and exterior property including right-of-way areas shall be maintained free from weeds or plant growth in excess of ten (10) inches."

Section 302.4.1 shall be added as follows:

302.4.1 Landscaping restrictions. All landscapes and plantings shall comply with the following requirements:
1. Plant material must not pose a safety hazard for the general public at any time of the year as determined by the code official.
2. Planting areas must be properly managed and maintained free of weeds.
3. Ornamental grass and flower shall be cut down to a maximum height of not more than ten (10) inches prior to June 1st of each calendar year.
4. Plant material in the Village right-of-way shall be in compliance with Chapter 19 and 24 of the Village of Downers Grove Municipal Code and shall not create a hazard at or near roadway intersections.

Section 304.1.1 shall be added as follows:

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code and International Fire Code as required for existing buildings. All items listed must be capable of resisting all nominal loads and load effects:
1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, or are not properly anchored.
3. Exterior walls that are not anchored to supporting elements or are not plumb and free of holes, cracks, or breaks and loose or rotting materials.
4. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage.
5. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored.
6. Overhang extensions or projections including chutes, chimneys, canopies, signs, awnings, fire escapes, and exhaust ducts not properly anchored.
7. Exterior stairs, decks, porches, balconies, and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound or properly anchored.
8. Steel members that have been subjected to deterioration, elastic or ultimate deformation, metal fatigue, or detached, dislodged, or failing connections.
9. Woods members that have been subjected to deterioration, ultimate deformation, damage from insects or rodents, fire damage beyond charring, significant splits and checks, horizontal or vertical shear cracks, excessive cutting or notching, detached, dislodged or failing connections, inadequate support.
10. Concrete or masonry that has been subjected to deterioration, ultimate deformation, fractures, fissures, spalling, exposed reinforcement, detached dislodged or failing connections.
11. Aluminum that has been subjected to deterioration, corrosion, elastic or ultimate deformation, stress or strain cracks, joint fatigue, detached, dislodged, or failing connections.
Section 304.14 shall be amended to include the following dates:
"from April 1st to November 1st"

Section 305.1.1 shall be added as follows:

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code and the International Fire Code as required for existing buildings. All items listed must be capable of resisting all nominal loads and load effects:
1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not structurally sound or properly anchored.
3. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound or properly anchored.
4. Steel members that have been subjected to deterioration, ultimate deformation, metal fatigue, or detached, dislodged, or failing connections.
5. Wood members that have been subjected to deterioration, ultimate deformation, damage form insects or rodents, fire damage beyond charring, significant splits and checks, horizontal or vertical shear cracks, excessive cutting or notching, detached, dislodged or failing connections, or inadequate support.

Section 306.1 is amended by deleting the exception.

Section 404.3 shall be deleted in its entirety and by substituting in lieu thereof the following:

404.3 Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, and toilet rooms shall have a clear ceiling height of not less than seven (7) feet.

Exceptions:
1. In one-and two-family dwellings, beams or girders spaced not less than four (4) feet on center projecting not more than six (6) inches below the required ceiling height.
2. Basement rooms in one- and two-family dwellings may have a ceiling height of not less than 6 feet 8 inches, with not less than six (6) feet four (4) inches of clear height under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part or the room, with a clear ceiling height of at least seven (7) feet over not less than one half of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of five (5) feet or more shall be included.

Section 404.4 shall be deleted in its entirety and by substituting in lieu thereof the following:

404.4 Minimum room areas. Every dwelling unit shall have at least one habitable room that shall have not less than one hundred twenty (120) square feet of gross floor area.

Section 404.4.1 shall be deleted in its entirety and by substituting in lieu thereof the following:

404.4.1 Other rooms. Other habitable rooms shall have a floor area of not less than seventy (70) square feet.

Exceptions:
1. Kitchens.

Section 505.1 is amended by deleting the words “International Plumbing Code” and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"
Section 602.2 shall be deleted in its entirety and by substituting in lieu thereof the following:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of sixty-eight (68) degrees in all habitable rooms, bathrooms, and toilet rooms when the temperature is above negative four (-4) degrees outside. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Section 602.3 shall be amended by adding the following dates:
"from October 1st to May 15th"

Section 602.3 shall be amended by deleting Exception #1 in its entirety and substituting in lieu thereof the following:
1. When the outdoor temperature is below negative four (-4) degrees, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.

Section 602.3 shall be amended by deleting Exception #2

Section 602.4 shall be amended by adding the following dates:
"from October 1st to May 15th"

Section 604.2 is amended by deleting the words “ICC Electrical Code” and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 702.1 is amended by adding the words "and International Building Code".

Section 702.2 is amended by adding the words "and International Building Code".

Section 704.1 is amended by adding the words "and International Building Code".

Section 704.2 is amended by adding the words "and International Building Code".

Section 704.3 is amended by deleting the first sentence in its entirety and substituting in lieu thereof the following:
"In Group R-3 occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup.

Section 704.4 is amended by deleting the first sentence and substituting in lieu thereof the following:
"Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-3 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation on one alarm will activate all of the alarms in the individual unit.

Section 704.5 is hereby added as follows:

704.5 Carbon Monoxide Detection. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm within fifteen (15) feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with the smoke detecting devices provided that the combined unit emits an alarm in a manner that clearly differentiates the hazards. The carbon monoxide alarms may be either battery powered, plug-in with battery back-up, or wired into the structure’s AC power line with a secondary battery back-up.
Section 7.1403. Penalties.

The penalty provisions contained in Section 106.4 of the 2006 International Property Maintenance Code adopted by this Article are hereby deleted, and the provisions for penalties under such code shall be as follows:

**PM-106.4 Penalty:** Any person, firm or corporation who shall violate any provision of this Code shall, upon conviction thereof, be subject to a fine of not less than seventy-five dollars ($75.00) and not more than seven hundred fifty dollars ($750.00). Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. (Ord. No. 2900, § 2.)

Section 7.1500. Article XV. INTERNATIONAL ENERGY CONSERVATION CODE

The current International Energy Conservation Code (hereafter referred to as the IECC) mandated by the State of Illinois, and any amendment thereto, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said Energy Conservation Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Energy Conservation Code" or the "Energy Conservation Code". At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village.

The deletions from and modifications to the International Energy Conservation Code as referred in this Article are the following:

**Section C101.1** is amended by deleting the same in its entirety and substituting in lieu thereof the following:

**C101.1 Title.** This code shall be known as the International Energy Conservation Code of the Village of Downers Grove, and shall be cited as such. It is referred to herein as “this code.”

**Section C103.3.1** is amended by deleting the same in its entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

**Section C107** is amended by deleting the same in its entirety and addressed in Chapter 7, Article VIII of the Downers Grove Municipal Code.

**Section C108.4** is amended by deleting the same in its entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

**Section C109** is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

**Section C201.3** is amended by deleting the same in its entirety and substituting in lieu thereof the following:

**C201.3 Terms defined in other codes.** Terms that are not defined in this code but are defined in the International Building Code, the National Electrical Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, State of Illinois Plumbing Code, or the International Residential Code shall have the meanings ascribed to them in those codes.

**Section R101.1** is amended by deleting the same in its entirety and substituting in lieu thereof the following:

**R101.1 Title.** This code shall be known as the International Energy Conservation Code of the Village of Downers Grove, and shall be cited as such. It is referred to herein as “this code.”

**Section R103.3.1** is amended by deleting the same in its entirety and addressed in Chapter 7, Article IV of the Downers Grove Municipal Code.

**Section R107** is amended by deleting the same in its entirety and addressed in Chapter 7, Article VIII of the Downers Grove Municipal Code.

**Section R108.4** is amended by deleting the same in its entirety and addressed in Chapter 7, Article V of the Downers Grove Municipal Code.

**Section R109** is amended by deleting the same in its entirety and addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

**Section R201.3** is amended by deleting the same in its entirety and substituting in lieu thereof the following:

**R201.3 Terms defined in other codes.** Terms that are not defined in this code but are defined in the International Building Code, the National Electrical Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, State of Illinois Plumbing Code, or the International Residential Code shall have the meanings ascribed to them in those codes.

(Ord. 5538, Amended, 05/17/2016; Ord. 5289, Amended, 12/04/2012; Ord. 5080, Renumbered, 10/06/2009; Ord. 4665, Add.)
Section 7.1600.ART. Article XVI. FUEL GAS CODE

(Ord. 5077, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

The International Code Council Fuel Gas Code, as promulgated by the International Code Council ("ICC"), being particularly the 2006 edition thereof, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said Fuel Gas Code, as modified and amended, may be referred to for all purposes as the "Downers Grove Fuel Gas Code" or the "Fuel Gas Code". At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village.
(Ord. 5081, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; Ord. 4665, Add, 04/05/2005)

The deletions from and modifications and amendments to the International Fuel Gas Code as referred in this Article are the following:

Section 101.1 is amended by deleting the same in its entirety and replacing in lieu thereof the following:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the Village of Downers Grove, hereinafter referred to as "this code".

Section 102.5 is amended by deleting the same in its entirety.

Section 102.6 is amended by deleting the same in its entirety.

Section 102.7 is amended by deleting the same in its entirety.

Section 103 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 104 is amended by deleting the same in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 106 with the Exception of Section 106.2 is amended by deleting the same in its entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section 108 with the Exception of Section 108.7 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.
Section 109 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 201.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the National Electrical Code, International Building Code, International Fire Code, International Mechanical Code, or the State of Illinois Plumbing Code, such terms shall have meanings ascribed to them as in those codes.

Section 301.6 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 301.11 is amended by deleting the exception.

Section 303.3 is amended by deleting condition #5.

Section 303.7 is amended by deleting the same in its entirety.

Section 305.9 is hereby added as follows:

305.9 Parking Structures. Appliances installed in enclosed, basement and underground parking structures shall be installed in accordance with NFPA 88A.

Section 305.10 is hereby added as follows:

305.10 Repair garages. Appliances installed in repair garages shall be installed in a detached building or room, separated from repair areas by walls or partitions, floors or floor ceiling assemblies that are constructed so as to prohibit the transmission of vapors and having a fire resistance rating of not less than 1 hour, and that have no openings in the wall separating the repair area within 8 feet of the floor. Wall penetrations shall be firestopped. Air for combustion purposes shall be obtained from the outdoors. The appliance room shall not be used for the storage of combustible materials.

Exceptions:
1. Overhead heaters where installed not less than eight (8) feet above the floor shall be permitted.
2. Heating appliances for vehicle repair areas where there is no dispensing or transferring of Class 1 or 2 flammable or combustible liquids or liquefied petroleum gas shall be installed in accordance with NFPA 30A.

Section 306.3.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

Section 306.4.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

Section 309.2 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

Section 413.9.2.4 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof
the following:
"National Electrical Code as adopted and amended by the Village"

Section 504.2.9 is amended by deleting the exception.

Section 504.3.20 is amended by deleting the exception.

Section 624.1.1 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

Referenced Standards are amended by deleting the words "International Plumbing Code" and "ICC Electrical Code" and substituting in lieu thereof the following:
State of Illinois Plumbing Code as adopted an amended by the Village, National Electrical Code, as adopted and amended by the Village

(Ord. 5081, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1700.ART. Article XVII. INTERNATIONAL MECHANICAL CODE

(Ord. 5077, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1701. 2006 International Mechanical Code - Adoption.
The International Code Council 2006 International Mechanical Code, as promulgated by the International Code Council ("ICC"), being particularly the 2006 edition thereof, is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties required for such purposes. The same is adopted in its entirety, save and except such portions as are hereinafter deleted, modified or amended, and is, together with such amendments, incorporated as fully as if set out at length herein, and shall control in the construction of all buildings and structures therein regulated within the Village. Said International Mechanical Code, as modified and amended, may be referred to for all purposes as the "Downers Grove International Mechanical Code" or the "Mechanical Code.” At least one copy of said Code, including such amendments to it as shall be enacted, shall be filed in the office of the Village Clerk, and additional copies shall be available in the Community Development Department of the Village.

(5082, Amended, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; Ord. 4665, Add, 04/05/2005)

Section 7.1702. International Mechanical Code - Amendments.
The deletions from and modifications and amendments to the International Mechanical Code as referred in this Article are the following:

Section 101.1 is amended by deleting the same in its entirety and substituting in lieu thereof the following:
101.1 Title. These regulations shall be known as the Mechanical Code of the Village of Downers Grove, hereinafter referred to as “this code.”

Section 101.2 is amended by adding the following at the end of the first paragraph:
"The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the International Fuel Gas Code and this code"

Section 101.2 is further amended to add the following exception"

Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall also comply with Chapters 12 through 23 of the International Residential Code.

Section 102.5 is amended by deleting the same in its entirety.

Section 102.6 is amended by deleting the same in its entirety.

Section 102.7 is amended by deleting the same in its entirety.

Section 103 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article I of the Downers Grove Municipal Code.

Section 104 is amended by deleting the same in its entirety and addressed in Chapter 7, Article II of the Downers Grove Municipal Code.

Section 106 with the Exception of Section 106.2 is amended by deleting the same in its entirety and addressed in Chapter 7, Article III of the Downers Grove Municipal Code.

Section 108 with the Exception of Section 108.7 is amended by deleting the same in its entirety and addressed in Chapter 7, Article X of the Downers Grove Municipal Code.

Section 109 is amended by deleting the same in its entirety and are addressed in Chapter 7, Article IX of the Downers Grove Municipal Code.

Section 201.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, National Electrical Code, International Fire Code, International Fuel Gas Code or the State of Illinois Plumbing Code such terms shall have meanings ascribed to them as in those codes.

Section 202 is amended by adding the following definitions:

Combination Fire/Smoke Damper. A listed device installed in ducts and air transfer openings designed to close automatically upon the detection of heat and resist the passage of flame and smoke. The device is installed to operate automatically and be controlled by a smoke detection system.

Fire Damper. A listed device installed in ducts and air transfer openings designed to close automatically upon detection of heat and to restrict the passage of flame. Fire dampers are classified for use in either static systems that will automatically shut down in the event of a fire, or in dynamic systems that continue to operate during a fire. A dynamic fire damper is tested and rated for closure under an elevated temperature air flow.

Make Up Air. The amount or percentage of fresh air delivered or mixed with recirculating air on a normal cycle of air by volume.

Occupiable Space. An enclosed space intended for human activities, excluding those spaces intended primarily for other purposes, such as storage rooms and equipment rooms, that are only intended to be occupied occasionally and for short periods of time.

Section 202 is further amended by amending the following definition:
Smoke Damper. A listed device that is designed to resist the passage of air and smoke. The device is arranged to operate automatically, controlled by a smoke detection system, and when required, is capable of being positioned from a remote command station.

Section 301.3 is amended by adding the following at the end of the paragraph:
"and the applicable provisions of this code."

Section 301.7 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 301.8 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 301.13 is amended by deleting the exception.

Section 301.13.1 is deleted in its entirety.

Section 306.3.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 306.4.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 306.5.2 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 308.8 is amended by adding the following at the end of the paragraph:
"and the International Residential Code."

Section 308.10 is amended adding the following at the end of the paragraph:
"and the International Residential Code."

Section 511.1.1 is amended by deleting the words "ICC Electrical Code" in the exceptions and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 512.2 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 513.11 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 513.12.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 602.2.1.1 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:

"National Electrical Code as adopted and amended by the Village"

Section 602.3 is amended by deleting the same in its entirety and substituting in lieu thereof the following:

602.3 Stud cavity and joist space plenums. Stud wall cavities and the spaces between solid floor joists shall not be utilized for supply or return air plenums serving habitable spaces.

Section 603.4.1 is hereby added as follows:

603.4.1 Minimum fasteners. Round metallic ducts shall be mechanically fastened by means of at least three sheet metal screws or rivets spaced equally around the joint.

Section 607.1.1.1 is hereby added as follows:

607.1.1.1 Ducts that penetrate non fire-resistance rated assemblies. The space around a duct penetrating a non fire-resistance rated assembly shall comply with Section 716.6.3 of the International Building Code.

Section 607.5.6 is hereby added as follows:

607.5.6 Exterior walls. Ducts and air transfer openings in fire-resistance rated exterior walls required to have protected openings in accordance with Section 704.14 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing.

Section 908.5 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1002.1 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1002.2 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1002.3 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1005.2 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1006.6 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1008.2 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:

"State of Illinois Plumbing Code as adopted and amended by the Village"
Section 1009.3 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1101.4 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1106.3 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 1106.4 is amended by deleting the words "ICC Electrical Code" and substituting in lieu thereof the following:
"National Electrical Code as adopted and amended by the Village"

Section 1201.1 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State Plumbing Code as adopted and amended by the Village"

Section 1204.1 is amended by deleting the exception.

Section 1206.2 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1206.3 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"

Section 1301.6 is hereby added as follows:
1301.6 State of Illinois Regulations. All tank installations and removals shall also comply with the applicable regulations of the Office of the State Fire Marshall.

Section 1305.2.1 shall be deleted in its entirety and substituting in lieu thereof the following:
1305.2.1 Flood hazard. All fuel oil pipe, equipment and appliances located in flood hazard areas shall be located above the design flood elevation.

Section 1401.2 is amended by deleting the words "International Plumbing Code" and substituting in lieu thereof the following:
"State of Illinois Plumbing Code as adopted and amended by the Village"
(Ord. 5082, Renumbered, 10/06/2009; Ord. 4665, Add, 04/05/2005)

Section 7.1800.ART. Article XVIII. SITE MANAGEMENT

(Ord. 5077, Added, 10/06/2009)

Section 7.1801. Demolition/Construction Site Management.
An applicant for a demolition and/or building permit ("permit applicant") shall be responsible for safe construction site management during all phases of demolition and/or construction of permitted improvements. The following minimum standards shall be complied with prior to the commencement of work and throughout the duration of the project.

(a) Notification. Each permit applicant that seeks a demolition permit for an existing house or garage or a building permit for any construction that will add six hundred (600) square feet or more of gross floor area to an existing house or garage shall be required to provide notification to all residents of property located within one hundred (100) feet of the subject property. Such notification shall be made no less than seven (7) days prior to the commencement of any work and shall consist of providing the residents with a copy of an informational brochure provided by the Village, disclosure of a site plan, a general explanation of the work to be done, and the name, address and telephone number of the individual supervising the work. Each permit applicant shall submit written certification, on a form provided by the Village, of personal notification to all residents of property located within one hundred (100) feet of the subject property of the pending work as a condition precedent to issuance by the Village of a permit for work on the subject property.

(b) No structure shall be eligible for demolition unless and until the permit applicant has notified all utilities having service connections within or about the structure such as water, electric, gas, sewer, telephone and any other connections. The Village Public Works Department shall be notified to remove the water meter or the Village may give written permission to allow the permit applicant to remove the water meter. The Sanitary District must be notified regarding the capping of sanitary sewers. A permit to demolish a structure shall not be issued until a release is provided by the relevant utilities stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or capped in a safe manner.

(c) No structure shall be eligible for demolition unless and until the permit applicant has submitted and the Village has approved a grading and site restoration plan or an application for construction has been placed on file with the Village and the applicant has been issued an initial review letter from the Village.

(d) The permit applicant for demolition and/or construction shall be required to install and maintain in good working order a six (6) foot high temporary chain link construction fence with driven posts around the perimeter of the lot for all residential construction, and an eight (8) foot high temporary chain link construction fence with driven posts around the perimeter of the lot for all commercial construction. For both residential and commercial areas, the fencing must have a gated opening which shall be closed when no construction or demolition activity is being performed on the site. Fencing must be installed prior to the commencement of any construction or demolition on the site and must remain in place until the final grading of the property commences. Erosion control measures (silt fencing) must be installed and maintained on the inside of the perimeter fence. The Director of Community Development shall have the authority to determine the fencing requirements, excluding height requirements, and/or to require a written fencing plan for construction activities. The Director shall have the discretion to determine the appropriate timing and location of the fencing requirements in order to adequately protect the health, safety and welfare of the public and the adjacent residential and commercial properties.

(e) Each tree on the property, including the parkway, must be protected with fencing, and as provided in Section 24-7 of this Code.

(f) Construction/demolition debris and refuse containment shall be required for all job sites. Containment shall occur on the property that is the subject of the permit, and shall be within a dumpster or container that shall be fully covered to prevent windblown debris. Such dumpster or container shall be set back a minimum of five (5) feet from the front lot line and a minimum of five (5) feet from the side lot line. All such dumpsters or containers shall be covered at all times when no work is being performed on the property.
that is the subject of the permit. Such dumpster or container shall not be located on public property, including but not limited to, parkways or sidewalks.

(g) Construction sites shall be provided with a portable toilet. The location of the portable toilet shall be set back as far as possible from all property lines to within three to four (4) feet from the excavation but not less than a minimum of five (5) feet from the front lot line and a minimum of five (5) feet from the side lot line, and whenever possible the portable toilet shall be located in the rear yard. Such portable toilet shall not be located on public property, including but not limited to, parkways or sidewalks.

(h) The permit applicant shall maintain all construction/demolition sites free and clear of debris and refuse generated by site preparation, reconstruction or demolition of buildings and structures.

(i) The hours of construction/demolition are as follows:
- 7:00 a.m. to 7:00 p.m. Monday-Saturday
- No Work on Sundays

(j) All construction work shall be limited to the permitted property. No permit issued pursuant to this Section shall authorize any entry onto the property adjoining the permitted property or any work for which entry onto property adjoining the permitted property is or may be necessary, unless a proper right of entry has been secured from the owner of such property.

(k) Posted Notice of Rules and Regulations: The applicant shall post on the permitted property in a prominent place, visible from the public right-of-way, a sign containing notice of the rules and regulations applicable to demolition and construction work. The applicant shall also post notice of the contractor's name and a phone number of the individual supervising the work. Such sign shall be posted not less than four (4) nor more than seven (7) days in advance of the commencement of work. Such sign shall be maintained on the permitted property until all work on the permitted property has been completed and approved or until removal is requested by the Director. The size, shape and message of such sign shall be established by the Director of Community Development. The sign containing notice of rules and regulations shall be obtained from the Village wherein an administrative fee as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" shall be assessed by the Village.

(l) The noise regulations contained in Section 15-5.1 of this Code shall be applicable.

(m) The applicant shall cause all dirt, mud, gravel and other debris from the subject property or related to the work conducted on the subject property to be cleaned regularly every day from all streets and sidewalks adjoining or in the area of the subject property.

(n) No streets, sidewalks or driveways shall be blocked so as to prevent pedestrian or vehicular traffic. An applicant performing any work resulting in the disruption of any pavement on a street, sidewalk or other public place or making any excavation or opening in the same shall maintain suitable barricades to prevent injury of any person or vehicle by reason of such work. All such barricades shall be protected by suitable lights at nighttime. Any defect in any pavement shall be barricaded to prevent injury. Permit applicants must comply with Section 19-44(i) of this Code regarding Traffic Control Procedures and must submit a construction site parking plan outlining the proposed location for all parking of contractor and worker vehicles. All vehicles shall comply with all Village ordinances. The Director of Community Development shall review the construction parking plan and shall either approve the plan as submitted, approve the plan with modifications and/or conditions or deny the plan. The applicant shall adhere to the terms and conditions of the approved construction parking plan. Failure to comply with the terms and conditions of the approved construction parking plan shall constitute a violation of this ordinance.
(o) On all demolition sites and construction sites or in any situation where airborne particles may be
disbursed, proper watering is required in that airborne particles shall be controlled at the property that is the
subject of the permit during work hours by thoroughly saturating all portions of the structure with water.
Such spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of
airborne particles, including without limitation, dust from the property that is the subject of the permit. The
water source for control of airborne particles shall be either (i) a water tanker truck with pump capacity of one
hundred (100) gallons per minute at the nozzle; or (ii) an approved public water hydrant. Water shall be
delivered from the water source to the subject property by a hose with a minimum diameter of 2 ½ inches,
which may be reduced to 1 ½ inches when on the property that is the subject of the permit. If a public water
hydrant is used, a Village water meter and proper hydrant wrench must be used after acquiring a permit from
the Public Works Department in accordance with Chapter 25-11 of the Downers Grove Municipal Code.
Any hose leading from a public water hydrant and crossing a driveway, street, alley or other vehicular
right-of-way or path must be bridged in a manner sufficient to protect the water system.

(p) No open burning is permitted at the demolition/construction site.

(q) Permit applicants shall submit written acknowledgment, on a form provided by the Village, of rules for
construction/demolition site management.

(r) Permit fees shall be paid in the amount set forth in Article VIII of this Code.

(s) A bona fide certificate of insurance shall be supplied to the Village, showing minimum insurance
coverage from an insurance company with at least a B+ rating of one million dollars ($1,000,000.00) bodily
injury, one million dollars ($1,000,000.00) property damage and statutory coverage for workers
compensation and shall name the Village of Downers Grove as an additional insured. A certificate of
insurance shall accompany the permit applications. The building official may waive the insurance
requirement for minor demolition work.

(t) A site management cash bond as set forth in Administrative Regulation entitled "User-Fee, License and
Fine Schedule" shall be deposited with the Village and shall be kept in a separate account. Such cash bond
shall be in addition to all other application and processing fees, costs, escrows, bonds and performance
securities required, and stand as security for the full and complete performance by the permit applicant of the
work covered by the permit, insuring the initiation of construction in a timely manner and proper
management of the site, subject to the following provisions:

(i) The Village shall have the right at all times, at its option, to draw on the site
management bond for the costs, including, without limitation, legal fees and administrative expenses incurred
or to be incurred by the Village in exercising any of its rights under this Chapter in the event: 1) the applicant
undertakes work in violation of any provision of this Chapter or of any permit issued or plan approved
pursuant to this Chapter; or 2) the applicant fails or refuses to complete any work authorized by any permit
issued under this Chapter in accordance with all plans approved in connection with said permit. The
Village’s determination of such costs shall be based either on costs actually incurred by the Village or on the
Village’s reasonable estimates of costs to be incurred.

(ii) If the Village draws on the site management bond, then the applicant shall replenish the
bond to the full amount required by this section immediately after demand therefore is made to the applicant
in writing by the Village. Any failure of the applicant to replenish the bond shall result in cancellation of the
related permit, which permit shall not be reissued thereafter except after the filing of a new application
therefore, repayment of the permit fee, and establishment of a new site management bond.

(iii) Upon certification by the building official of the satisfactory completion of the work,
the balance of the cash bond shall be refunded to the permit applicant.

(u) (1) The applicant shall cause the demolition and/or construction of a structure to be completed with
due diligence, in good faith and without delay. The applicant shall notify the Village at least twenty-four (24) hours prior to the commencement of demolition. Once the work commences on the site, the applicant shall continuously pursue completion of the work. If no substantial work is being pursued on the site for thirty (30) consecutive days or more once the work has commenced, then the site shall be deemed abandoned. Once the Village issues a notice of abandonment the applicant shall within ten (10) days from issuance of the abandonment notice either:

(i) commence work on the site and diligently pursue completion of the demolition; or
(ii) restore the property to a final grade and grass seeded condition or commence construction activities pursuant to a valid building permit.

For purposes of this Section, completion of demolition shall be defined as removal of all portions of the structure both above ground and below ground level and restoration of the property to a final grade and grass seeded condition.

(2) Additional fee for late work: If the applicant fails to comply with this Section he/she shall pay a late work fee as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" per day for each day until such work is completed. The Village shall deduct such fee from the site management bond.

(v) Fees and Fines: Failure to comply with the minimum standards will constitute a violation of this Code, subjecting violators to a stop work order and a minimum fine as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" per violation, for every day the violation exists. In addition to any other penalties provided in this Section, the Village Attorney shall have the authority to seek injunctive or other relief in the Circuit Court of DuPage County to enforce and compel compliance with the ordinance of the Village. Such injunctive action may be combined with counts seeking monetary fines as provided herein.

(i) Street Cleaning. If the applicant shall fail to clean all sidewalks and streets adjoining and in the area of the subject property, then the applicant shall pay a fine as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule" for each violation. The Village shall deduct such fine from the site management bond provided in Section(t). This charge shall be in addition to any fines assessed pursuant to Ordinance. (Ord. No. 1527, § 1; Ord. No. 2918, § 1.)

(Ord. 5444, Amended, 12/16/2014; Ord. 5138, Amended, 05/18/2010; Ord. 5132, Amended, 04/20/2010; Ord. 5077, Renumbered, 10/06/2009; Ord. 5052, Amended, 04/07/2009; Ord. 4895, Amended, 08/07/2007; Ord. 4801, Amended, 08/01/2006; Ord. 4684, Amended, 06/07/2005; Ord. 4673, Amended, 05/17/2005; Ord. 4565, Amended, 01/20/2004)

Section 7.1900. ART. Article IXX. ARCHITECTURAL CONTROL

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.1901. Decorative facing required.

All Structures constructed or remodeled in the Village shall utilize decorative facing on all exterior walls in the case of new construction or in the remodeled area in the case of remodeling. (Ord. No 2126, § 1.)

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2000. ART. Article XX. HOUSE NUMBERING

(Ord. 5077, Renumbered, 10/06/2009)

For streets running northerly and southerly the even numbers shall be used on the west side of the street and the odd numbers on the east side of the street. (R.O. 1925, § 277.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2003. System for east and west streets.
For streets running easterly and westerly, the even numbers shall be used on the north side of the street and the odd numbers on the south side of the street. (R.O. 1925, § 278.)
(Ord. 5077, Renumbered, 10/06/2009)

Upon all streets, if any, which run exactly midway or forty-five degrees between the cardinal points, the even numbers shall be used on the northerly side of the street and the odd numbers on the southerly side of the street. Diagonal streets having an angle of less than forty-five degrees with respect to either north and south or east and west streets shall be numbered in the same manner as provided in Sections 7-2002 and 7-2003. (R.O. 1925, § 279.)
(Ord. 5077, Renumbered, 10/06/2009)

For all streets running northerly and southerly, the system of numbering now in force in the City of Chicago at the date of the adoption of this Code shall be used. The north line of Township thirty-eight north, and its extension, the same being a continuation of Thirty-ninth Street in the City of Chicago, shall be taken as a base line.

Streets running south from Thirty-ninth Street shall begin at number thirty-nine hundred at such base line, and shall increase southerly at the rate of eight blocks for one hundred numbers each in each mile. Within each block of one hundred numbers, the northerly line of the block shall be taken as a secondary base line, and the street numbers shall begin at number one of that particular block of one hundred numbers and increase southerly at the rate of two numbers for each twenty-five feet.

Streets running northerly and southerly which do not extend to the base line shall be numbered as if they did, in fact, so extend.

The term "block" as used in this section, shall be taken to refer to a block of one hundred numbers, without reference to platted streets or avenues or their intersections. (R.O. 1925, § 281; Ord. No. 143, § 1.)
(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2006. Base line for east and west streets.
For all streets running easterly and westerly, the center line of Section nine, Township thirty-eight north, range eleven, east of the Third Principal Meridian, and the extension of such centerline, shall be taken as a base line. Streets running west from such base line shall begin at number one at such base line and increase westerly at the rate of eight blocks of one hundred numbers each in each mile. Within each block of one hundred numbers, the easterly line of the block shall be taken as a secondary base line, and the street numbers shall begin at number one of that particular block of one hundred numbers and increase westerly at the rate of two numbers for each twenty-five feet.
Streets running easterly and westerly which do not extend to the base line shall be numbered as if they did, in fact, so extend.

The term "block", as used in this section, shall be taken to refer to a block of one hundred numbers, without reference to platted streets or avenues or their intersections. (R.O. 1925, § 282; Ord. No. 143, § 2.)

(Ord. 5077, Renumbered, 10/06/2009)

Section 7.2007. Furnishing numbering information.

The Director of Community Development shall have charge of maps and plats related to the numbering of houses. He shall furnish information as to the proper numbering of houses without charge. (R.O. 1925, § 280; Ord. No. 2857, § 6.)

(Ord. 5077, Renumbered, 10/06/2009; 4801, Amended, 08/01/2006, "code services" to "community development"; 4213, Amended, 08/15/2000)