

REFER TO:

Minutes 5-16-2022

Page _____

City of St. Charles, Illinois

Ordinance No.: 2022-M-25

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.020 “International Residential Code -Regulations Adopted and Modified” of the St. Charles Municipal Code

**Adopted by the
City Council
of the
City of St. Charles
May 16, 2022**

Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, May 23, 2022


City Clerk



(S E A L)

City of St. Charles

Ordinance No. 2022-M-25

An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.020 “International Residential Code -Regulations Adopted and Modified” of the St. Charles Municipal Code

WHEREAS, not less than one (1) copy of the 2021 International Residential Code, published February 2021 by International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 have been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days prior to the passage and approval of this Ordinance; and

WHEREAS, the Building Official has provided notice to the Illinois Building Commission regarding proposed changes to regulations regarding construction related activities within the City of St. Charles, as provided by 20 ILCS 3918/55; and

WHEREAS, the City Council finds it to be in the interest of City of St. Charles to periodically update codes regulating buildings and structures.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 15, “Buildings and Construction”, Chapter 15.04 “Building Code” of the St. Charles Municipal Code be and is hereby amended by deleting the provisions of Section 15.04.020 entitled “2015 International Residential Code – Regulations Adopted and Modified.” and by substituting the following therefor:

15.04.020 2021 International Residential Code – Regulations Adopted and Modified.

The provisions of the 2021 International Residential Code for One-and Two-Family Dwellings, published February 2021 by the International Code Council, Inc., 5203 Leesburg Pike, Suite 708, Falls Church, Virginia 22041-3401 (hereinafter sometimes referred to as “the IRC”), not less than one full edition of which has been and are on file in the Office of the Clerk of the City of St. Charles, Illinois for more than thirty (30) days, together with the amendments listed herein, are hereby adopted as the regulations governing the construction of one-and two-family dwellings and townhouses not more than three stories in height.

Chapter 1 – Administration:

- A. **Section R101.2 Scope:** Revise to read as follows:
“**R101.2 Scope.** The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alteration, movement,

enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one and two family dwellings not more than three stories in height with a separate means of egress and their accessory structures.”

- B. **Section R102 Applicability**: Revise to add the following new sections R102.8 and R102.9
- C. **Section R102.8 Electrical**: All references within this code to “ICC electrical code” shall be deleted in their entirety and in lieu thereof, the following language shall be submitted: “National Electric Code, 2020, prepared and published by the NFPA.
- D. **Section R102.9 Plumbing**. All references within this code to the ICC plumbing code shall be deemed changed to read the "Illinois plumbing code, as currently adopted, prepared and published by the Illinois department of public health".
- E. **Section R105 Permits**: Revise to add a new section to read as follows.
Section R105.1.1 Workmanship: Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer’s instructions.
- F. **Section R105.2 Work exempt from permit**: Delete this section its entirety.
- G. **Section R105.2.3 Public service agencies**: Delete this section in its entirety.
- H. **Section R105.7 Placement of permit**: Revise to read as follows:
R105.7 Placement of permit. The building permit card shall be kept on the site of the work and be visible from the street until such time as a certificate of occupancy permit has been issued, or a final inspection has been performed.
- I. **Section R106.3.1 Approval of construction documents**: Revise to read as follows:
R106.3.1 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 the approved construction documents as reviewed shall be retained by the Building Official. The other set shall be returned to the applicant and shall be kept on the site of the project and shall be open to inspection by the Building Official or his or her authorized agent/representative.
- J. **Section R106.4.1 Information for construction in flood hazardous areas**: Add new section to read as follows:

- K. **R106.4.1 Information for construction in flood hazardous areas.** For buildings and structures in flood hazard areas, as established on local floodway rate maps, locally adopted flood plain ordinances shall apply.
- L. **Section R109.1.3 Flood plain inspection:** Delete this section in its entirety.
- M. **Section R110.1 Use and occupancy:** Delete the exceptions.
- N. **Section R110.3 Certificate issued:** Delete lines 3, 5, 7, 8, and 9.
- O. **Section R112 Board of Appeals:** Delete this section in its entirety

Chapter 2 – Definitions:

- A. **Change the stated term MANUFACTURED HOME to MANUFACTURED/MOBILE HOME.**
- B. **Delete the stated definition of Townhouse and substitute therefore:**
TOWNHOUSE. A single family dwelling unit constructed in a group of 3, 4, 5 or 6 attached units in which each unit extends from foundation to roof and with open space on at least two sides. Dwelling units where more than six units are attached shall be governed by code provisions applicable to multiple family dwellings, rather than the provisions of this one and two-family dwelling code.

Chapter 3 - Building Planning:

- A. **Table R301.2(1) Climatic and Geographic Design Criteria:** Revise to read as follows:

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

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite					
30	115	No	No	No	B	Severe	42-Inches	Mod to Heavy	-5F	Yes	Local Ordinance	2000	48.5

See captions under Table R301.2 in the book for exceptions and conditions of approvals

- C. **Section R301.2.4 Floodplain construction.** Delete this section.
- D. **Section R302.2 Townhouses:** Amend to read as follows:
R302.2 Townhouses. Each townhouse, as defined in this code, shall be constructed as a separate single-family dwelling unit and shall be separated by a minimum of an approved 2-hour rated UL listed assembly which shall extend vertically from the foundation to the underside of the roof sheathing and horizontally the full length of the common wall. The number of single family dwelling units attached in this manner shall not exceed six (6).
- E. **Section R302.3 Two family dwellings:** Amend to read as follows:
R302.3 Two family dwellings. Dwelling units in two family dwellings shall be constructed as a separate single-family dwelling unit and shall be separated by a minimum of an approved 2-hour rated UL listed assembly wall or similar materials, which shall extend vertically from the foundation to the underside of the roof sheathing and horizontally the full length of the common wall. Floor/ceiling assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing and shall extend the full length of the common wall.
Exception: When the complete building is provided with an approved residential fire sprinkler system, an approved 1-hour rated UL listed assembly wall can substitute for the 2-hour rated UL listed assembly wall.
- F. **Section R302.6 Dwelling/garage fire separation:** Amend to read as follows:
R302.6 Dwelling/garage fire separation. The garage shall be separated from the residence and any attic area by not less than 5/8-inch type X gypsum board applied to the garage side and taped with a minimum one coat of approved joint tape and compound. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall be protected by not less than 5/8-inch type X gypsum board with one coat of approved joint tape and compound or equivalent. The garage floor shall be poured a minimum of 4-inches below the top of the foundation to form a gas curb on any wall of the garage abutting the house.
Delete Table R302.6.
- G. **Section R311.2 Egress Door** Amend this section to read as follows:
R311.2 Egress Door. Not less than two (2) exits shall be required from each dwelling unit. The required egress doors shall provide direct egress from habitable portions of the dwelling to the exterior without requiring travel through the garage. The required egress doors shall be a side-hinged door not less than 36” in width and six feet and eight inches (6'8”) in height, except that, for doors other than the front or main entry/exit door, a minimum six foot (6’) wide sliding glass door, with a minimum clear width of thirty-two inches (32”) when opened, may be used. Egress doors other than the front or main entry/exit door do not require a landing when it meets the requirements of Section 311.3.2

Exception: In One and Two-Family dwellings attached (2 units) where an automatic residential fire sprinkler system is installed, not less than one (1) exit conforming to this section shall be required from each dwelling unit.

H. **R313.1 Townhouse automatic fire sprinkler systems.**

An automatic residential fire sprinkler system shall be installed in townhouses.

Exception No. 1: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Exception No. 2: An automatic residential fire sprinkler system shall not be required where, as determined and certified by an approved fire protection engineer, the existing domestic water service system cannot meet the standards set forth for the installation of such system. The applicant shall reimburse the City for the actual cost of service invoiced to the City by the fire protection engineer.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D.

I. **Section R313.2 One- and two-family dwellings automatic fire sprinkler systems:**

Delete this section in its entirety.

J. **Section R317.1.2.3 Wood columns:** Amend to read as follows:

R317.1.2.3 Wood columns. Posts, poles, and columns supporting structures that are embedded in concrete, in direct contact with the earth or are embedded in concrete exposed to the weather are prohibited.

K. **Section R322 Flood resistant construction:** Delete this section in its entirety.

Chapter 4 – Foundations:

A. **Section R401.1 Application:** Amend to read as follows:

R401.1 Application. The provisions of this Chapter shall control the design and construction of the foundation and foundation spaces of all buildings and structures and delete any provisions to the use of wood foundations.

B. **Section R402.1, 402.1.1, 402.1.2:** Delete these sections in their entirety.

C. **Section R403.1 General:** Delete the words “wood foundation” within the first sentence.

D. **Section R403.1.1 Minimum size:** Amend to read as follows:

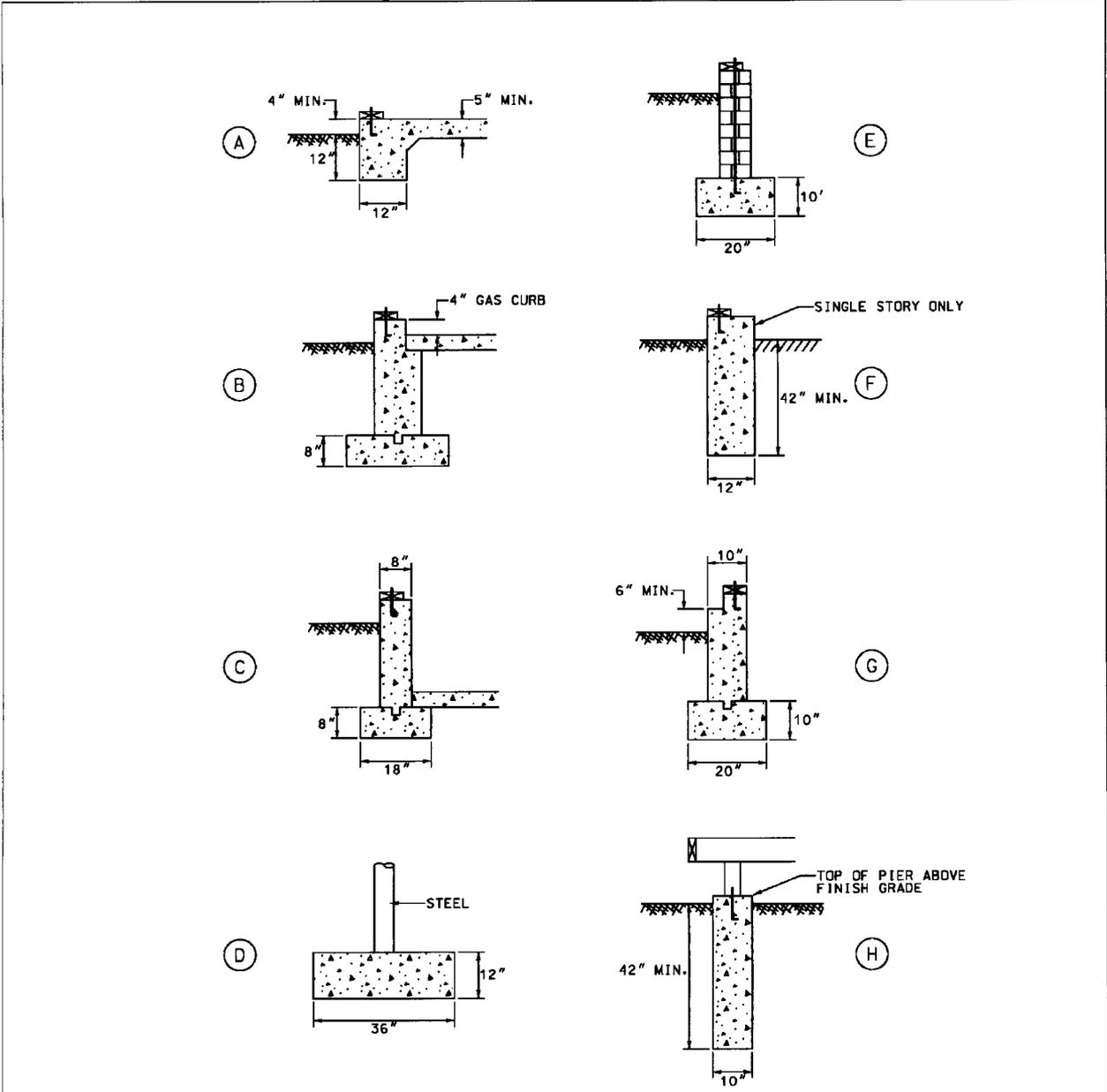
R403.1.1 Minimum size. Minimum sizes for concrete and masonry footings shall be as follows. Footing width shall be a minimum of twice the width of the wall it is supporting, or a minimum of 18-inches, whichever is greater. Unless

soil conditions warrant a greater width, or so designed and certified by a license design professional, footing projections shall be equal to $\frac{1}{4}$ the width of the footing and the wall must fit center on the footing. Single story structures may be placed on 12-inch wide by 42-inch deep trench footing. Footing thickness shall be a minimum of 8-inches or the same depth as the wall thickness, whichever is greater, or as designed by a licensed design professional. See Figure R403.1 (1) for an illustration.

E. Table R403.1 Minimum width of concrete or masonry footings (inches):

Delete this table. See amended Figure R403.1(1)

Figure R403.1(1)



- A= Typical turned down detached garage slab.
- B= Typical foundation detail for attached garage with gas curb.
- C= Typical footing and wall detail.
- D= Typical pier pad for lolly column in basement.
- E= Typical footing and wall detail for masonry block wall.
- F= Typical trench foundation.
- G= Typical wall and footing for brick veneer home.
- H= Typical posthole detail for deck.
- * - Refer to energy code for any required R-values.
- * - Does not show required steel reinforcement.

- F. **Figure R403.1 (2) Permanent Wood Foundation Basement Wall Section:** Delete this figure.
- G. **Figure R403.1 (3) Permanent Wood Foundation Crawl Space section:** Delete this figure.
- H. **Section R403.2 Footings for Wood Foundations:** Delete this section in its entirety.
- I. **Section R404.1.5.3 Pier and Curtain Wall Foundations:** Delete this section in its entirety.
- J. **Section R404.2 Wood Foundation Walls:** Delete this section in its entirety.
- K. **Section R405.1 Foundation Drainage:** Delete Exception.
- L. **Sections R405.2:** Delete this section in its entirety.
- M. **Sections R406.3 Damp Proofing of Wood Foundations:** Delete this section in its entirety.
- N. **Section R408.8 Under-Floor Space:** Add a new section to read as follows:
R408.9 Crawl Space Floor. A minimum of a 2-inch thick slush coat of poured concrete shall be installed over a minimum of 4-inch thick stone in the crawl space, with a minimum of a six (6) mil thick polyethylene film moisture barrier with all joints lapped a minimum of 6-inches.

Chapter 5 – Floors:

- A. **Section R502.11.4 Truss Design Drawings:** Amend by adding the following:
13. Layout Design
- C. **Section R504 Pressure Preserved Treated Wood Floors (on ground):** Delete this section in its entirety.
- D. **Section R506.1 General:** Amend to read as follows:
R506.1 General. Concrete slab-on-ground floors for garage floors shall be minimum 4-inches thick with a minimum of 6x6 welded wire fabric embedded in the mid cross section of the slab. The compressive strength of concrete shall be as set forth in Section R402.2. Fiber mesh can be used in place of welded wire for garage floors.
- E. **Section R506.2.1 Fill):** Amend by adding a new section to read as follows:
R506.2.1.1 Back-Fill under Concrete Garage Floors (attached). The sub-base for poured concrete garage floors shall be undisturbed inorganic soil. All fill material

shall be clean graded sand, crushed stones, or gravel. The use of any soils as fill material is prohibited. Compacted non-organic material can be used with dowelling #4 rebar into the foundation wall a minimum of 4-inches extending into the garage floor area a minimum of 3-feet, placed 24-inches on center around the three (3) walls forming the garage area. Any practice of soaking the soils within this area will be done in strict conformance with the locally applicable water conservation ordinance and shall be metered.

Chapter 8 – Roof-Ceiling Construction:

- A. **Section R802.10.1 Truss Design Drawings:** Amend to read as follows:
R802.10.1 Truss Design Drawings. (See Section R502.11.4, as amended by this ordinance.)

Chapter 13 – General Mechanical System Requirements:

- A. **Section M1307.3 Elevation of Ignition Source:** Amend by adding the following new section: M1307.3.2
M1307.3.2 Heating Units in Garages. Units designed to heat the habitable space of the home shall not be located in a garage.

Chapter 22 – Special Piping and Storage Systems: Delete Chapter 22 in its entirety.

Chapters 25 through 32 - Plumbing:

- A. **“Delete Chapters 25 through 32. Substitute therefore: The most current State of Illinois Plumbing Code as adopted and/or amended by the City of St. Charles.”**

Chapter 36 – Services

- A. **E3601.7 Maximum Number of Disconnects: Delete this section in its entirety.**
- B. **E3601.8 Emergency Disconnects: Delete this section in its entirety.**

Appendix Adoption:

Adopt the following Appendices

- Appendix AF – “Radon Control Systems” – Delete Figure AF103.1 and Section AF104 Testing

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be printed or published in book or pamphlet form, published by the authority of the City Council.

SECTION THREE: That this Ordinance shall be in full force and effect on July 1, 2022.

Presented to the City Council of the City of St. Charles, Illinois, this 16th day of May, 2022.

Passed by the City Council of the City of St. Charles, Illinois, this 16th day of May, 2022.

Approved by the Mayor of the City of St. Charles, Illinois, this 16th day of May, 2022.



Mayor

Attest:





Council Vote:

Ayes: 10

Nays: 0

Abstain: 0

Absent: 0

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on **May 16, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022-M-25** entitled:

**An Ordinance Amending Chapter 15.04 “Building Code”, Section 15.04.020
“International Residential Code -Regulations Adopted and Modified” of the St.
Charles Municipal Code**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No 2022-M-25, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **May 23, 2022**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this **16th** day of **May 2022**.


Municipal Clerk

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