



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

### AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, April 2, 2019

6:00 p.m.

City Hall Conference Room  
800 Game Farm Road, Yorkville, IL

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#### Citizen Comments:

Minutes for Correction/Approval: March 5, 2019

#### New Business:

1. EDC 2019-30 Building Permit Report for February 2019
2. EDC 2019-31 Building Inspection Report for February 2019
3. EDC 2019-32 Property Maintenance Report for February 2019
4. EDC 2019-33 Economic Development Report for March 2019
5. EDC 2019-34 Grande Reserve Unit 23 – Final Plat Amendment
6. EDC 2019-35 Morton Buildings, Inc. – Rezoning
7. EDC 2019-36 Micropigmentation – Text Amendment
8. EDC 2019-37 8225 Galena Road – 1.5 Mile Review
9. EDC 2019-38 Building Code Update
10. EDC 2019-39 Utility Box Art

#### Old Business:

1. EDC 2019-26 Short Term Rental Regulations

#### Additional Business:

2018/2019 City Council Goals – Economic Development Committee		
Goal	Priority	Staff
“Manufacturing and Industrial Development”	1	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
“Downtown Planning”	2	Bart Olson, Krysti Barksdale-Noble & Erin Willrett
“Riverfront Development”	3	Bart Olson, Tim Evans & Krysti Barksdale-Noble
“Southside Development”	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
“Revenue Growth”	8	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
“Entrance Signage”	12	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE  
WORKSHEET  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, April 2, 2019  
6:00 PM  
CITY HALL CONFERENCE ROOM

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**CITIZEN COMMENTS:**

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**MINUTES FOR CORRECTION/APPROVAL:**

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1. March 5, 2019

- ☐ Approved \_\_\_\_\_
- ☐ As presented
- ☐ With corrections

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**NEW BUSINESS:**

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1. EDC 2019-30 Building Permit Report for February 2019

- ☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N
- ☐ Approved by Committee \_\_\_\_\_
- ☐ Bring back to Committee \_\_\_\_\_
- ☐ Informational Item
- ☐ Notes \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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2. EDC 2019-31 Building Inspection Report for February 2019

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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3. EDC 2019-32 Property Maintenance Report for February 2019

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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4. EDC 2019-33 Economic Development Report for March 2019

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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5. EDC 2019-34 Grande Reserve Unit 23 – Final Plat Amendment

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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6. EDC 2019-35 Morton Buildings, Inc. – Rezoning

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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7. EDC 2019-36 Micropigmentation – Text Amendment

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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8. EDC 2019-37 8225 Galena Road – 1.5 Mile Review

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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9. EDC 2019-38 Building Code Update

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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10. EDC 2019-39 Utility Box Art

☐ Moved forward to CC \_\_\_\_\_ consent agenda?   Y   N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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**OLD BUSINESS:**

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1. EDC 2019-26 Short Term Rental Regulations

☐ Moved forward to CC \_\_\_\_\_ consent agenda?    Y    N

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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**ADDITIONAL BUSINESS:**

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Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes

Tracking Number

### Agenda Item Summary Memo

**Title:** Minutes of the Economic Development Committee – March 5, 2019

**Meeting and Date:** Economic Development Committee – April 2, 2019

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Committee Approval

**Submitted by:** Minute Taker

Name

Department

#### Agenda Item Notes:

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*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>*

**DRAFT**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, March 5, 2019, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Vice-Chairman Carlo Colosimo  
Alderman Jason Peterson  
Alderman Joel Frieders

Absent: Alderman Ken Koch

**Other City Officials**

City Administrator Bart Olson (arr. 6:07pm)  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Jason Engberg  
Code Official Pete Ratos  
Alderman Chris Funkhouser (arr. 6:07pm)

**Other Guests**

Lynn Dubajic, City Consultant	Mr. Jatin Patel, Corner Liquor
Doug Farr, Farr Associates	Mr. Kealan O'Neil, O'Neil Property Group

The meeting was called to order at 6:00pm by Vice-Chairman Carlo Colosimo.

**Citizen Comments:** None

**Minutes for Correction/Approval:** February 5, 2019

The minutes were approved on a unanimous voice vote.

Mr. Colosimo asked to amend the agenda and move the TIF items, #9, #10, #11, forward on the agenda.

**New Business**

*(next 3 items out of sequence)*

***9. EDC 2019-27 TIF Inducement Resolution – Imperial Investments***

Ms. Noble said this is an amendment to the TIF resolution for Imperial Investments allowing them to move some parcels from Downtown Project A, TIF #1 into TIF #2 and vice-versa. The committee was OK with this and it will move forward to the Council consent agenda.

**10. EDC 2019-28 TIF Inducement Resolution – Casa Santiago**

This is a new resolution and a plan will be needed. The property representative, Mr. Kealan O'Neil was present. Casa Santiago is on the lower level while the upper level is vacant. The committee supported this and it moves forward to the Council consent agenda.

**11. EDC 2019-29 TIF Inducement Resolution – Route 47 and Fox Road**

The Corner Liquor Store has a new owner, Jatin Patel, who closed on the property in 2015. He wishes to take advantage of the TIF assistance and will bring a formal plan later. The committee recommended approval and it moves forward to the Council consent agenda.

**1. EDC 2019-19 Building Permit Report for December 2018 and January 2019**

No discussion.

**2. EDC 2019-20 Building Inspection Report for December 2018 and January 2019**

No discussion.

**3. EDC 2019-21 Property Maintenance Report for December 2018 and January 2019**

Mr. Ratos said the majority of the violations came into compliance prior to their hearings. No further comments.

**4. EDC 2019-22 Economic Development Report for February 2019**

Ms. Dubajic reported the following activity:

1. Morton Buildings has filed an application and a rezoning request will be forthcoming for Yorkville Business Center.
2. Cedarhurst expects to open in April and a tour will be held.
3. Work is ongoing at Martini Banquets.

**5. EDC 2019-23 Downtown Form-Based Code and Master Streetscape Plan**

Ms. Noble recapped the efforts for this project directed by Farr Associates. There will be a public open house at PZC and it will move forward to City Council in May. There are 2 documents so far, the streetscape guide and the form-based code and Ms. Noble gave a brief description of each. Mr. Doug Farr was also present for further questions.

Alderman Frieders pointed out several errors that needed to be corrected in the documents. He also discussed the traffic issue at Van Emmon and Heustis and the various interim projects such as painting the light poles along Hydraulic. He said a reference to interim changes could be made in the documents. Ms. Noble said the long-term time frame for these improvements is about 10 years.

Alderman Funkhouser said a few of the items in the plan have already been accomplished and should be updated and that buildings no longer existing should be removed. He also requested alternate colors for the appendix for easier readability. Any other changes should be emailed to Ms. Noble. This moves to the April 10<sup>th</sup> PZC.

#### **6. EDC 2019-24 Raging Waves Annexation Agreement Amendment**

Mr. Olson said the owners are requesting an Annexation Agreement amendment extension to 2026 regarding the admission tax. Currently the admission tax is rebated 100% to the owner. He said they would like the extension due to infrastructure work and as a revenue stream for the expansion starting this summer. The current tax is 2.75% which generates approximately \$148,000 per year. It was noted that much of this tax comes from people who do not live in Yorkville.

Ms. Dubajic summarized the waterpark plans for their multi-year project on the 20 acres they recently purchased. They include more parking, new entrance and more attractions.

Alderman Colosimo said he was OK with this request since Raging Waves has been a good neighbor and they generate a lot of money for the city. Alderman Frieders was also OK with the request since there are actual expansion plans for that money and traffic will be addressed. He said the waterpark is a highlight of the area. Alderman Peterson also approved. This will move forward for a Public Hearing and will need a super majority vote at City Council.

#### **7. EDC 2019-25 Windmill Farms Annexation Clarification**

Ms. Noble explained how Windmill Farms was originally approved through 2 different ordinances. Over time, the developer/owner of part of the property experienced hard times and it went into foreclosure. There were 14 parcels with different owners. Mr. Hively is one of the owners who would like to move forward with his portion of the land and have his 3 parcels rezoned. As other owners come forward, their parcels will be rezoned accordingly. The committee was OK with this and it will move forward to the March 26<sup>th</sup> Council meeting for a Public Hearing.

#### **8. EDC 2019-26 Short Term Rental Regulations**

Ms. Noble said staff is trying to create regulations prior to any issues with Airbnb's. She said this matter would go to PZC and to the Administration Committee prior to approval.

The committee discussed possible regulations, taxes, applicant fees and how to monitor the Airbnb's. Mr. Olson noted that there has been one inquiry regarding the Airbnb's and that regulations should be in place if problems arise. It was noted that HOA's can also restrict this use.

After much discussion, the committee decided to make this a permitted use and collect no fees or adopt any other regulations. This moves to PZC for a Public Hearing.

#### **Old Business**

##### **1. EDC 2019-17 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services**

Ms. Noble said the County added some criteria for insurance and the committee was OK with moving this to the Council consent agenda.

#### **Additional Business** None

There was no further business and the meeting adjourned at 7:26pm.  
Minutes respectfully submitted by Marlys Young, Minute Taker



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #1

Tracking Number

EDC 2019-30

### Agenda Item Summary Memo

**Title:** Building Permit Report for February 2019

**Meeting and Date:** Economic Development Committee – April 2, 2019

**Synopsis:** All permits issued in February 2019.

### Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

**Type of Vote Required:** Informational

**Council Action Requested:** None

**Submitted by:** D. Weinert Community Development  
Name Department

### Agenda Item Notes:

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# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

### February 2019

#### TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
February 2019	45	15	0	0	0	14	0	16	7,291,546.00	161,332.35
Calendar Year 2019	84	27	0	0	0	24	0	33	10,172,273.00	309,914.10
Fiscal Period 2020	783	196	0	0	0	99	0	488	49,480,906.00	1,763,636.38
February 2018	45	6	2	12	0	16	0	9	2,755,869.00	248,008.35
Calendar Year 2018	88	10	13	12	0	26	0	27	6,085,054.00	471,022.48
Fiscal Period 2019	785	63	70	24	0	137	0	491	65,547,956.00	2,537,949.22
February 2017	41	1	4	0	0	10	0	26	914,889.00	80,663.89
Calendar Year 2017	74	2	10	0	0	20	0	42	2,835,966.00	178,819.44
Fiscal Period 2018	712	41	86	0	0	101	0	484	31,023,705.00	1,563,652.52
February 2016	32	0	8	0	0	7	0	17	1,633,170.00	116,157.38
Calendar Year 2016	51	0	8	0	0	17	0	26	1,801,812.00	118,557.38
Fiscal Period 2017	510	7	62	0	0	112	0	329	16,056,917.00	942,988.46





Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #2

Tracking Number

EDC 2019-31

### Agenda Item Summary Memo

**Title:** Building Inspection Report for February 2019

**Meeting and Date:** Economic Development Committee – April 2, 2019

**Synopsis:** All inspections scheduled in February 2019.

#### Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

**Type of Vote Required:** Informational

**Council Action Requested:** None

**Submitted by:** D. Weinert Community Development  
Name Department

#### Agenda Item Notes:

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DATE: 03/01/2019  
TIME: 09:17:12  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	056-FIN FINAL INSPECTION	20170301	4040 CANNONBALL TR			02/06/2019
_____	_____	057-PLF PLUMBING - FINAL OSR READ Comments1: STATE PLUMBING OFFICIAL TO PERFORM THIS Comments2: INSPECTION.				02/06/2019	
PBF	_____	AM 008-PLU PLUMBING - UNDERSLAB Comments1: APPROVED AS NOTED	20170655	577 E KENDALL DR	4&5		02/20/2019
BF	_____	AM 009-REL ROUGH ELECTRICAL Comments1: 4TH FLOOR, APPROVED AS NOTED SEE INSPEC Comments2: TION REPORT					02/26/2019
BF	_____	AM 010-RMC ROUGH MECHANICAL Comments1: 4TH FLOOR, APPROVED AS NOTED SEE INSPECT Comments2: ION REPORT					02/26/2019
PR	_____	018-PLF PLUMBING - FINAL OSR READ	20170936	3162 MATLOCK DR	669		02/04/2019
BC	_____	019-FIN FINAL INSPECTION					02/04/2019
BC	_____	006-BSM BASEMENT FLOOR Comments1: & CRAWL, GR UPLAND	20170940	3177 MATLOCK DR	661		02/19/2019
BC	_____	AM 003-FIN FINAL INSPECTION	20180026	1457 SLATE CT	341	02/28/2019	
BC	_____	016-FIN FINAL INSPECTION	20180208	3121 LAUREN DR	91		02/20/2019
PR	_____	017-PLF PLUMBING - FINAL OSR READ					02/20/2019
EEI	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS OK TO TEMP					02/20/2019
BF	_____	015-FIN FINAL INSPECTION	20180333	3053 JUSTICE DR	633		02/19/2019
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: GR DRH CAMBRIDGE					02/19/2019
EEI	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS, OK TO TEMP					02/19/2019
BC	_____	009-RFR ROUGH FRAMING Comments1: GR-634	20180334	3075 JUSTICE DR	634		02/06/2019
BC	_____	010-REL ROUGH ELECTRICAL Comments1: GR-634					02/06/2019
BC	_____	011-RMC ROUGH MECHANICAL Comments1: GR-634					02/06/2019

DATE: 03/01/2019  
TIME: 09:17:12  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: GR634					02/06/2019
BC	_____	013-INS INSULATION					02/11/2019
BC	_____	008-RFR ROUGH FRAMING	20180337	3021 JUSTICE DR	632		02/19/2019
BC	_____	009-REL ROUGH ELECTRICAL					02/19/2019
BC	_____	010-RMC ROUGH MECHANICAL					02/19/2019
PR	_____	011-PLR PLUMBING - ROUGH					02/19/2019
BC	_____	012-INS INSULATION					02/21/2019
BC	_____	015-STP STOOP	20180362	3105 MATLOCK DR	636		02/12/2019
BC	_____	014-FIN FINAL INSPECTION	20180363	3042 JUSTICE DR	630		02/21/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					02/21/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS OK TO TEMP					02/21/2019
BF	_____	008-RFR ROUGH FRAMING Comments1: GR DRHORTON	20180365	3064 JUSTICE DR	629		02/22/2019
BF	_____	009-REL ROUGH ELECTRICAL					02/22/2019
BF	_____	010-RMC ROUGH MECHANICAL					02/22/2019
PR	_____	011-PLR PLUMBING - ROUGH					02/22/2019
BC	_____	012-INS INSULATION					02/26/2019
BC	_____	007-BSM BASEMENT FLOOR	20180367	3092 JUSTICE DR	628		02/07/2019
BC	_____	013-FIN FINAL INSPECTION	20180548	3128 MATLOCK DR	676		02/08/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					02/08/2019
EEI	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS OK TO TEMP					02/08/2019
BC	_____	015-FIN FINAL INSPECTION	20180659	502 WINDETT RIDGE RD	175		02/05/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					02/05/2019

DATE: 03/01/2019  
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UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					02/05/2019
BC	_____	016-FIN FINAL INSPECTION	20180660	506 WINDETT RIDGE RD	174		02/15/2019
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: WIN					02/15/2019
EEI	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS, OK TO TEMP					02/15/2019
BC	_____	005-BSM BASEMENT FLOOR	20180708	928 PURCELL ST	81		02/13/2019
BC	_____	006-GAR GARAGE FLOOR					02/13/2019
BF	_____	AM 007-RFR ROUGH FRAMING Comments1: NO PLANS ON SITE, NO FIRE STOPPING, ANCH Comments2: ORS ON STEEL COLUMNS, INCOMPLETE RETURN Comments3: DUCT, WINDOW IN BSMT DOES NOT MEET UFACT Comments4: OR					02/27/2019
BF	_____	AM 008-REL ROUGH ELECTRICAL					02/27/2019
BF	_____	AM 009-RMC ROUGH MECHANICAL					02/27/2019
PR	_____	AM 010-PLR PLUMBING - ROUGH					02/27/2019
BC	_____	001-FIN FINAL INSPECTION	20180711	708 N BRIDGE ST			02/27/2019
BF	_____	007-RFR ROUGH FRAMING Comments1: WINDETT RIDGE	20180745	821 CAULFIELD PT	108		02/05/2019
BF	_____	008-REL ROUGH ELECTRICAL					02/05/2019
BF	_____	009-RMC ROUGH MECHANICAL					02/05/2019
PR	_____	010-PLR PLUMBING - ROUGH					02/05/2019
BC	_____	011-INS INSULATION					02/07/2019
BC	_____	AM 012-GAR GARAGE FLOOR Comments1: WIN COMEX					02/21/2019
BC	_____	013-STP STOOP Comments1: WIN COMEX					02/21/2019
BC	_____	013-FIN FINAL INSPECTION	20180771	2688 MCLELLAN BLVD	52		02/12/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					02/12/2019

DATE: 03/01/2019  
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UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI		015-EFL ENGINEERING - FINAL INSPECTION Comments1: WINTER CONDITIONS					02/12/2019
BC		008-RFR ROUGH FRAMING	20180773	2642 BURR ST	11		02/04/2019
BC		009-REL ROUGH ELECTRICAL					02/04/2019
BC		010-RMC ROUGH MECHANICAL					02/04/2019
PR		011-PLR PLUMBING - ROUGH					02/04/2019
BC		012-INS INSULATION					02/06/2019
BC		013-FIN FINAL INSPECTION	20180774	2639 BURR ST	82		02/12/2019
PR		014-PLF PLUMBING - FINAL OSR READ					02/12/2019
EEI		015-EFL ENGINEERING - FINAL INSPECTION Comments1: WINTER CONDITIONS					02/12/2019
BC		013-FIN FINAL INSPECTION Comments1: SEAL HVAC DUCTS AT EITHER PLENUM, COMPL Comments2: ETE SIDING ON BACK	20180794	978 S CARLY CIR	107		02/11/2019
PR		014-PLF PLUMBING - FINAL OSR READ				02/12/2019	
EEI		015-EFL ENGINEERING - FINAL INSPECTION Comments1: UNABLE TO LOCATE BBOX					02/12/2019
EEI		016-REI REINSPECTION					02/13/2019
BC		017-REI REINSPECTION Comments1: FINAL					02/15/2019
BC		017-FIN FINAL INSPECTION Comments1: CAL RYAN	20180826	3171 LAUREN DR	86		02/19/2019
PBF		018-PLF PLUMBING - FINAL OSR READ Comments1: CAL RYAN					02/19/2019
EEI		019-EFL ENGINEERING - FINAL INSPECTION Comments1: WINTER CONDITIONS OK TO TEMP					02/19/2019
BC	08:30	002-FIN FINAL INSPECTION	20180843	103 E MAIN ST		02/25/2019	
BKF		003-FIN FINAL INSPECTION				02/25/2019	
BC		016-FIN FINAL INSPECTION	20180849	4274 E MILLBROOK CIR	280		02/08/2019

DATE: 03/01/2019  
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UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	017-PLF PLUMBING - FINAL OSR READ					02/08/2019
EEI	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS OK TO TEMP					02/08/2019
BC	_____	014-FIN FINAL INSPECTION	20180850	3352 CALEDONIA DR	145		02/01/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					02/01/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					02/01/2019
BC	_____	015-FIN FINAL INSPECTION	20180851	383 FONTANA DR	61		02/04/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					02/04/2019
EEI	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					02/04/2019
BC	11:00 PM	009-BSM BASEMENT FLOOR Comments1: HEARTLAND CIR, RSS	20180854	1131 GRACE DR	62		02/05/2019
BC	_____	010-INS INSULATION					02/05/2019
BC	_____	011-GAR GARAGE FLOOR Comments1: RSS					02/25/2019
BC	_____ PM	012-GAR GARAGE FLOOR	20180861	1041 BLACKBERRY SHORE LN	38		02/22/2019
PR	_____ AM	007-PLU PLUMBING - UNDERSLAB	20180864	762 KENTSHIRE DR	113		02/20/2019
BC	_____ AM	008-BSM BASEMENT FLOOR Comments1: WIN COMEX					02/21/2019
BC	_____	009-PHD POST HOLE - DECK					02/21/2019
BF	_____ AM	006-BSM BASEMENT FLOOR Comments1: WINDETT RIDGE	20180869	2431 FITZHUGH TURN	148		02/05/2019
BC	_____	007-RFR ROUGH FRAMING Comments1: WIN LENNAR					02/22/2019
BC	_____	008-REL ROUGH ELECTRICAL Comments1: WIN LENNAR					02/22/2019
BC	_____	009-RMC ROUGH MECHANICAL Comments1: WIN LENNAR					02/22/2019
PR	_____	010-PLR PLUMBING - ROUGH					02/22/2019

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	011-INS INSULATION					02/26/2019
PR	_____	010-PLF PLUMBING - FINAL OSR READ	20180872	376 E VETERANS PKWY	9		02/12/2019
BC	_____	016-FIN FINAL INSPECTION	20180885	3301 LAUREN DR	80		02/04/2019
PR	_____	017-PLF PLUMBING - FINAL OSR READ					02/04/2019
EEI	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					02/04/2019
BC	_____	005-RFR ROUGH FRAMING	20180895	1972 MEADOWLARK LN	147		02/21/2019
BC	_____	006-REL ROUGH ELECTRICAL					02/21/2019
BC	_____	007-RMC ROUGH MECHANICAL					02/21/2019
PR	_____	008-PLR PLUMBING - ROUGH					02/21/2019
BC	_____	009-INS INSULATION Comments1: FOAM TOP OF WINDOW IN MASTER BEDROOM					02/22/2019
BC	_____	016-FIN FINAL INSPECTION	20180927	4282 E MILLBROOK CIR	279		02/19/2019
	_____	Comments1: GR RYAN					
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: GR RYAN					02/19/2019
EEI	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS, OK TO TEMP					02/19/2019
BF	_____	008-RFR ROUGH FRAMING	20180935	1911 WREN RD	14		02/13/2019
BF	_____	009-REL ROUGH ELECTRICAL Comments1: PRESTWICK					02/13/2019
BF	_____	010-RMC ROUGH MECHANICAL					02/13/2019
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: PRESTWICK					02/13/2019
BF	_____	012-INS INSULATION Comments1: PRESTWICK				02/19/2019	
BF	_____	008-RFR ROUGH FRAMING	20180936	1901 WREN RD	13		02/13/2019
	_____	Comments1: PRESTWICK					
BF	_____	009-REL ROUGH ELECTRICAL Comments1: PRESTWICK					02/13/2019

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INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

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BF		010-RMC ROUGH MECHANICAL Comments1: PRESTWICK					02/13/2019
PBF		011-PLR PLUMBING - ROUGH Comments1: PRESTWICK					02/13/2019
BF		012-INS INSULATION Comments1: PRESTWICK					02/19/2019
PBF		005-PLF PLUMBING - FINAL OSR READ 20180947 1003 S CARLY CIR Comments1: AM INSPECTION			88		02/14/2019
BC		006-FIN FINAL INSPECTION					02/14/2019
BC		012-INS INSULATION	20180949	4254 E MILLBROOK CIR	283		02/05/2019
BC		013-STP STOOP					02/12/2019
BC		014-STP STOOP					02/12/2019
BC		008-RFR ROUGH FRAMING	20180950	4242 E MILLBROOK CIR	285		02/07/2019
BC		009-REL ROUGH ELECTRICAL					02/07/2019
BC		010-RMC ROUGH MECHANICAL					02/07/2019
PR		011-PLR PLUMBING - ROUGH Comments1: STACK					02/07/2019
BC		012-INS INSULATION					02/08/2019
BC		013-STP STOOP					02/12/2019
BC		014-STP STOOP					02/12/2019
BC		013-FIN FINAL INSPECTION	20180956	4234 E MILLBROOK CIR	286		02/27/2019
PR		014-PLF PLUMBING - FINAL OSR READ				02/27/2019	
EEI		015-EFL ENGINEERING - FINAL INSPE				02/27/2019	
BC		015-FIN FINAL INSPECTION	20180957	4228 E MILLBROOK CIR	287		02/27/2019
PR		016-PLF PLUMBING - FINAL OSR READ					02/27/2019
EEI		017-EFL ENGINEERING - FINAL INSPE				02/27/2019	
BF		003-BKF BACKFILL Comments1: GR UPLAND	20180968	3109 REHBEHN CT	639		02/05/2019



INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	006-BKF BACKFILL Comments1: SHOVEL STONE TO COVER FOOTING 6"					02/04/2019
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND	20180969	3121 REHBEHN CT	640		02/05/2019
PR	_____	004-ESS ENGINEERING - STORM					02/07/2019
PR	_____	005-WAT WATER					02/07/2019
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND	20180970	3122 REHBEHN CT	648		02/27/2019
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND	20180971	3125 REHBEHN CT	641		02/05/2019
PBF	_____	003-ESS ENGINEERING - STORM Comments1: AM INSPECTION - HOLIDAY				02/14/2019	
PBF	_____	004-WAT WATER Comments1: AM INSPECTION - HOLIDAY					02/14/2019
BC	_____	005-BKF BACKFILL Comments1: GR UPLAND					02/14/2019
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND	20180972	3126 REHBEHN CT	647		02/21/2019
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND					02/28/2019
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND	20180974	3132 REHBEHN CT	646		02/05/2019
PR	_____	004-ESS ENGINEERING - STORM					02/07/2019
PR	_____	005-WAT WATER					02/07/2019
PR	_____	006-PLU PLUMBING - UNDERSLAB	20180976	3136 REHBEHN CT	645		02/25/2019
BC	_____	001-FIN FINAL INSPECTION	20180986	906 ADRIAN ST		02/28/2019	
BC	_____	001-FIN FINAL INSPECTION	20180987	1283 MISTWOOD CT		02/28/2019	
BF	_____	007-GAR GARAGE FLOOR Comments1: CAL MIDWEST	20180996	3287 BOOMBAH BLVD	143		02/05/2019
BC	_____	008-RFR ROUGH FRAMING					02/12/2019

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	009-REL ROUGH ELECTRICAL					02/12/2019
BC	_____	010-RMC ROUGH MECHANICAL					02/12/2019
PR	_____	011-PLR PLUMBING - ROUGH Comments1: STACK					02/12/2019
BC	_____	012-INS INSULATION					02/14/2019
PR	_____	006-PLU PLUMBING - UNDERSLAB	20181003	3162 LAUREN DR	113		02/05/2019
BC	_____	007-BSM BASEMENT FLOOR					02/11/2019
BF	_____	008-RFR ROUGH FRAMING					02/27/2019
BF	_____	009-REL ROUGH ELECTRICAL					02/27/2019
BF	_____	010-RMC ROUGH MECHANICAL					02/27/2019
PR	_____	011-PLR PLUMBING - ROUGH Comments1: & STACK					02/27/2019
BC	_____	013-GAR GARAGE FLOOR Comments1: CANCELLED				02/25/2019	
BF	_____	014-GAR GARAGE FLOOR Comments1: CAL MIDWEST					02/28/2019
BC	_____	006-BSM BASEMENT FLOOR Comments1: AM INSPECTION	20181005	2501 LYMAN LOOP	62		02/20/2019
BC	_____	001-FIN FINAL INSPECTION	20181011	1033 N CARLY CIR	117		02/13/2019
PR	_____	006-PLU PLUMBING - UNDERSLAB	20181014	3212 LAUREN DR	117		02/05/2019
BC	_____	007-BSM BASEMENT FLOOR					02/11/2019
BC	_____	008-RFR ROUGH FRAMING					02/22/2019
BC	_____	009-REL ROUGH ELECTRICAL					02/22/2019
BC	_____	010-RMC ROUGH MECHANICAL					02/22/2019
PR	_____	011-PLR PLUMBING - ROUGH Comments1: STACK					02/22/2019
BC	_____	012-INS INSULATION					02/26/2019

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INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	013-GAR GARAGE FLOOR Comments1: CANCELLED				02/25/2019	
BF	_____	014-GAR GARAGE FLOOR Comments1: CAL MIDWEST					02/28/2019
BC	_____	001-RFR ROUGH FRAMING Comments1: PM INSPECTION	20181016	2679 LILAC WAY	319		02/20/2019
PR	_____	002-PLR PLUMBING - ROUGH Comments1: PM INSPECTION					02/20/2019
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS & DOOR	20181017	1361 CHESTNUT CIR	23		02/21/2019
PR	_____	005-PLU PLUMBING - UNDERSLAB	20181019	4210 E MILLBROOK CIR	289		02/25/2019
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE					02/26/2019
BC	_____	007-GAR GARAGE FLOOR					02/26/2019
BC	_____	AM 003-BKF BACKFILL	20181025	1101 BLACKBERRY SHORE LN	44		02/12/2019
PBF	_____	AM 004-ESW ENGINEERING - SEWER / WAT Comments1: KMP MCCUE					02/15/2019
BC	_____	002-FOU FOUNDATION Comments1: KMP RANDA GROUP CONCRETE SCHEDULED FOR 8 Comments2: :30AM	20181026	901 BLACKBERRY SHORE LN	24		02/22/2019
BF	_____	003-BKF BACKFILL Comments1: RANDA					02/27/2019
BC	_____	001-OCC OCCUPANCY INSPECTION	20181027	674 W VETERANS PKWY			02/13/2019
BKF	_____	002-FIN FINAL INSPECTION Comments1: MTORRENCE PHONED IN APPROVAL					02/13/2019
BF	_____	001-FTG FOOTING Comments1: CAL MIDWEST	20190002	3258 BOOMBAH BLVD	140		02/19/2019
BF	_____	002-FOU FOUNDATION Comments1: CAL - MIDWEST					02/21/2019
BC	_____	003-BKF BACKFILL					02/26/2019
BC	_____	004-REI REINSPECTION Comments1: BACKFILL					02/27/2019

INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	005-ESW ENGINEERING - SEWER / WAT				02/28/2019	
PBF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN	20190003	3141 LAUREN DR	89		02/19/2019
BC	_____	008-BSM BASEMENT FLOOR Comments1: CRAWL					02/19/2019
BC	13:00	004-FIN FINAL INSPECTION	20190008	542 SHADOW WOOD DR	98		02/15/2019
BC	10:00	001-FTG FOOTING Comments1: NORWOOD KENDALL MKTPLACE	20190015	1001 BLACKBERRY SHORE LN	34		02/14/2019
BC	_____	002-FOU FOUNDATION					02/19/2019
BC	_____	AM 003-BKF BACKFILL				02/28/2019	
BF	_____	003-FTG FOOTING	20190017	1093 REDWOOD DR	47		02/05/2019
BF	_____	AM 004-FOU FOUNDATION Comments1: MCCUE HLC					02/15/2019
BC	_____	005-BKF BACKFILL					02/25/2019
BC	11:00	001-OCC OCCUPANCY INSPECTION Comments1: INSTALL NEW VENT ON WATER HTR. REPAIR LE Comments2: AKING HOT WATER LINE ON WTR HTR POWER CO Comments3: RD THRU CEILING LABEL ELEC PANEL	20190021	684 W VETERANS PKWY	9		02/07/2019
BKF	_____	002-FIN FINAL INSPECTION				02/07/2019	
BF	_____	001-FTG FOOTING Comments1: GR MIDWEST	20190023	2832 SILVER SPRINGS CT	257	02/06/2019	
PBF	_____	002-WAT WATER Comments1: GR-257					02/06/2019
BC	_____	003-FOU FOUNDATION					02/07/2019
BC	_____	004-BKF BACKFILL Comments1: GR MIDWEST					02/14/2019
PR	_____	005-PLU PLUMBING - UNDERSLAB					02/25/2019
BC	_____	006-BSM BASEMENT FLOOR					02/26/2019
BC	_____	001-FTG FOOTING Comments1: GR MIDWEST	20190030	4351 E MILLBROOK CIR	209		02/20/2019

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	002-FOU FOUNDATION Comments1: GR MIDWEST					02/22/2019
BC	_____	003-BKF BACKFILL					02/26/2019
BC	_____	004-REI REINSPECTION Comments1: BACKFILL					02/27/2019
BC	_____	AM 001-FTG FOOTING Comments1: GR PULTE	20190035	2683 MCLELLAN BLVD	49		02/15/2019
BF	_____	AM 002-FOU FOUNDATION Comments1: GR COX					02/21/2019
BC	_____	003-BKF BACKFILL				02/28/2019	
BC	_____	AM 001-FTG FOOTING Comments1: GR COX	20190036	2692 MCLELLAN BLVD	51		02/15/2019
BF	_____	002-FOU FOUNDATION					02/22/2019
BC	_____	003-BKF BACKFILL				02/28/2019	
BC	_____	AM 001-FTG FOOTING Comments1: GR COX	20190043	2583 LYMAN LOOP	38		02/15/2019
BC	_____	002-FOU FOUNDATION					02/26/2019
PR	_____	001-WAT WATER	20190044	2793 GAINES CT	193		02/26/2019
BF	_____	002-FTG FOOTING Comments1: GR MIDWEST					02/27/2019
BC	_____	001-FIN FINAL INSPECTION	20190048	3366 RYAN DR			02/07/2019
BF	_____	001-FTG FOOTING Comments1: WIN COMEX	20190060	2445 WYTHE PL	6		02/28/2019
BF	_____	001-FTG FOOTING Comments1: CANCEL	20190061	2451 WYTHE PL	7	02/28/2019	
BC	_____	001-PHF POST HOLE - FENCE	20190068	302 TWINLEAF TR	74	02/28/2019	

INSPECTIONS SCHEDULED FROM 02/01/2019 TO 02/28/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
-----							
PERMIT TYPE SUMMARY:		BSM BASEMENT REMODEL			6		
		CCO COMMERCIAL OCCUPANCY PERMIT			4		
		COM COMMERCIAL BUILDING			7		
		CRM COMMERCIAL REMODEL			1		
		FNC FENCE			1		
		MIS MISCELLANEOUS			1		
		SFD SINGLE-FAMILY DETACHED		211			
		SHD SHED/ACCESSORY BUILDING			1		
		WHR WATER HEATER REPLACEMENT			1		
		WIN WINDOW REPLACEMENT			3		
INSPECTION SUMMARY:		BKF BACKFILL			15		
		BSM BASEMENT FLOOR			11		
		EFL ENGINEERING - FINAL INSPECTION			17		
		ESS ENGINEERING - STORM			3		
		ESW ENGINEERING - SEWER / WATER			2		
		FIN FINAL INSPECTION			32		
		FOU FOUNDATION			12		
		FTG FOOTING			11		
		GAR GARAGE FLOOR			10		
		INS INSULATION			14		
		OCC OCCUPANCY INSPECTION			2		
		PHD POST HOLE - DECK			1		
		PHF POST HOLE - FENCE			1		
		PLF PLUMBING - FINAL OSR READY			21		
		PLR PLUMBING - ROUGH			15		
		PLU PLUMBING - UNDERSLAB			8		
		PPS PRE-POUR, SLAB ON GRADE			1		
		REI REINSPECTION			4		
		REL ROUGH ELECTRICAL			15		
		RFR ROUGH FRAMING			15		
		RMC ROUGH MECHANICAL			15		
		STP STOOP			6		
		WAT WATER			5		
INSPECTOR SUMMARY:					1		
		BC BOB CREADEUR			114		
		BF B&F INSPECTOR CODE SERVICE			46		
		BKF BRISTOL KENDALL FIRE DEPT			3		
		EEI ENGINEERING ENTERPRISES			18		
		PBF BF PLUMBING INSPECTOR			14		
		PR PETER RATOS			40		
STATUS SUMMARY:	C	BC			6		
	C	BKF			1		

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		C	PBF		1		
		C	PR		1		
		I			1		
		I	BC		93		
		I	BF		46		
		I	BKF		2		
		I	EEI		3		
		I	PBF		10		
		I	PR		28		
		T	BC		15		
		T	EEI		15		
		T	PBF		3		
		T	PR		11		

REPORT SUMMARY: 236



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #3

Tracking Number

EDC 2019-32

### Agenda Item Summary Memo

**Title:** Property Maintenance Report for February 2019

**Meeting and Date:** Economic Development Committee – April 2, 2019

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Informational

**Council Action Requested:** None

**Submitted by:** Pete Ratos Community Development  
Name Department

#### Agenda Item Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>*





# Memorandum

To: Economic Development Committee  
From: Pete Ratos, Code Official  
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering  
Date: February 26, 2019  
Subject: February Property Maintenance

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## Property Maintenance Report February 2019

### Adjudication:

6 Property Maintenance Cases heard in February

#### 2/4/2019

N 0432	401 E Main St	Motor Vehicles	Continued
N 0433	901 Freemont St	Motor Vehicles	Dismissed
N 0434	601 Greenfield Turn	Motor Vehicles	Dismissed

#### 2/11/2019

N 0432	401 E Main St	Motor Vehicles	Dismissed
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#### 2/25/2019

N 0438	2398 Iroquois Ln	Motor Vehicles	Liabe \$250
N 0437	103 W Kendall Dr	Trailer Storage	Dismissed



## Case Report

02/01/2019 - 02/28/2019

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING
20190092	2/27/2019	308 E Fox St	Vehicle	IN VIOLATION	2/28/2019			
20190091	2/27/2019	702 Heustis St.	Vehicle	IN VIOLATION	2/28/2019	IN VIOLATION		
20190090	2/27/2019	307 Olsen St	Vehicle	IN VIOLATION	2/28/2019			
20190089	2/27/2019	310 B Walter St	Vehicle	IN VIOLATION	2/28/2019			
20190088	2/27/2019	953 Heartland Dr	Vehicle	IN VIOLATION	2/28/2019			
20190087	2/27/2019	1411 Chestnut Ln	Vehicle	CLOSED	2/27/2019			
20190086	2/26/2019	901 Fremont St	Vehicle	IN VIOLATION	2/27/2019			
20190085	2/26/2019	1313 Willow Way	Vehicle	IN VIOLATION	2/27/2019			
20190084	2/25/2019	1971 Weston Ave	Fence in disrepair	IN VIOLATION	2/27/2019			
20190083	2/25/2019	105 W Kendall Dr	Vehicle Parking	IN VIOLATION	2/26/2019			
20190082	2/25/2019	789 Kentshire Dr	Vehicle	IN VIOLATION	2/26/2019			
20190081	2/22/2019	307 Heustis St	Vehicle	IN VIOLATION	2/25/2019			
20190080	2/22/2019	301 Heustis St	Trailer Parking	IN VIOLATION	2/25/2019			
20190079	2/22/2019	314 Walter St	Lack of Address Numbers	IN VIOLATION	2/25/2019			
20190078	2/22/2019	335 E Van Emmon St	Junk, Trash & Refuse	IN VIOLATION	2/25/2019			
20190077	2/21/2019	2342 Emerald Ln	Vehicle	IN VIOLATION	2/22/2019			
20190076	2/20/2019	219 S Bridge St	Goat Feces	CLOSED				
20190075	2/20/2019	2689 Lilac Way	Excessive Number of Dogs	CLOSED				
20190074	2/20/2019	1734 John St	Junk, Trash & Refuse	CLOSED	2/20/2019	COMPLIANT		
20190073	2/20/2019	1348 Chestnut Ln	Junk, Trash & Refuse	CLOSED	2/20/2019	COMPLIANT		
20190072	2/19/2019	510 W Hydraulic	Vehicle	IN VIOLATION	2/20/2019			
20190071	2/19/2019	2792 Elden Dr	Vehicle	IN VIOLATION	2/20/2019			
20190070	2/19/2019	2744 Alan Dale	Vehicle	IN VIOLATION	2/20/2019			
20190069	2/19/2019	1540 Stoneridge	Vehicle	PENDING	2/20/2019			
20190068	2/19/2019	1225 Evergreen	Vehicle	IN VIOLATION	2/20/2019			
20190067	2/15/2019	903 N Carly Cir	Vehicle	IN VIOLATION	2/18/2019			
20190066	2/15/2019	Lyman Loop -	Noise	PENDING	2/15/2019			
20190065	2/15/2019	509 W Madison	Vehicle & Trailer	CLOSED	2/15/2019	COMPLIANT		
20190064	2/15/2019	2956 Ellsworth Dr	Vehicle	IN VIOLATION	2/15/2019			
20190063	2/13/2019	2366 Sumac Dr	Vehicle	IN VIOLATION	2/14/2019			
20190062	2/13/2019	1325 Chestnut Ln	TRASH AND DEBRIS	CLOSED	2/13/2019	COMPLIANT		

20190061	2/12/2019	511 Blaine St	Vehicle	IN VIOLATION	2/13/2019			
20190060	2/12/2019	4512 Marquette	Vehicle	IN VIOLATION	2/13/2019			
20190059	2/11/2019	2304 Titus Dr	Vehicle	CLOSED	2/11/2019	COMPLIANT		
20190058	2/11/2019	1411 Chestnut Ln	Vehicle	CLOSED	2/11/2019			
20190057	2/8/2019	1945 Marketview Dr	Lack of Permit - Temporary Sign	PENDING	2/11/2019	COMPLIANT		
20190056	2/8/2019	204 A Hillcrest	Vehicle	CLOSED	2/11/2019	COMPLIANT		
20190055	2/6/2019	4663 Plymouth	Vehicle	IN VIOLATION	2/7/2019			
20190054	2/6/2019	574 Shadow	Vehicle	IN VIOLATION	2/7/2019			
20190053	2/5/2019	14 Maple St	TRASH AND DEBRIS/BURNING FURNITURE	CLOSED				
20190052	2/5/2019	995 White Plains	Trailer	CLOSED	2/5/2019	COMPLIANT		
20190051	2/5/2019	1446 Aspen Ln	Vehicle Parking	CLOSED	2/5/2019	COMPLIANT		
20190050	2/5/2019	404 W Van	Vehicle	IN VIOLATION	2/5/2019			
20190049	2/4/2019	1242 E Spring St	Vehicle	CLOSED	2/5/2019	COMPLIANT		
20190048	2/1/2019	2154 Alan Dale Ln	Snow Deposit on Street	CLOSED	2/1/2019			
20190047	2/1/2019	1438 CRIMSON LN	JUNK TRASH REFUSE	CLOSED	2/4/2019	COMPLIANT		

Total Records: 46

3/1/2019



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #4

Tracking Number

EDC 2019-33

### Agenda Item Summary Memo

**Title:** Economic Development Report for March 2019

**Meeting and Date:** Economic Development Committee – April 2, 2019

**Synopsis:** See attached.

### Council Action Previously Taken:

Date of Action: N/A Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Bart Olson Administration  
Name Department

### Agenda Item Notes:

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*Have a question or comment about this agenda item?*

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>



651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560  
Phone 630-553-0843 • FAX 630-553-0889

### Monthly Report – for April 2019 EDC Meeting of the United City of Yorkville

#### March 2019 Activity

##### Downtown Redevelopment:

- Worked with a variety of land and building owners to discuss potential development and redevelopment opportunities. This includes the TIF Agreement for the **“Corner Liquor”** building at Route 47 & Fox. It is the owner’s desire to begin remodeling of the building immediately.
- Worked with a local group to bid on the purchase of the old Kendall County Jail. After two visits and a great deal of discussion and deliberation, the group decided to pass on the opportunity.
- Worked with **“Belladonna Tea & Coffee”** as they prepare to open their patio, and add liquor sales to their establishment.

##### Development south of Fox River:

- Continue working with Eleno Silva on banquet center. Eleno is completing both exterior and interior construction in Stagecoach Crossing. Official name of the business is **“Martini Banquets”**. He is focusing on opening in spring of 2019.
- Continue to work with **“Yorkville Produce”** as they have begun opening to the public on weekends. The business had a very successful first weekend, and is hopeful to continue this trend.
- Continue working with **“Popeyes Louisiana Kitchen”**, who is leasing the former Subway space along with a portion of adjacent vacant space for a new restaurant with a drive-up at Fountain Village. Aby Sidi, who is the franchisee, is a resident of Kendall County and is eager to obtain final approvals from Popeyes Corporate Office in Miami.
- Continue to work with **“Hively Garden Center”** on a new “ground up” business at Routes 71 and 126.

##### Development north of the Fox River:

- **Kendall Crossing**...Construction is in full swing for the **“Hacienda Real”** building, the **“Flight Tasting Room & Bottle Shoppe”** building, and of course the **“Holiday Inn Express & Suites”** and **“Kendall Banquets”**. Continue to meet with other complementary business for the new 7000 square foot building.
- **Kendall Marketplace**...Continue to work with specialist consultants from **“Bespoke”** who have been hired by center owner, Alex Berman, to work through a plan to determine new options and opportunities for the remainder of the project. Also working with perspective inline tenants, and a national restaurant for new construction on an outlot. Preparation is also beginning for ICSC convention in May. This includes meeting coordination with Alex’s broker, Jason Pesola.
- **“Arby’s”** has submitted their building plans for remodel of the former Hardee’s location on Route 47 in early 2019. Yonas Hagos, Yorkville resident, will be the owner. Remodel will begin shortly. Closing on building is days away.
- **“Gas N Wash”** has a 3 plus acre property under contract at the southeast corner of Route 34 and Sycamore. They have submitted their plans to begin the special use process. Cost of construction is approximately \$7 million dollars and there will be 60 jobs created.
- Working with a variety of retail and service based businesses that are exploring opportunities in Yorkville. Some of these businesses are negotiating their leases and, I expect to be able to provide details in the near future.
- **“Cedarhurst Assisted Living & Memory Care”** is preparing to open in April 2019. They are conducting tours and have a significant number of units leased.

##### Industrial Development:

- Continue working with **“Morton Buildings”** who is building a construction center in Yorkville Business Center. This new business will create approximately 30 jobs. They desire to start construction in late Spring and have the facility open by the end of the year. They have applied for the rezoning of one lot.

##### Recreation:

- **Go for it Sports**...continue working with the center. **“Go For It Sports”** have been developing **“Spring Break Activities”** which meet the needs of our local families. They are also working on a track program, to encourage local athletes to develop their skills.

##### Other Activity:

- Attended strategic planning meetings for Waubensee Community College and Rush Copley.
- Personally met with 41 existing Yorkville businesses in March.
- Lynn will be out of town the week of April 1<sup>st</sup>, but will have full access to email, texts and phone during the entire time.

Respectfully submitted,

Lynn Dubajic  
651 Prairie Pointe Drive, Suite 102  
Yorkville, IL 60560  
lynn@dlkllc.com  
630-209-7151 cell



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2019-34

### Agenda Item Summary Memo

**Title:** Grande Reserve Unit 23 – Final Plat of Resubdivision

**Meeting and Date:** Economic Development Committee – April 2, 2019

**Synopsis:** Proposed Final Plat of Resubdivision for certain lots within the Grande Reserve

Subdivision – Unit 23.

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

**Submitted by:** Krysti J. Barksdale-Noble, AICP

Community Development

Name

Department

#### Agenda Item Notes:

See attached memorandum.

*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: Economic Development Committee  
 From: Krysti J. Barksdale-Noble, Community Development Director  
 CC: Bart Olson, City Administrator  
 Date: March 12, 2019  
 Subject: **PZC 2019-13 Grande Reserve – Unit 23**  
**Final Plat Approval for the Resubdivision of Certain Lots**



## Request Summary:

The successor developer for the Grande Reserve subdivision, Grande Reserve Chicago ASLI VI, LLP (Avanti Group), is seeking to revise the parcel dimensions for six (6) home lots and two (2) common space areas within Unit 23 (Neighborhood 1). The request is to resubdivide the existing final plats for each homesite parcel to extend the rear lot lines approximately 20 feet (16.35' at the shortest to 21.95' at the longest) within the adjacent common space to accommodate a newer model ranch home, yet still meet requisite setback regulations for the R-2 zoning district. The new lot configuration would make the lots almost symmetrical to the adjoining parcels within the cul-de-sacs they are located and does not significantly decrease the open space character of the planned development in this neighborhood.

## Proposed Amended Final Plat:

The original Final Plat for Unit 23 of the Grande Reserve was approved in 2006 via Resolution No. 2006-61 and recorded as Document No. 2006000440560 and was subsequently amended in 2007 (Document No. 200700018963). The amendment in 2007 adjusted the overall lot sizes for 21 lots. Below is an analysis of the proposed six (6) home lots proposed to be changed by the proposed resubdivided final plat.

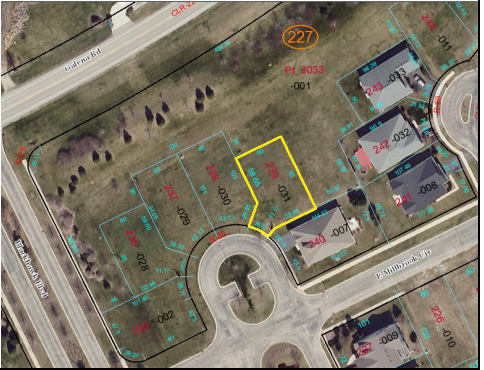
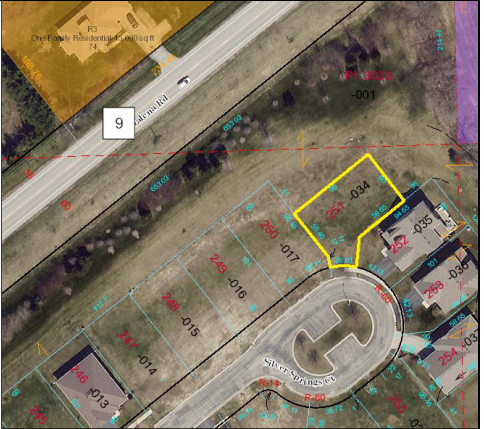


## **Parcels Adjacent to Common Open Space #1 (Lot 3034) = 6.13 acres (267,022.80 sq. ft.)**

	Lot	Address	Proposed Increase Area	Image
1	202	2810 Sheridan Ct	60' x 19.50' = 1,143 sq. ft.	
2	232	4477 E Millbrook Cir	60' x 19.35' = 1,161 sq. ft.	
<b>TOTAL AREA</b>			<b>2,304 sq. ft.</b>	

**% Change in common open space = 0.0086%**



**Parcels Adjacent to Common Open Space #2 (Lot 3033) = 7.31 acres (318,423.60 sq. ft.)**

	Lot	Address	Proposed Increase Area	Image
3	239	4468 E Millbrook Cir	60' x 21.35' = 1,281 sq. ft.	
4	251	2843 Silver Springs Ct	60' x 21.35' = 1,281 sq. ft.	
5	287	4228 E Millbrook Cir	74.53' x 21.95' = 1,635 sq. ft.	
6	290	4208 E Millbrook Cir	60' x 16.35 = 981 sq. ft.	
<b>TOTAL AREA</b>			<b>5,178 sq. ft.</b>	

**% Change in common open space = 0.0162%**



The two (2) common space lots effected by the lot size increases are Lots 3033 and 3034. Lot 3033 is identified as a stormwater management facility and Lot 3034 is community open space. Both lots are owned by the developer and will be turned over to the homeowners' association at a future date.

**Staff Comments:**

It is staff opinion that the revised rear yard setback is in keeping with the width and depth required for similar permitted uses in the R-2 zoning district and consistent with the immediately adjacent rear lot lines of abutting parcels. Additionally, the City's engineering consultant, EEI, has reviewed the attached proposed amended plats and find them in conformance with the subdivision control ordinance regulations and does not have any concern regarding impairment to the capacity of the stormwater management facility resulting from the proposed lot revisions.

The applicant has submitted the required attached application, fees and proposed resubdivided final plat illustrating the proposed revisions for each of the lots. Staff intends to recommend approval of the Resubdivided Final Plat to the Planning and Zoning Commission at the April 10, 2019 meeting with subsequent final determination by the City Council at the April 13, 2019 meeting.

Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

**Attachments:**

1. Copy of Petitioner's Application
2. Final Plat of Resubdivision of Lots 202, 232, 239, 251, 287, 290, 3033 and 3034 of Grande Reserve – Unit 23 prepared by Weaver Consultant Group date last revised 03/08/19.



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Plat <input checked="" type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$ 1000.00
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>REZONING</b>	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input checked="" type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$ 1000.00
<b>OUTSIDE CONSULTANTS DEPOSIT</b> <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input checked="" type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres			\$1,000.00 \$2,500.00 \$5,000.00 Total: \$ 1000.00
<b>TOTAL AMOUNT DUE:</b>			3,000.00



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE: 7/16/18	PZC NUMBER:	DEVELOPMENT NAME: Grand Reserve
<b>PETITIONER INFORMATION</b>		
NAME: Scott Shelton		COMPANY: NVR, dba Ryan Homes
MAILING ADDRESS: 850 E Diehl Road, Suite 120		
CITY, STATE, ZIP: Naperville, IL 60653		TELEPHONE: 630 445 2490
EMAIL: <a href="mailto:sshelton@nvrinc.com">sshelton@nvrinc.com</a>		FAX: 630 445 2501
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE: Grande Reserve (Chicago) ASLI VI, LLLP		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 2810 Sheridan Court; 4477, 4228, 4208 and 4468 E. Millbrook Circle; 2843 Silver Springs Court		
TYPE OF REQUEST:		
<input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input checked="" type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE:		CURRENT ZONING CLASSIFICATION: PUD R-2
<b>ATTACHMENTS</b>		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

## ATTORNEY INFORMATION

NAME: n/a

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## ENGINEER INFORMATION

NAME: n/a

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME: n/a

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

7/16/18

PETITIONER SIGNATURE

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

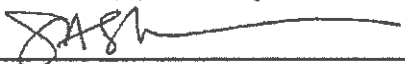
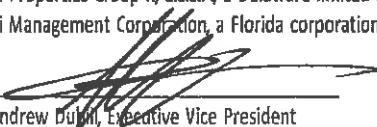
OWNER SIGNATURE

DATE



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

## APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

<b>ATTORNEY INFORMATION</b>	
NAME: n/a	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
<b>ENGINEER INFORMATION</b>	
NAME: n/a	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
<b>LAND PLANNER/SURVEYOR INFORMATION</b>	
NAME: n/a	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
<b>AGREEMENT</b>	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p>	
<p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p>	
	7/16/18
PETITIONER SIGNATURE	DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
See below signature block	7/19/18
OWNER SIGNATURE	DATE
<p>GRANDE RESERVE (CHICAGO) ASLI VI, L.L.P., a Delaware limited liability limited partnership By: Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, its sole general partner By: Avanti Management Corporation, a Florida corporation, its sole general partner</p>	
By:  Andrew Dulm, Executive Vice President	



United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

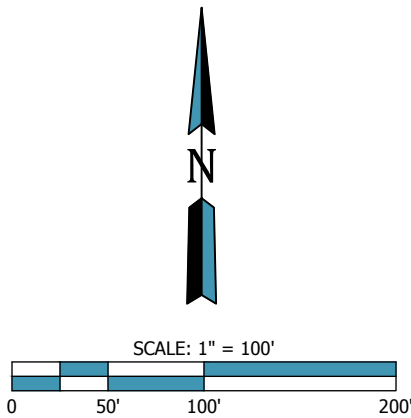
PROJECT NUMBER: Scott Pjesky	FUND ACCOUNT NUMBER: NVR, dba Ryan Homes	PROPERTY ADDRESS: 850 E Diehl Road, Suite 120
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input checked="" type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<b>PETITIONER DEPOSIT ACCOUNT FUND:</b> It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME: Scott Pjesky		COMPANY: NVR, dba Ryan Homes
MAILING ADDRESS: 850 E Diehl Road, Suite 120		
CITY, STATE, ZIP: Naperville, IL 60653		TELEPHONE: 630 445-2490
EMAIL: sshelton@nvrinc.com		FAX: 630 445 2501
<b>FINANCIALLY RESPONSIBLE PARTY:</b> I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
Scott Pjesky PRINT NAME		VP and Division Manager TITLE
 SIGNATURE		7/16/18 DATE
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
DATE REQUESTED: _____	<input checked="" type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN	



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P.I.N. 02-11-227-001  
P.I.N. 02-11-227-031  
P.I.N. 02-11-227-034  
P.I.N. 02-11-228-001  
P.I.N. 02-11-228-078  
P.I.N. 02-11-228-082  
P.I.N. 02-11-229-022  
P.I.N. 02-11-229-025

FINAL PLAT  
RESUBDIVISION OF LOTS 202, 232, 239, 251, 287, 290, 3033 AND 3034  
OF  
GRANDE RESERVE – UNIT 23



LEGAL DESCRIPTION

BEING A RESUBDIVISION OF LOTS 3033 AND 3034 IN GRANDE RESERVE – UNIT 23, DOCUMENT NUMBER 200600040560, AND LOTS 202, 232, 239, 252, 287 AND 290 IN THE AMENDED PLAT OF PART OF GRANDE RESERVE – UNIT 23, DOCUMENT NUMBER 200700018963, ALL PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L106	29.55'	S00°37'20"W
L107	29.55'	S88°40'49"W
L108	94.65'	N45°20'55"W
L109	94.65'	S45°20'55"E
L110	120.00'	N44°39'05"E
L112	29.55'	S19°55'24"W
L114	29.55'	N05°33'54"E
L115	2.50'	N63°57'08"E
L116	29.55'	S19°55'24"W
L117	11.17'	N39°01'19"E
L118	11.17'	N88°52'57"E
L119	33.03'	S72°01'08"E
L120	11.17'	N39°01'19"E
L121	11.17'	S13°32'01"E

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C9	43.70'	60.00'	S74°15'04"E	42.74'
C10	43.94'	533.00'	N58°02'04"E	43.93'
C11	28.56'	25.00'	S16°46'38"W	27.03'
C12	55.40'	250.00'	S34°24'05"E	55.28'
C13	39.57'	25.00'	S86°05'36"E	35.57'
C14	33.82'	60.00'	N11°43'43"W	33.37'
C15	59.64'	533.00'	N39°51'36"E	59.61'
C16	281.78'	467.00'	N44°39'39"E	277.53'
C17	26.01'	60.00'	N63°23'49"W	25.81'
C18	26.01'	60.00'	S88°53'07"W	25.81'
C19	26.01'	60.00'	S63°23'49"E	25.81'
C20	26.01'	60.00'	S11°18'05"W	25.81'





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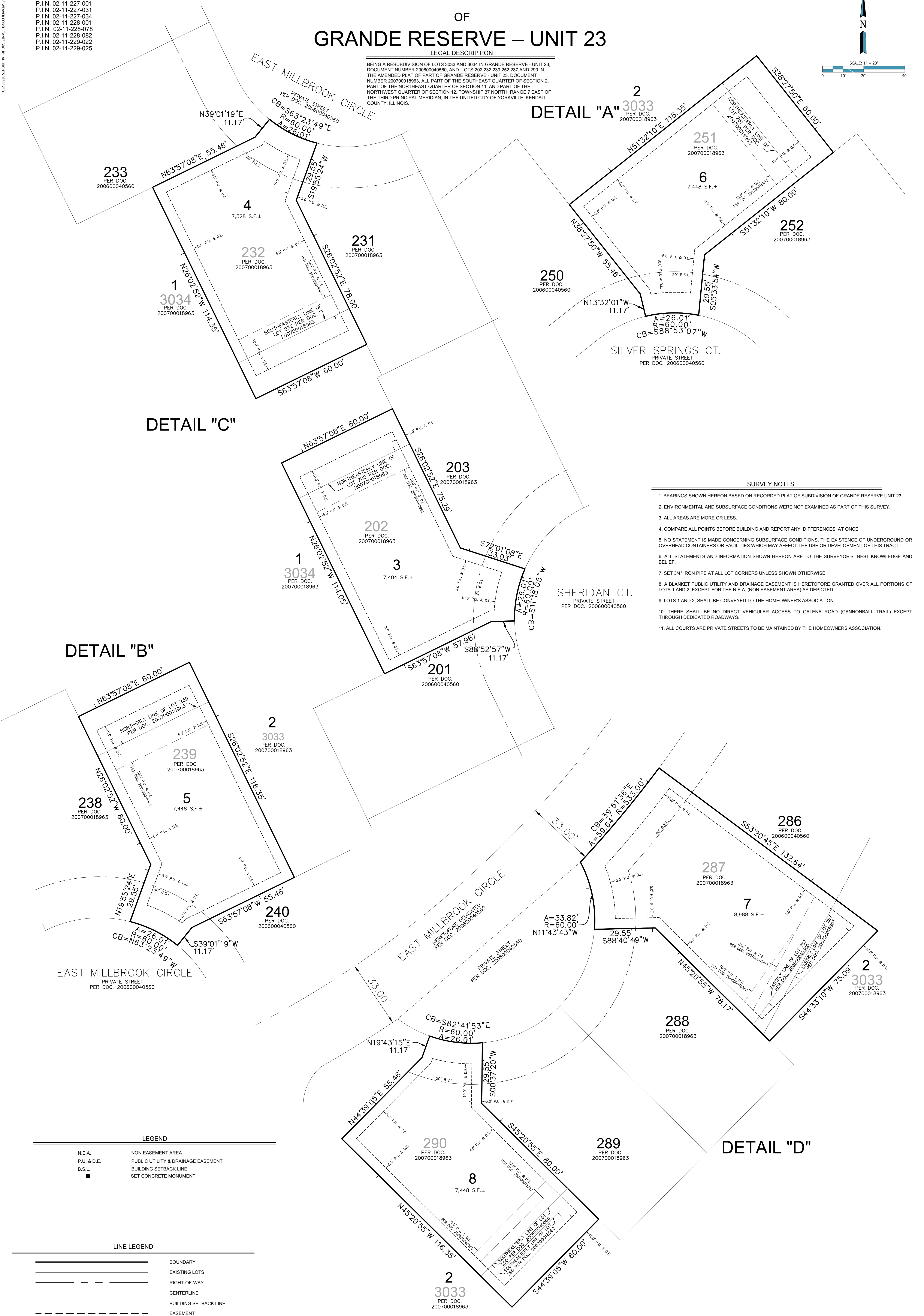
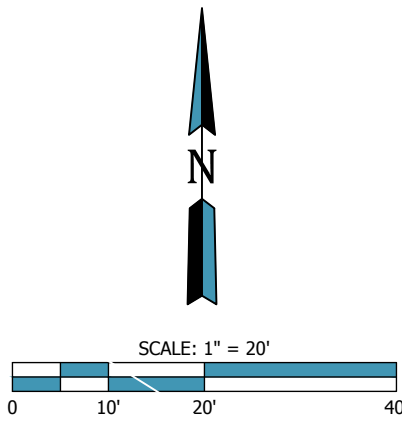
P.I.N. 02-11-227-001  
P.I.N. 02-11-227-031  
P.I.N. 02-11-227-034  
P.I.N. 02-11-228-001  
P.I.N. 02-11-228-078  
P.I.N. 02-11-228-082  
P.I.N. 02-11-229-022  
P.I.N. 02-11-229-025

# RESUBDIVISION OF LOTS 202, 232, 239, 251, 287, 290, 3033 AND 3034

## OF GRANDE RESERVE – UNIT 23

### LEGAL DESCRIPTION

BEING A RESUBDIVISION OF LOTS 3033 AND 3034 IN GRANDE RESERVE - UNIT 23, DOCUMENT NUMBER 200600040560, AND LOTS 202, 232, 239, 252, 287 AND 290 IN THE AMENDED PLAT OF PART OF GRANDE RESERVE - UNIT 23, DOCUMENT NUMBER 200700018963, ALL PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.



### SURVEY NOTES

1. BEARINGS SHOWN HEREON BASED ON RECORDED PLAT OF SUBDIVISION OF GRANDE RESERVE UNIT 23.
2. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
3. ALL AREAS ARE MORE OR LESS.
4. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
5. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
6. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
7. SET 3/4" IRON PIPE AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE.
8. A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HERETOFORE GRANTED OVER ALL PORTIONS OF LOTS 1 AND 2, EXCEPT FOR THE N.E.A. (NON EASEMENT AREA) AS DEPICTED.
9. LOTS 1 AND 2, SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
10. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO GALENA ROAD (CANNONBALL TRAIL) EXCEPT THROUGH DEDICATED ROADWAYS.
11. ALL COURTS ARE PRIVATE STREETS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

### LEGEND

N.E.A. NON EASEMENT AREA  
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT  
B.S.L. BUILDING SETBACK LINE  
■ SET CONCRETE MONUMENT

### LINE LEGEND

BOUNDARY  
EXISTING LOTS  
RIGHT-OF-WAY  
CENTERLINE  
BUILDING SETBACK LINE  
EASEMENT

**SHEET 2**  
OF 3

WEAVER CONSULTANTS GROUP  
NAPERVILLE, ILLINOIS 60563  
(630) 717-4848  
WWW.WCGROUP.COM

**Weaver Consultants Group**

No.	DATE	REVISION DESCRIPTION
1	2/4/2019	REVISION SUBDIVISION NAME
2	02/27/19	REVISION SUBDIVISION NAME
3	03/08/19	PER CITY ENGINEER REVIEW

RESUBDIVISION OF LOTS 202, 232, 239, 251, 287, 290, 3033 AND 3034 OF GRANDE RESERVE – UNIT 23  
YORKVILLE, ILLINOIS

PREPARED FOR  
**NVR RYAN HOMES**  
850 E. DIEHL ROAD  
SUITE 120  
NAPERVILLE, IL 60563

☒ DRAFT  
☐ RELEASED FOR BID  
☐ APPROVED FOR CONSTRUCTION  
☐ CLIENT APPROVAL BY: \_\_\_\_\_



P.I.N. 02-11-227-001  
P.I.N. 02-11-227-031  
P.I.N. 02-11-227-034  
P.I.N. 02-11-228-001  
P.I.N. 02-11-228-078  
P.I.N. 02-11-228-082  
P.I.N. 02-11-229-022  
P.I.N. 02-11-229-025

FINAL PLAT

RESUBDIVISION OF LOTS 202, 232, 239, 251, 287, 290, 3033 AND 3034

OF

GRANDE RESERVE – UNIT 23

LEGAL DESCRIPTION

BEING A RESUBDIVISION OF LOTS 3033 AND 3034 IN GRANDE RESERVE - UNIT 23, DOCUMENT NUMBER 200600040560, AND LOTS 202,232,239,252,287 AND 290 IN THE AMENDED PLAT OF PART OF GRANDE RESERVE - UNIT 23, DOCUMENT NUMBER 200700018963, ALL PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

OWNERS CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEY, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HERBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

WITNESS MY (OUR) HAND AND SEAL AT \_\_\_\_\_, \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
OWNER (SIGNATURE) OWNER (PRINTED NAME)

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE

AND COUNTY AFORESAID, HEREBY CERTIFY THAT \_\_\_\_\_

AND \_\_\_\_\_, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

OWNERS CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEY, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HERBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

WITNESS MY (OUR) HAND AND SEAL AT \_\_\_\_\_, \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
OWNER (SIGNATURE) OWNER (PRINTED NAME)

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE

AND COUNTY AFORESAID, HEREBY CERTIFY THAT \_\_\_\_\_

AND \_\_\_\_\_, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) JSS  
COUNTY OF KENDALL )

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE,  
ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY ADMINISTRATOR

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
 ) JSS  
COUNTY OF KENDALL )

I, \_\_\_\_\_, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF KENDALL )

I, \_\_\_\_\_, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CITY ENGINEER

RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) JSS  
COUNTY OF KENDALL )

THIS INSTRUMENT NO. \_\_\_\_\_, WAS FILED FOR RECORD  
IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

\_\_\_\_\_  
RECORDER OF DEEDS

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:

KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A1, OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), COMMONWEALTH EDISON COMPANY, AND SBC ILLINOIS (TELEPHONE), GRANTEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 2 (E) OF "AN ACT IN RELATION TO CONDOMINIUMS", ILLINOIS REVISED STATUTES, CH. 30, PAR 302 (E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS, OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

PUBLIC UTILITY AND DRAINAGE EASEMENT

EASEMENT PROVISIONS

A PERPETUAL EASEMENT, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO, VILLAGE OF WHEELING, COMMONWEALTH EDISON COMPANY, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), NICOR GAS, AND SBC ILLINOIS (TELEPHONE) THEIR SUCCESSORS AND ASSIGNEES, IN ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF ANY AND ALL PUBLIC UTILITIES, DRAINAGE LOCALITIES AND RELATED APPURTENANCES IN, OVER, ACROSS, ALONG AND UPON THE SO DESIGNATED PROPERTY.

SAID EASEMENT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. WITHOUT CONSENT OF GRANTEES, NO BUILDINGS, STRUCTURES OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED, PLANTED, OR PLACED IN ANY SUCH EASEMENT AREA, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

SUCH EASEMENTS SHALL FURTHER BE FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS, AND SHALL INCLUDE THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, BUT SUCH AERIAL SERVICE WIRE SHALL NOT PASS THROUGH PERMANENT IMPROVEMENTS ON SUCH LOTS.

SUCH EASEMENTS SHALL SURVIVE THE VACATION BY PROPER AUTHORITY OF ANY STREETS AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT, UNLESS OTHERWISE EXPRESSLY MENTIONED IN THE ORDINANCE OF VACATION.

SURVEYOR'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY I, KURT K. APER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3265, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

BEING A RESUBDIVISION OF LOTS 3033 AND 3034 IN GRANDE RESERVE - UNIT 23, DOCUMENT NUMBER 200600040560, AND LOTS 202,232,239,252,287 AND 290 IN THE AMENDED PLAT OF PART OF GRANDE RESERVE - UNIT 23, DOCUMENT NUMBER 200700018963, ALL PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

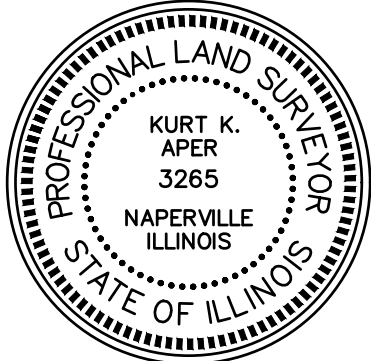
I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0035H, DATED 1/08/2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS, THIS 2ND DAY OF JANUARY 2019.

PROFESSIONAL LAND SURVEYOR NUMBER 3265,  
LAND SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2020.  
DESIGN FIRM NUMBER 184004465  
THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS STANDARD  
FOR A BOUNDARY SURVEY.



No.	DATE	REVISION DESCRIPTION
1	2/4/2019	REVISION SUBDIVISION NAME
2	2/4/2019	ADDITIONAL OWNERS CERTIFICATE
3	02/27/19	REVISION SUBDIVISION NAME
4	03/08/19	PER CITY ENGINEER REVIEW

STATE OF ILLINOIS        )  
                                      ) ss.  
COUNTY OF KENDALL    )

**Ordinance No. 2019-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
APPROVING THE FINAL PLAT OF RESUBDIVISION OF LOTS 202, 232, 239, 251, 287, 290,  
3033 AND 3034 OF GRANDE RESERVE – UNIT 23**

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, The City approved Resolution 2006-61 entitled, *RESOLUTION APPROVING THE PRELIMINARY AND FINAL PLATS OF SUBDIVISION FOR GRANDE RESERVE UNIT 23* adopted July 11, 2006 that was recorded with the Kendall County Recorder’s office on December 15, 2006 as Document Number 200600040560; and,

**WHEREAS**, The *AMENDED PLAT OF PART OF GRANDE RESERVE – UNIT 23* was recorded with the Kendall County Recorder’s office on June 18, 2007 as Document Number 200700018963; and,

**WHEREAS**, NVR doing business as Ryan Homes (the “Developer”) has filed an application for final plat approval of the resubdivision of Lots 202, 232, 239, 251, 287, 290, 3033 and 3034 of Grande Reserve – Unit 23 (the “Subject Property”); and,

**WHEREAS**, the Planning and Zoning Commission convened and held a public meeting on the 13 day of March, 2019, to consider the resubdivision of the Subject Property after publication of notice; and,

**WHEREAS**, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council (“the Corporate Authorities”) for approval of the resubdivision.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1:** The above recitals are incorporated herein and made a part of this Ordinance.

**Section 2:** That the Corporate Authorities hereby approve and authorize the execution of the *FINAL PLAT OF RESUBDIVISION OF LOTS 202, 232, 239, 251, 287, 290, 3033 AND 3034 OF GRANDE RESERVE – UNIT 23* prepared by Weaver Consultants Group, Naperville, Illinois dated last revised March 8, 2019, attached hereto and made a part hereof by reference as Exhibit A, for the resubdivision of the Subject Property, legally described as:

**BEING A RESUBDIVISION OF LOTS 3033 AND 3034 IN GRANDE RESERVE – UNIT 23 DOCUMENT NUMBER 200600040560, AND LOTS 202, 232, 239, 251, 287 AND 290 IN THE AMENDED PLAT OF PART OF GRANDE RESERVE – UNIT 23, DOCUMENT NUMBER 200700018963, ALL PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,**

with Property Index Numbers of:

**02-11-227-001  
02-11-227-031  
02-11-227-034  
02-11-228-001  
02-11-228-078  
02-11-228-082  
02-11-229-022  
02-11-229-025**

**Section 3:** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CITY CLERK

CARLO COLOSIMO \_\_\_\_\_  
JACKIE MILSCHEWSKI \_\_\_\_\_  
CHRIS FUNKHOUSER \_\_\_\_\_  
SEAVER TARULIS \_\_\_\_\_

KEN KOCH \_\_\_\_\_  
ARDEN JOE PLOCHER \_\_\_\_\_  
JOEL FRIEDERS \_\_\_\_\_  
JASON PETERSON \_\_\_\_\_

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2019.

---

MAYOR



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #6

Tracking Number

EDC 2019-35

### Agenda Item Summary Memo

**Title:** Morton Buildings –Lot 15 Yorkville Business Center (Rezoning)

**Meeting and Date:** Economic Development Committee - April 2, 2019

**Synopsis:** Proposed rezoning in Yorkville Business Center from B-3 General Business District  
To M-1 Light Manufacturing District

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Jason Engberg Community Development  
Name Department

#### Agenda Item Notes:

See attached memorandum.





# Memorandum

To: Economic Development Committee  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: March 19, 2019  
Subject: **PZC 2019-10 Morton Buildings – Lot 15 Yorkville Business Center (Rezoning)**

---

## **PROPOSED REQUEST:**

The petitioner, Roger Bauer on behalf of Morton Buildings, Inc. is seeking rezoning approval for lot 15 of the Yorkville Business Center from B-3 General Business District to M-1 Limited Manufacturing District. The purpose of the rezoning request is to eventually combine the property with lot 14 (currently zoned M-1) into a single parcel and construct a business operations facility for Morton Buildings, Inc. The total proposed area to be rezoned consists of approximately 0.94 acres of vacant land north of the Boombah Boulevard and Commercial Drive intersection within the Yorkville Business Center.



## **PROPERTY BACKGROUND:**

The property was annexed pursuant to an annexation agreement on March 23, 1995 (Ord. 1995-05) into the City of Yorkville by the Inland Appreciation Fund, L.P. as part of a larger land development plan which includes both Caledonia and the Yorkville Business Center. This development was zoned for R-2, B-3, and M-1 uses and this property fell under the B-3 zoning classification.

A similar rezone request for the property to the northeast of the site (Lot 19) was conducted in 2015. The current self-storage use was rezoned from B-3 General Business District to M-1 Limited Manufacturing.

## **SITE ANALYSIS:**

The following are the current immediate surrounding zoning and land uses:

<b>Zoning</b>		<b>Land Use</b>
<b>North</b>	M-1 Limited Manufacturing	Self-Storage Facility/Vacant Land
<b>South</b>	B-3 General Business District	Commercial Building
<b>East</b>	B-3 General Business District	Commercial Strip Center/Stormwater Retention
<b>West</b>	M-1 Limited Manufacturing	Industrial Building

### ***Land Use***

The proposed requested use of an “operations center” for Morton Buildings is defined in the Yorkville Zoning Ordinance as “Any assembly, production, manufacturing, testing, repairing or processing that can and does operate in compliance with performance standards.” Additionally, wholesaling and warehousing with accessory office space is also permitted in the M-1 Limited Manufacturing District. Therefore, the proposed use is permitted in the M-1 Limited Manufacturing District.

### ***Comprehensive Plan (Future Land Use)***

The subject property’s future land use is classified as “General Industrial” which is intended to generally provide small to large-scale industrial uses that are wholly contained in a building and do not generate noticeable external effects. Also, this designation considers warehousing, assembly and low impact manufacturing as an appropriate future land use. The proposed M-1 zoning classification is in line with the Comprehensive Plan’s future land use designation.

### ***Proposed Concept/Site Plan***

The petitioner has submitted a preliminary site plan (attached) for when both lots are combined. The building would be located at the southwest corner of the property and provide two access lanes off of Commercial Drive.

The following chart illustrates the minimum required yard setbacks for buildings/structures within the **M-1 Limited Manufacturing District**:

	<b>Minimum Requirement</b>	<b>Proposed Setback</b>
<b>Front</b>	25 feet	<b>71 feet</b>
<b>Rear</b>	None	<b>152 feet</b>
<b>Side</b>	Min. 10% of lot with max. of 20 feet	<b>20 feet</b>
<b>Corner Side</b>	Min. 10% of lot with max. of 20 feet	<b>Over 20 feet (not dimensioned)</b>

Parking required for this land use is 0.5 spaces per 1,000 square feet of floor area. The building is projected to have 7,000 square feet of floor space. Therefore, the minimum required amount of spaces for this development is 4 spaces. The petitioner has illustrated that there will be 24 parking spaces which exceeds the minimum requirement.

The building will be subject to the City's Appearance Code which requires new industrial land uses to follow these guidelines:

Masonry products or precast concrete shall be incorporated on at least fifty percent (50%) of the total building, as broken down as follows: The "front facade" (defined as that facade that faces a street that includes a main entry to the building) shall itself incorporate masonry products or precast concrete on at least fifty percent (50%) of the facade. Any other facade that abuts a street shall incorporate masonry products or precast concrete. The use of masonry products or precast concrete is encouraged on the remaining facades. Where precast concrete panels or split face block is utilized, the use of colors, patterns, or other architectural features within these panels/blocks is encouraged.

### ***Landscape***

Before the property may be developed, the petitioner will have to comply with all landscape regulations in Section 8-12 of the Yorkville City Code.

### **FINDINGS OF FACT FOR REZONING:**

Section 10-4-10-B of the City's Zoning Ordinance establishes criteria for findings of fact related to rezoning (map amendment) requests. No rezoning shall be recommended by the Planning and Zoning Commission without each of the following considered:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

**The petitioner has provided written responses to these findings as part of their application (see attached) and requests inclusion of those responses into the public record at the May 8, 2019 Planning and Zoning Commission meeting.**

### **STAFF COMMENTS:**

Staff is seeking feedback from the Economic Development Committee regarding this project. This rezone request will go to a public hearing in front of the Planning and Zoning Commission at the May 8, 2019 meeting.

### **ATTACHMENTS:**

1. Application with attachments
2. Legal Description
3. Preliminary Site Plan





United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
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Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR REZONING

## INTENT AND PURPOSE:

An application for Map Amendment, or commonly referred to as “rezoning”, is a request to reclassify a property from one zoning designation to within another zoning district. Requests for rezoning must not be merely arbitrary, but has to have validity as to the appropriate zoning classification for the existing or proposed land use in consideration of certain factors such as: the existing land use and zoning of the surrounding properties; suitability of the land use within the current zoning district; the trend of development in the general area; impact the proposed rezoning would have on traffic; the potential diminishment of property values due to the rezoning; and the promotion of public health, safety, morals or general welfare of the public as a result of the proposed rezoning.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Rezoning Request process, please refer to “Title 10, Chapter 14, Section 7 Amendments” of the Yorkville, Illinois City Code.

## APPLICATION PROCEDURE:



## STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty five (45) days prior to the targeted Planning and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Petitioner will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



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# APPLICATION FOR REZONING

## STAGE 2: PLAN COUNCIL

Petitioner must present the proposed plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, petitioner will move forward to the Planning and Zoning Commission hearing.

## STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

## STAGE 4: PLANNING AND ZONING COMMISSION

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

## STAGE 5: CITY COUNCIL

Petitioner will attend the City Council meeting where the recommendation of the rezoning will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the rezoning.



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# APPLICATION FOR REZONING

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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# APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
<b>CONCEPT PLAN REVIEW</b>	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
<b>AMENDMENT</b>	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
<b>ANNEXATION</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>REZONING</b>	<input checked="" type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>  _____ 2 - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$ 200.00
<b>SPECIAL USE</b>	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres  _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres                      Acres over 5                      Amount for Extra Acres                      Total Amount		Total: \$
<b>ZONING VARIANCE</b>	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
<b>PRELIMINARY PLAN FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>PUD FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>FINAL PLAT FEE</b>	<input type="checkbox"/> \$500.00		Total: \$
<b>ENGINEERING PLAN REVIEW DEPOSIT</b>	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
<b>OUTSIDE CONSULTANTS DEPOSIT</b>	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input checked="" type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$ 1,000.00
<b>TOTAL AMOUNT DUE:</b>			\$ 1,200.00



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# APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
<b>PETITIONER INFORMATION</b>		
NAME: Roger S. Bauer	COMPANY: Morton Buildings, Inc.	
MAILING ADDRESS: P.O. Box 399		
CITY, STATE, ZIP: Morton, IL 61550	TELEPHONE: 309-241-1663	
EMAIL: roger.bauer@mortonbuildings.com	FAX: 309-263-6463	
<b>PROPERTY INFORMATION</b>		
NAME OF HOLDER OF LEGAL TITLE: Stewen Krantz and Deneen Krantz		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: Lot 15 Yorkville Business Center, Commercial Drive, Yorkville, IL		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: A subdivision of part of the west 1/2 section 16 and part of the east 1/2 section 17, all in Township 37 north, Range 47 east of the Third Principle Meridian, according to the plat thereof recorded May 21, 2001 as document #200100008620, in Kendall County, Illinois		
CURRENT ZONING CLASSIFICATION: B-3	REQUESTED ZONING CLASSIFICATION: M-1	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 2 acres	
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>		
NORTH: M-1		
EAST: B-3		
SOUTH: B-3		
WEST: M-1		
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>		
02-17-276-005		



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# APPLICATION FOR REZONING

## ATTORNEY INFORMATION

NAME: Robert J. Coletta COMPANY: Davis & Campbell L.L.C.  
MAILING ADDRESS: 401 Main Street, Suite 1600  
CITY, STATE, ZIP: Peoria, IL 61602 TELEPHONE: (309) 673-1681  
EMAIL: rjcoletta@dcmplaw.com FAX: (309) 673-1690

## ENGINEER INFORMATION

NAME: Frank Cuda, PE/ac COMPANY: ScheFlow Engineers, Inc.  
MAILING ADDRESS: 1814 Grandstand Place  
CITY, STATE, ZIP: Elgin, IL 60123 TELEPHONE: 847.697.7095  
EMAIL: fcuda@scheFloweng.com FAX: 847.697.7099

## LAND PLANNER/SURVEYOR INFORMATION

NAME: Same as above COMPANY:  
MAILING ADDRESS:  
CITY, STATE, ZIP: TELEPHONE:  
EMAIL: FAX:

## ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".



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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

Property to the west, Du-Tex Hose Center is M-1.  
\* Property to the north, Storage Facility is M-1.  
Property to the south, Spirit Cheerleading is B-3.  
Property to the north east, business strip mall & church B-3.  
  
\* Storage Facility was rezoned from B-3 to M-1 in 2015.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

The property in question was previously dual classified as M-1 & B-3.  
Property reverted to a B-3 classification as a result of the expiration of the 1995 annexation agreement.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

Current zoning restriction on lot 15 prevents joining with lot 14 to fully utilize the properties for the proposed development.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

The proposed new M business operations facility in Yorkville is one of three being built by our company in 2019.  
The area surrounding ~~Yorkville~~ in and surrounding Yorkville, IL has been identified through extensive research as an opportunity to expand the market and footprint of a 110 year old Employee-Owned Illinois based leader in the post frame industry.  
Our reputation ~~for stability~~ and brand demand our company and its employees ~~that we~~ provide the highest level of professionalism and that we positively contribute to ~~the~~ the communities we do business.



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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

Subject property has been vacant since 1997. A very visible property as you enter commercial drive. Proposed development would enhance surrounding businesses.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The community need for the proposed land use would be the twenty five to thirty jobs that would be created. Would also place a great looking professional operations center into a well planned business development.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

Community plans include the rezone we are seeking.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

With the plan to incorporate two driveways to access property we anticipate a reduced impact on traffic, better flow around the curve West drive will provide an easy access for crew vehicles, equipment and delivery vehicles. The configuration will allow for deliveries that don't rely on trucks having to park in the street.





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# APPLICATION FOR REZONING

## REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

Relative gain consistant with community goals.  
No hardship imposed to individual property owners.  
Building a new business operations center on property  
that has been vacant for many years will benefit  
community and the commercial drive business park.


PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

Requested use is compatable with land use. Along with adjoining  
property (lot 14) the two properties are well suited to provide a  
solid visible and good looking operations center for the progressive  
Yorkville community.

## AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

  
PETITIONER SIGNATURE

(on behalf of Morton Buildings)

2.27.2019  
DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

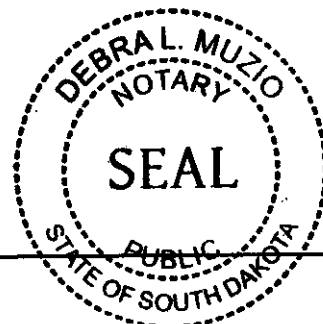
OWNER SIGNATURE

DATE

THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:



Debbie Muzio Commission exp: Feb 9, 2023





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# APPLICATION FOR REZONING

## REZONING STANDARDS

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PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

Requested use is compatible with land use. Along with adjoining  
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I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

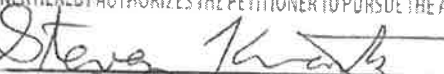
  
PETITIONER SIGNATURE

(on behalf of Morton Buildings)

DATE

2-27-2019

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

  
OWNER SIGNATURE

DATE

2-28-19  
2-28-19

THIS APPLICATION MUST BE  
NOTARIZED PLEASE NOTARIZE HERE:



Debby Muzio Commission exp: Feb 9, 2023

(Notarizing for Steven and Doreen signatures only)

Melissa Brown Commission Exp: 10/15/2022





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## PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: <u>Lot 15 Commercial Drive Yorkville, IL</u>
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REZONING		
<input type="checkbox"/> PRELIMINARY PLAN		
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the <b>INVOICE &amp; WORKSHEET PETITION APPLICATION</b> . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
<b>ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY</b>		
NAME: <u>Roger S. Bauer (on behalf of Morton Buildings)</u>		COMPANY: <u>Morton Buildings, Inc.</u>
MAILING ADDRESS: <u>P.O. Box 399</u>		
CITY, STATE, ZIP: <u>Morton, IL 61550</u>		TELEPHONE: <u>(309)-241-1663</u>
EMAIL: <u>roger.bauer@mortonbuildings.com</u>		FAX: <u>(309) 263-6463</u>
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
PRINT NAME: <u>Roger S. Bauer (on behalf of Morton Buildings)</u>		TITLE: <u>MBI Property &amp; Asset Manager</u>
SIGNATURE: <u>[Signature]</u>		DATE: <u>2.27.2019</u>
<b>ACCOUNT CLOSURE AUTHORIZATION</b>		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING
	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE
	<input type="checkbox"/> ADMIN.	

BSG Automotive

Innovative Case

Commercial Dr

Yorkville CrossFit

ICI Bag Solutions  
Commercial Dr

Community  
Christian Church

Priority Health  
Chiropractic

Kendall Partners

Du-Tek Hose Center

Commercial Dr

Spirit Cheerleading

Wheaton  
Woods Park

Google

Commercial Dr

Boombah Boulevard

Boombah Boulevard



Sign in

BSG Automotive

Innovative Case

Community  
Christian Church

ICI Bag Solutions  
Commercial Dr

Kendall Partners

Du-Tek Hose Center

Yorkville CrossFit

Spirit Cheerleading

Wheaton  
Woods Park

Google

3D

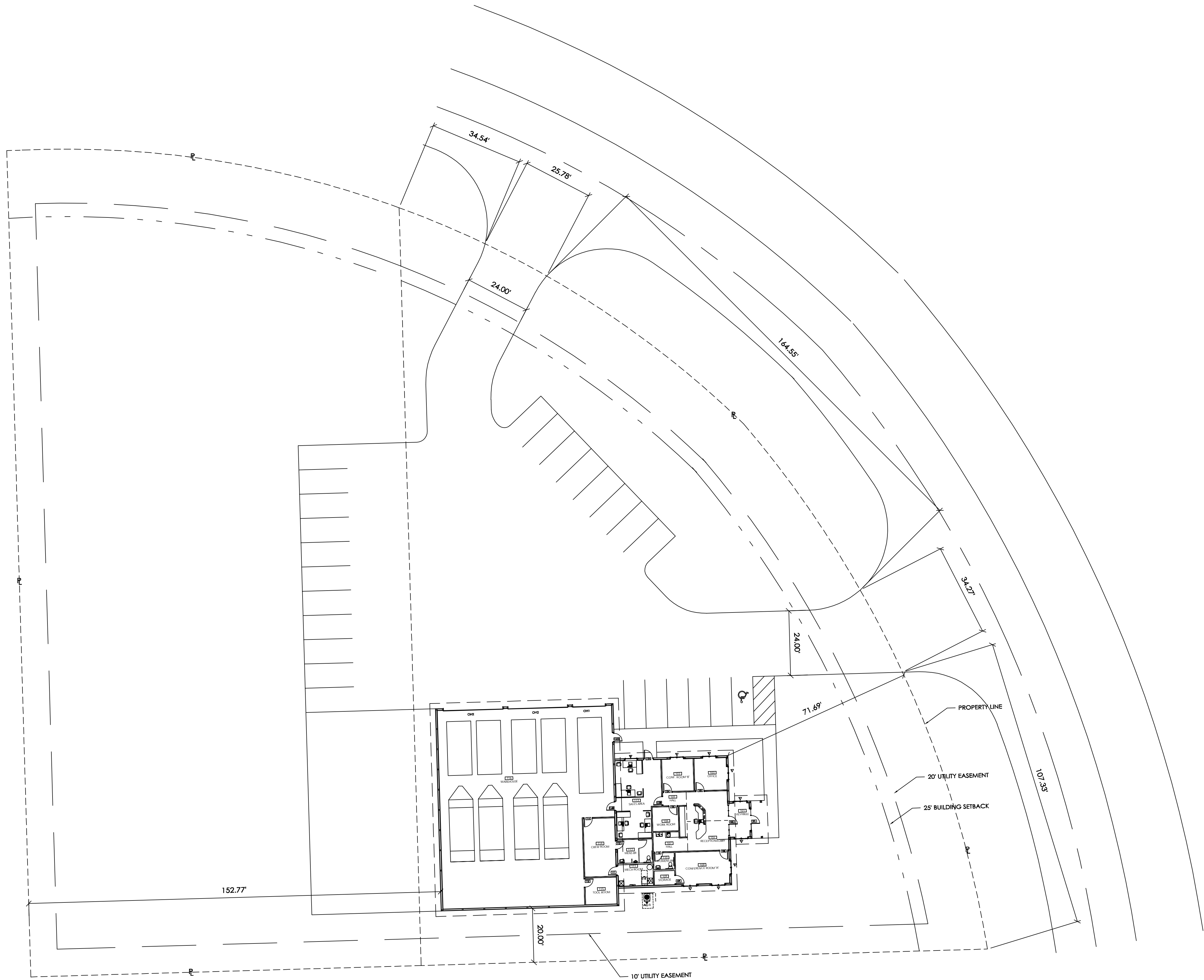


*Legal Description of the Real Property*

**Lot 15 in Yorkville Business Center Unit 3, a subdivision of part of the West ½ of Section 16 and part of the East ½ of Section 17, all in Township 37 North, Range 7 East of the Third Principal Meridian, according to the plat thereof recorded May 21, 2001 as Document No. 200100008620, in Kendall County, Illinois**

Kendall County, Illinois Parcel Identification Number: 02-17-276-005

Common Address: Vacant Land, Yorkville Business Center, Commercial Drive, Yorkville, IL



PLOT PLAN

PRELIMINARY DRAWING  
FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

This document is the property of Morton Buildings, Inc. and represents a preliminary layout and rough sketch of a Morton building. Use of this document for purposes of construction is strictly prohibited. Reproduction of this document by anyone for any reason without written permission from Morton Buildings, Inc. is prohibited.



MORTON BUILDINGS, INC.



OFFICE:  
YORKVILLE, ILLINOIS

JOB NO. \_\_\_\_\_

MBI YORKVILLE CONSTRUCTION CENTER

YORKVILLE, ILLINOIS



**MORTON BUILDINGS, INC.**

309-263-7474

MORTON, IL 61550-0399

P.O. BOX 399



DRAWN BY: KEN J.

DATE: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISED DATE: \_\_\_\_\_

REVISED DATE: \_\_\_\_\_

REVISED DATE: \_\_\_\_\_

REVISED DATE: \_\_\_\_\_

SCALE: AS NOTED

SHEET NO.

S3 OF S3









Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #7

Tracking Number

EDC 2019-36

### Agenda Item Summary Memo

**Title:** Micropigmentation (Semi-Permanent/Cosmetic Tattooing Service) - Text Amendment

**Meeting and Date:** Economic Development Committee - April 2, 2019

**Synopsis:** Discussion of a text amendment to Title 3 Chapter 10: Tattooing and Body Piercing  
Regulations related to "micropigmentation" semi-permanent cosmetic technique.

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Krysti J. Barksdale-Noble Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.



# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Jason Engberg, Senior Planner  
Date: March 12, 2019  
Subject: **Micropigmentation (Permanent Cosmetics/Body Art Services)  
Text Amendment**

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## **Background & Request**

As the Economic Development Committee will recall in May of 2018, the City approved an ordinance amending the text to Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code to identify microblading services as semi-permanent eyebrow embroidery, and then exempt this service from the 700-foot buffer restriction for tattooing establishments. This amendment was at the sole behest of a proprietor leasing space in a downtown building located immediately across the street from a multi-family residential property.

Since the approval, the same business owner has inquired about offering other permanent cosmetic tattooing procedures, such as lip and eyeliner, which do not fall within the narrow definition of microblading but considered tattooing. The business owner's salon is located at 101 E. Center Street and within 700 feet of residentially zoned property, thereby not permissible for tattooing services.

Therefore, **staff is recommending** amending the text to identify all "micropigmentation" permanent cosmetic procedures as exempted services from the required 700' buffer from any residential, office or agricultural zoning district requirement as now stipulated in Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City's Business and License Regulations.

## **Existing Ordinances**

As mentioned previously, all tattooing and body piercing services are regulated in the City by Title 3: Business and License Regulations of the City Code. According to the City Attorney, the City's current definition of "tattooing" found in Section 3-10-1 (see below) is the same definition contained in the State's Tattoo and Body Piercing Establishment Registration Act which would preclude such micropigmentation services, such as permanent lip coloring or permanent eyeliner, to obtain a license from the City Clerk's Office. While there are exemptions for doctors to perform tattooing without requiring a State or City license, there are no exceptions for others to perform cosmetic tattooing services without licensure.

Although the Zoning Code identifies "tattooing and body piercing establishments" as outright permitted land uses in all business zoned districts, Title 3: Business and License Regulations of the City Code has additional restrictions related to tattooing and body piercing services which would apply to "micropigmentation" as outlined below:

### **3-10-1: Definitions**

**TATTOOING:** Making permanent marks on the skin of a live human being by puncturing the skin and inserting indelible colors. "Tattooing" includes imparting

permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner.

### **3-10-2: License Required**

It shall be unlawful for any person, firm or corporation to maintain and operate a tattoo establishment, with or without body piercing, or a body piercing establishment without first having obtained a license as hereinafter provided.

### **3-10-5: Premises Regulations**

No tattoo or body piercing establishment, except an establishment that only performs microblading that shall not have to comply with subsections B, and J through O of this section, shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following minimum regulations...

J. No establishment shall be allowed within five hundred feet (500') of another existing tattoo or body piercing establishment.

K. No establishment shall be allowed within five hundred feet (500') of an adult use as defined in this Code.

L. No establishment shall be allowed within seven hundred feet (700') of any zoning district which is zoned for single-family suburban residence district (R-1), single-family traditional residence district (R-2), duplex, two-family attached residence district (R-2D), multi-family attached residence district (R-3), general multi-family residence district (R-4), office district (O), agricultural district (A-1).

M. No establishment shall be allowed within five hundred feet (500') of a preexisting school or place of worship.

N. No establishment shall be allowed in a building or structure which contains another business that sells or dispenses in some manner alcoholic beverages.

O. For the purposes of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the adult use to the property line of the lot or parcel containing the nearest adult use, school, place of worship, or district zone for residential.

### **Micropigmentation Research**

“Micropigmentation,” as defined by the American Academy of Micropigmentation (AAM), is the art and science of implanting micro-insertions of pigment into the skin using either a machine or hand-tool resulting in semi-permanent or permanent cosmetic/makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairlines.

According to professional estheticians, micropigmentation differs from traditional tattoo inks in that typically, it consists of fine particles in a liquid suspension, as opposed to the fully dissolved inks used for traditional tattooing. The particulate nature of micro-pigmentation and the various “natural pigments” reputedly used in their manufacture are said to contribute to their semi-permanency. Various operations offering semi-permanent skin-coloring treatments claim that skin

coloration will last anything from 1 to 5 years depending on skin type and level of exposure to the sun. A brief explanation and image of the various permanent cosmetic techniques are provided below:

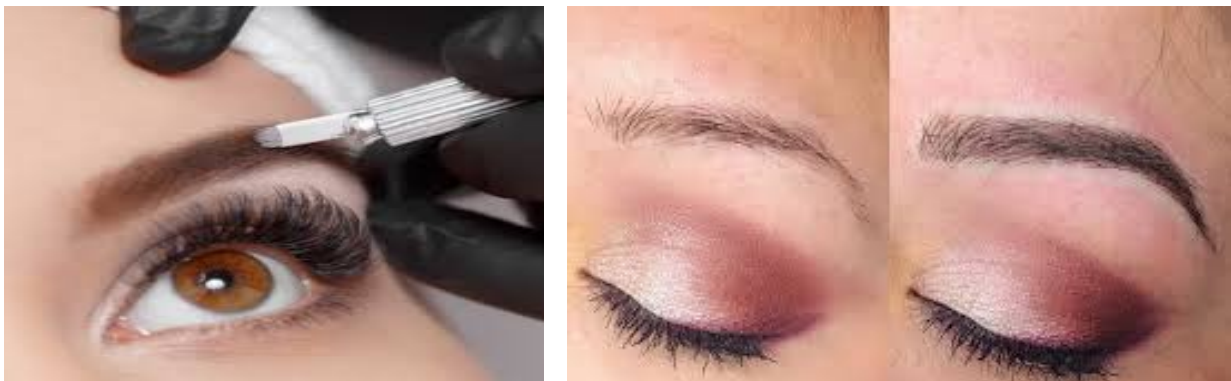
***Permanent Lip Liner, Lip Color or Blending:*** A natural appearing permanent cosmetic lip liner can be applied to give more definition, correct uneven lips, which will result in a fuller appearance. The procedure also helps prevent lipstick from bleeding and can minimize the appearance of wrinkles.<sup>1</sup>



***Permanent Eyeliner:*** A permanent makeup cosmetic technique which employs tattoos as a means of producing designs that resemble eyeliner, top and/or bottom.



***Eyebrow Embroidery (Microblading):*** A semi-permanent to permanent cosmetic tattooing process performed using a grouping or configuration of needles affixed to a handle to manually create lines that resemble eyebrow hairs.



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<sup>1</sup> <https://www.spcp.org/thinking-of-getting-a-cosmetic-tattoo/lipliner/>

**Scalp/Hairline Tattooing:** A cosmetic scalp micropigmentation technique that gives the illusion of a close buzz cut hairstyle on a bald head. The procedure can also be used to conceal the scars from hair transplantation or to make thinning hair seem thicker.



### *Surrounding Communities*

Staff has also conducted research on how other nearby communities address tattooing and semi-permanent cosmetic applications in their ordinances. While we found that most communities do not expressly have a definition or use category for “micropigmentation”, some do regulate the use either as part of body art or tattooing services as listed below:

<b>Plainfield, IL</b>	Special Use (for all beauty/nail salons & body art services)
<b>Naperville, IL</b>	Conditional Use (tattooing services)
<b>Oswego, IL</b>	Special Use
<b>Homer Glen, IL</b>	Permitted Use (exempted from tattooing regulations same as ear piercing is exempted from body piercing services)

While some local communities have opted to treat body art and tattooing services as Special or Conditional Uses, the City Council in 2014, as part of the Zoning Code Update, approved the reclassification of tattooing and body art services from special uses to outright permitted uses in all business zoned districts.

### **Proposed Text Amendment**

Staff proposes the following amendments to Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code:

1. Section 3-10-1: Definitions
  - a. Deletion of the definition “MICROBLADING” in its entirety
  - b. Replace with “MICROPIGMENTATION: a cosmetic procedure whereby micro-insertion of pigment is implanting into the skin using either a machine or hand-tool resulting in semi-permanent or permanent makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairline tattooing.”
  - c. Amendment to the definition of “TATTOOING” by deleting the sentence “Tattooing includes imparting permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner.”
2. Section 3-10-5: Premises
  - a. Replace the word “microblading” with “micropigmentation” in the sentence “No tattoo or body piercing establishment, except an establishment that only performs **microblading** that shall not have to comply with subsection B, and J through O of this section, shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following regulations...”
3. Section 3-10-5 paragraph O
  - a. Revise sentence to read: “For the purposes of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the **tattoo or body piercing establishment** to the property line of the lot or parcel containing the nearest **tattooing or body piercing establishment**, adult use, school, place of worship, or district zone for residential.”

### **Staff Comments/Recommendation**

It is staff’s recommendation to amend Title 3 Chapter 10: Tattoo and Body Piercing Establishments of the City Code as proposed to include the new definition of “micropigmentation” and exempt the service from the minimum 700’ buffer requirement for all other tattooing and body piercing establishments. In staff’s estimation, having a location restriction for professional aesthetic services covered under micropigmentation, which is similar to other personal cares services such as tanning, massage, and cosmetic spas, creates an undue burden on businesses trying to offer these desired treatments in Yorkville.

Since there are no revisions proposed to the Zoning Ordinance for the request to exempt microblading services from Title 3 Chapter 10: Tattoo and Body Piercing Establishments, no public hearing or review by the Planning and Zoning Commission is required. Therefore, if it is the concurrence of the Economic Development Committee to proceed with staff’s recommendation, a draft ordinance will be prepared by the City Attorney for consideration at an upcoming City Council meeting.

Staff and the business owner who originally sought the approval for the microblading establishment at 101 E. Center Street will be available at Tuesday night’s meeting should the EDC members have any questions.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS, CLARIFYING THE REQUIREMENTS FOR  
MICROPIGMENTATION SERVICES**

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, the City pursuant to the Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54/1 et seq.) of the State of Illinois amended its licensing requirements for tattoo and body piercing establishments that included certain cosmetic procedures; and,

**WHEREAS**, the City desires to exclude micropigmentation services from some of the City’s licensing requirements for tattoo establishments.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1:** That Section 3-10-1 of the Yorkville City Code, as amended, be and is hereby amended by deleting the definition of Microblading in its entirety and replacing it with Micropigmentation to read as follows:

“MICROPIGMENTATION: a cosmetic procedure whereby micro-insertion of pigment is implanting into the skin using either a machine or hand-tool resulting in semi-permanent or permanent makeup applications such as lip color, eyeliner, eyebrow embroidery (microblading) and scalp/hairline tattooing.”

**Section 2:** That Section 3-10-5 of the Yorkville City Code, as amended, be and is hereby amended by amending the first paragraph to read as follows:

“No tattoo or body piercing establishment, except an establishment that only performs micropigmentation that shall not have to comply with subparagraphs B, and J through O below, shall receive a license or be operated, established or maintained unless the establishment shall comply with each of the following minimum regulations:”

**Section 3:** That Section 3-10-5 of the Yorkville City Code, as amended, be and is hereby amended by amending paragraph O to read as follows:

“For the purposes of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the lot or parcel containing the tattoo or body piercing establishment to the property line of the lot or parcel containing the nearest tattooing or body piercing establishment, adult use, school, place of worship, or district zone for residential.”



**Section 4:** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR





Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #8

Tracking Number

EDC 2019-37

### Agenda Item Summary Memo

**Title:** 8225 Galena Road Kendall County Mile and a Half Review

**Meeting and Date:** Economic Development Committee - April 2, 2019

**Synopsis:** Details a proposed rezoning in Kendall County

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Jason Engberg Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.



# Memorandum

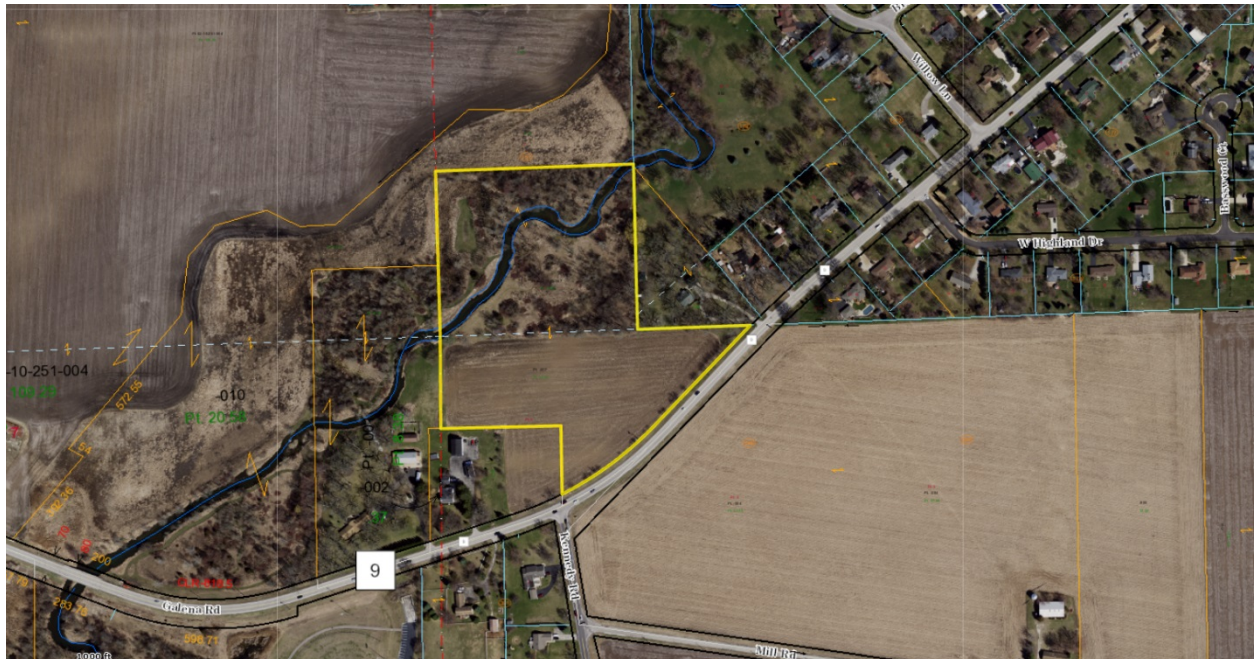
To: Economic Development Committee  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: March 18, 2019  
Subject: **PZC 2019-12** – Kendall County Petition 19-08 (Rezone) 1.5 Mile Review

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## Proposal Summary

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioners, Daniel, Bruce, and Norma VanDeventer and Deborah Hull on behalf of the Wilbur C. VanDeventer Trust (current owner) and Diane and Craig Zimmerman (prospective buyer), are requesting a map amendment rezone for their property from A-1 Agricultural District to R-1 Residential District. The petitioners would like to construct a single-family home on the site and operate a home-based business. They may not do so due to the zoning requirements of the agricultural district in Kendall County. The 15.6-acre property is located north of the Galena Road and Kennedy Road intersection and northwest of the New Life Church Development.

As stated in the petitioner's findings of fact, they believe the use is compatible with other nearby uses in the area as the adjacent properties have single family homes constructed upon them. The potential owners are planning on conducting a carpentry business on the property which will conform to Kendall County's home occupation regulations. The home occupation will be required to be located in the primary structure, not generate more than 10 trips a day by customers or employees and may only employ one person that does not live in the residence.



### **Future Trails:**

Kendall County's Land Resource Management Plan designates a future trail along Galena Road through this property. Yorkville's Integrated Transportation Plan (ITP) designates a trail along Galena Road which ends to the west of this property (before Kennedy Road). Therefore, the City does not plan to have a trail on this property, but the petitioners should be aware of the general future transportation plans in this area.

### **Yorkville Comprehensive Plan**

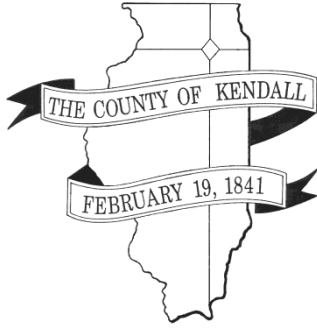
Yorkville's current 2016 Comprehensive Plan designation for this property is not stated. This property is within a mile and a half of the City's current boundary, but this property is not within the Planning Boundary of the Comprehensive Plan. This property is located on the north side of Galena Road which is in Montgomery's planning boundary. Kendall County has given the City the courtesy of review since it is within one and a half miles of the current municipal boundary. Therefore, the City of Yorkville has no future land use designation for this property.

### **Staff Recommendation & Comments**

Staff has reviewed the request for rezone and *does not* have an objection to the petitioner's request. Staff is seeking input from the Economic Development Committee for this request. This review will also be brought to the Planning and Zoning Commission at the April 10, 2019 meeting. This item was delivered to the City on March 8, 2019.

### **Attachments**

1. Application with Attachments



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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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### Petition 19-08

**Daniel, Bruce, and Norma VanDeventer and Deborah Hull on  
Behalf of the Wilbur C. VanDeventer Trust (Current Owner) and  
Diane and Craig Zimmerman (Prospective Buyer)  
Map Amendment Rezoning Property from A-1 to R-1**

### INTRODUCTION

Diane and Craig Zimmerman would like to purchase the subject property and construct a single-family home on the property and operate a home-based business as allowed by the Kendall County Zoning Ordinance. The property lacks a housing allocation. Therefore, a map amendment is required.

### SITE INFORMATION

**PETITIONERS:** Daniel, Bruce, and Norma VanDeventer and Deborah Hull on Behalf of the Wilbur C. VanDeventer Trust (Current Owner) and Diane and Craig Zimmerman (Prospective Buyer)

**ADDRESS:** Between 7977 and 7823 Galena Road

**LOCATION:** Northeast Side of the T-Intersection Created by Galena Road and Kennedy Road



**TOWNSHIP:** Bristol

**PARCEL #:** 02-11-300-007

**LOT SIZE:** 15.62 +/- Acres

**EXISTING LAND USE:** Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Rural Residential (Max 0.65 DU/Acre) and Suburban Residential (Max 1.0 DU/Acre)
	Roads	Galena Road is a County Maintained Major Collector Road.
	Trails	Yorkville has a trail planned along Galena Road and Montgomery has a trail planned along Blackberry Creek.
	Floodplain/ Wetlands	Blackberry Creek runs through the property and development can only the south portion of the property is outside the floodplain. There is a freshwater emergent wetland on the northwest side of the property.

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

#### **SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Forest Preserve	A-1	Forest Preserve and Rural Residential	R-3 (County) R-2, R-3, and R-5B (Montgomery)
South	Agricultural and Single-Family Residential	R-1 (County) B-3 (Yorkville)	Urban Area	A-1, R-1, and R-3 (County) R-2, B-3, and OS-2 (Yorkville)
East	Single-Family Residential	A-1 and R-3	Suburban Residential	A-1 and R-3 (County) R-2 and M-2 (Yorkville)
West	Forest Preserve and Single-Family Residential	A-1 and R-1	Rural Residential	A-1 and R-1 (County) R-3 and R-5B (Montgomery)

The aerial of the property is included as Attachment 2. Pictures of the property are included as Attachments 3-7

#### **PHYSICAL DATA**

##### **ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1 Pages 10 and 11.

##### **NATURAL RESOURCES INVENTORY**

The application for NRI was submitted on February 19, 2019, see Attachment 1, Page 9.

**ACTION SUMMARY****BRISTOL TOWNSHIP**

Petition information was sent to Bristol Township on February 25, 2019.

**VILLAGE OF MONTGOMERY**

Petition information was sent to the Village of Montgomery on February 25, 2019.

**BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

Petition information was sent to the Bristol-Kendall Protection District on February 25, 2019.

**GENERAL INFORMATION**

The Petitioner desires the map amendment in order to construct one (1) single-family home on the property.

If approved, the Zimmermans would like to run a carpentry business out of the property in accordance with Kendall County's home occupation regulations.

**BUILDING CODES**

Any new homes or accessory structures would be required to meet applicable building codes.

**ACCESS**

The property fronts Galena Road. Staff has no concerns regarding the ability of Galena Road to support the proposed map amendment.

**ODORS**

No new odors are foreseen.

**LIGHTING**

Any new lighting would be for residential use only and must in compliance with the regulations related to home occupations contained in the Zoning Ordinance.

**SCREENING**

No fencing or buffer is presently planned for the property.

**STORMWATER**

Any new homes constructed in the floodplain would have to secure a stormwater permit.

**UTILITIES**

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

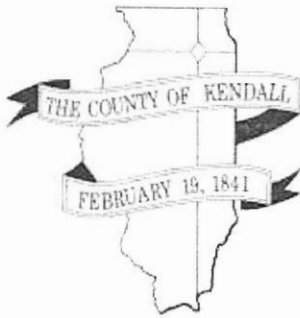
**RECOMMENDATION**

Staff recommends approval of the proposed map amendment, pending submission of a proper plat of the property in question.

**ATTACHMENTS**

1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Looking West
4. Looking East
5. Looking Northeast
6. Looking West from Eastern Neighbor
7. Intersection of Kennedy and Galena Roads





# DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

## APPLICATION

PROJECT NAME Zimmerman Re-Zoning FILE #: 14-08

NAME OF APPLICANT <u>Craig &amp; Diane Zimmerman</u>		
CURRENT LANDOWNER/NAME(s) <u>Wilber C. Van Denter Trust</u>		
SITE INFORMATION ACRES <u>15.62 acres</u>	SITE ADDRESS OR LOCATION <u>8225 Galena Rd</u>	ASSESSOR'S ID NUMBER (PIN) <u>02-11-300-007</u>
EXISTING LAND USE <u>Ag</u>	CURRENT ZONING <u>A-1</u>	LAND CLASSIFICATION ON LRMP <u>Rural Residential</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-1</u> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<sup>1</sup> PRIMARY CONTACT <u>Boyd Ingemunson</u>	PRIMARY CONTACT MAILING ADDRESS <u>759 John St.</u>	PRIMARY CONTACT EMAIL <u>boydingemunson@gmail.com</u>
PRIMARY CONTACT PHONE # <u>630 553-5622</u>	PRIMARY CONTACT FAX # <u>630 553-7958</u>	PRIMARY CONTACT OTHER # (Cell, etc.) <u>630 913-1950</u>
<sup>2</sup> ENGINEER CONTACT <u>N/A</u>	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT 		DATE <u>2/15/19</u>

FILE PAID: \$ \_\_\_\_\_  
CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

*Existing uses of property within the general area of the property in question.*

Residential / Agricultural

*The Zoning classification of property within the general area of the property in question.*

R-1 / R-3 / ~~A-1~~ A-1

*The suitability of the property in question for the uses permitted under the existing zoning classification.*

property is suitable

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.*

~~trend~~ Development trending  
to Residential Use

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

~~Consistent~~ Consistent with  
LRMP



Justification for Re-Zoning

Petitioner's are seeking to re-zone the property to R-1 to build a residence and an outbuilding. Upon re-zoning Petitioner's would be seeking to utilize the property for a home occupation as permitted in the Kendall County Zoning Ordinance.

02/01/2019

**Fidelity National Title Insurance Company  
A.L.T.A. COMMITMENT**

WTC File No. :YVL-CRE-2019KL-263.0

MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 363.60 FEET; THENCE NORTH 0 DEGREES, 52 MINUTES, 0 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 1041.00 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 0 SECONDS EAST, 396.76 FEET TO THE WEST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 11; THENCE NORTH 0 DEGREES, 33 MINUTES, 11 SECONDS EAST ALONG SAID WEST LINE, 305.30 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES, 0 SECONDS EAST, 658.20 FEET; THENCE SOUTH 0 DEGREES, 20 MINUTES, 49 SECONDS WEST, 511.59 FEET TO THE SOUTH WEST CORNER OF PURCELL'S FIRST SUBDIVISION OF PART OF NORTH WEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 417.24 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 45 DEGREES, 25 MINUTES, 54 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 863.07 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 82 DEGREES, 27 MINUTES, 37 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 69.19 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A TRUSTEE'S DEED RECORDED FEBRUARY 13, 1981 AS DOCUMENT 81-457 EXTENDED SOUTHERLY; THENCE NORTH 0 DEGREES, 52 MINUTES, 00 SECONDS EAST ALONG SAID EXTENDED EAST LINE AND SAID EAST LINE, 294.44 FEET TO THE NORTH EAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 08 MINUTES, 0 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, 439.0 FEET TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH 0 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 370.13 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 66 DEGREES, 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 32.87 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS. EXCEPT THAT PART LYING IN SECTION 10, TOWNSHIP 37 NORTH RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY. SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOS.

PERMANENT TAX NUMBER: 02-11-300-007

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Law Office of Lisa A. Coffey, P.C.  
3408 Orchard Road  
Oswego, IL 60543

Agent for:  
Fidelity National Title Insurance Company

9710045 10/06/1997 03:09P 1 of 1  
 PAUL Anderson, Kendall County, IL Recorder

Form 750, 10P  
 AMERICAN LEGAL FORMS, CHICAGO, IL 60611-1012

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR (NAME AND ADDRESS)**

WILBUR VAN DEVENTER and  
 JESSIE VAN DEVENTER, his wife,  
 8225 Galena Road  
 Bristol, Illinois 60512

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ of \_\_\_\_\_ County  
 of \_\_\_\_\_ State of \_\_\_\_\_  
 for and in consideration of \_\_\_\_\_ DOLLARS, (\$10.00)  
 in hand paid, CONVEY and WARRANT to  
 THE WILBUR C. VANDEVENTER DECLARATION OF TRUST DATED SEPTEMBER 15, 1997,  
 Wilbur C. VanDeventer, Trustee, 8225 Galena Road, Bristol, Illinois 60512

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of \_\_\_\_\_ in the State of Illinois, to wit:  
 (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead  
 Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for \_\_\_\_\_ and subsequent years and  
 covenants, conditions, restrictions and easements of record.

Permanent Index Number (PIN): 02-11-300-007

Address(es) of Real Estate: 8225 Galena Road, Bristol, Illinois 60512

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 19 97

PLEASE  
 PRINT OR  
 TYPE NAME(S)  
 BELOW  
 SIGNATURE(S)

Wilbur VanDeventer (SEAL)  
 Jessie VanDeventer (SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for  
 said County, in the State aforesaid, DO HEREBY CERTIFY that  
 Wilbur VanDeventer and Jessie VanDeventer, his wife  
 personally known to me to be the same persons whose names are  
 subscribed in the foregoing instrument, appeared before me this day in person,  
 and acknowledged that they signed, sealed and delivered the said  
 instrument as their free and voluntary act, for the uses and purposes  
 therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 19 97

Commission expires \_\_\_\_\_

John D. Gutzke, ROLEWICK & GUTZKE, P.C. (cjp)  
 1776 S. Naperville Road, Ste 104A, Wheaton, IL 60187-8133

PAGE 1 SEE REVERSE SIDE ►

**Legal Description**

of premises commonly known as 8225 Galena Road, Bristol, Illinois 60512

This Transaction is exempt from the Real Estate  
Transfer Tax Act pursuant to 35 ILCS 200/31-45 (a).  
Dated: 7-28-77 By: [REDACTED]

John D. Gutake, Esquire (cjp)  
ROLEWICK & GUTAKE, P.C.  
MAIL TO: { 1776 S. Naperville Road, Ste 104A  
Wheaton, IL 60187-8133  
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**SEND SUBSEQUENT TAX BILLS TO:**

Mr. Wilbur C. VanDeventer  
(Name)

[REDACTED]  
(Address)  
[REDACTED]  
(City, State and Zip)

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 10 AND PART OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 10; THENCE SOUTH 0 DEGREES, 52 MINUTES, 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH EAST 1/4, 666.52 FEET TO THE ORIGINAL CENTER LINE OF GALENA ROAD (FORMERLY CALLED CANNONBALL TRAIL); THENCE SOUTH 66 DEGREES, 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 72.32 FEET TO A LINE DRAWN PARALLEL WITH AND 66.00 FEET, NORMALLY DISTANT, WESTERLY OF SAID EAST LINE FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 363.60 FEET; THENCE NORTH 0 DEGREES, 52 MINUTES, 0 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 1041.00 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 0 SECONDS EAST, 396.76 FEET TO THE WEST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 11; THENCE NORTH 0 DEGREES, 33 MINUTES, 11 SECONDS EAST ALONG SAID WEST LINE, 305.30 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES, 0 SECONDS EAST, 658.10 FEET; THENCE SOUTH 0 DEGREES, 20 MINUTES, 49 SECONDS WEST, 511.90 FEET TO THE SOUTH WEST CORNER OF PURCELL'S FIRST SUBDIVISION OF PART OF NORTH WEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 417.24 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 45 DEGREES, 25 MINUTES, 54 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 863.07 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 82 DEGREES, 27 MINUTES, 37 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 69.19 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A TRUSTEE'S DEED RECORDED FEBRUARY 13, 1981 AS DOCUMENT 81-457 EXTENDED SOUTHERLY; THENCE NORTH 0 DEGREES, 52 MINUTES, 00 SECONDS EAST ALONG SAID EXTENDED EAST LINE AND SAID EAST LINE, 294.44 FEET TO THE NORTH EAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 08 MINUTES, 0 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, 439.0 FEET TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH 0 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 370.13 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 66 DEGREES, 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 32.87 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 02-11-300-007

P10+  
 more

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
2. Nature of Benefit Sought \_\_\_\_\_
3. Nature of Applicant: (Please check one)  
☐ Natural Person  
☐ Corporation  
☐ Land Trust/Trustee  
☒ Trust/Trustee  
☐ Partnership  
☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Daniel VanDeventer		1/4
Bruce VanDeventer		1/4
Deborah Hull		1/4
Norma VanDeventer		1/4

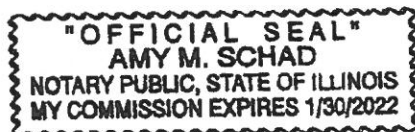
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

Daniel VanDeventer, Trustee of the Wilbur C. VanDeventer Declaration of Trust dtd 9/15/1997

I, Daniel VanDeventer, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 18th day of February, A.D. 2019

(seal)



Notary Public



Kendall County Soil & Water  
Conservation District

RECEIVED

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

BY: MEA



www.kendallswcd.org

### NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Craig & Diane Zimmerman Contact Person: Boyd Ingersun  
Address: 759 John St.  
City, State, Zip: Yorkville IL 60560  
Phone Number: ( ) 630 553-5622  
Email: boyd.ingersun@gmail.com

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail

#### Site Location & Proposed Use

Township Name Bristol Township 37 N, Range 7 E, Section(s) 10  
Parcel Index Number(s) 02-11-300-007  
Project or Subdivision Name Zimmerman Re-Zoning Number of Acres 15.62  
Current Use of Site Ag Proposed Use Residential  
Proposed Number of Lots 1 Proposed Number of Structures 2  
Proposed Water Supply well Proposed type of Wastewater Treatment Septic  
Proposed type of Storm Water Management n/a

#### Type of Request

☒ Change in Zoning from A-1 to R-1

☐ Variance (Please describe fully on separate page)

☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: \_\_\_\_\_

In addition to this completed application form, please including the following to ensure proper processing:

- ☒ Plat of Survey/Site Plan – showing location, legal description and property measurements
- ☐ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- ☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
- ☒ NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.  
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ 375.00
Additional Acres at \$18.00 each	\$ 198
<b>Total NRI Fee</b>	<b>\$ 573</b>

**NOTE:** Applications are due by the 1<sup>st</sup> of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Petitioner or Authorized Agent

Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

#### FOR OFFICE USE ONLY

NRI# 1904 Date Initially rec'd 2/19/19 Date all rec'd \_\_\_\_\_ Board Meeting March 11, 2019  
Fee Due \$ \_\_\_\_\_ Fee Paid \$ 573.00 Check #        Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_



Applicant: Craig and Diane Zimmerman  
Contact: Boyd Ingemunson  
Address: [REDACTED]

IDNR Project Number: 1907946  
Date: 02/19/2019

Project: Zimmerman Rezoning  
Address: 8225 Galena Road, Bristol

Description: Rezoning property from A-1 to R-1 on the north side of Galena Road across from Kennedy Road.

#### Natural Resource Review Results

##### ~~Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)~~

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

37N, 7E, 10

37N, 7E, 11



**IL Department of Natural Resources**  
Contact  
Justin Dillard  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Kendall County  
Matthew Asselmeier  
111 W. Fox Street  
Yorkville, Illinois 60560 -1621

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

#### Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act. Illinois Natural



1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

Page 1 of 3

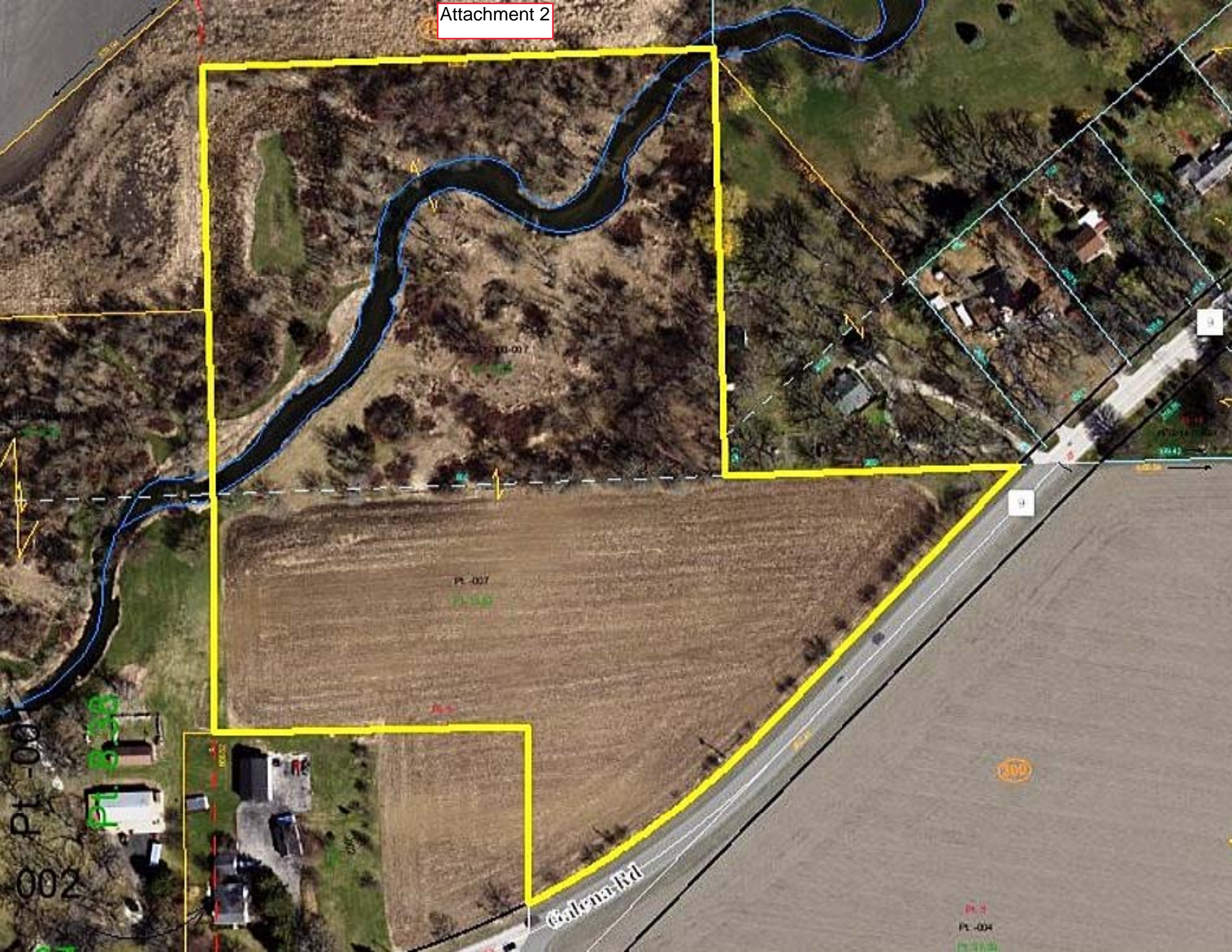
CONSENT FOR RE-ZONING APPLICATION

I, Daniel VanDeventer, Trustee of the Wilbur C. VanDeventer Declaration of Trust dated September 15, 1997, hereby consent to Craig and Diane Zimmerman proceeding with the application with Kendall County to re-zone property identified under parcel # 02-11-300-007 from A-1 to R-1. Said consent is contingent upon the applicants closing on the purchase of the property prior to the re-zoning.



Daniel VanDeventer, Trustee







Attachment 3 Looking West





Attachment 4 Looking East









Attachment 6 Looking West from Eastern Neighbor











Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #9

Tracking Number

EDC 2019-38

### Agenda Item Summary Memo

**Title:** 2018 Building Code Update

**Meeting and Date:** Economic Development Committee - April 2, 2019

**Synopsis:** Discussion of proposed update to the city's current 2009 International Code series to the 2018 International Code series.

#### Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Krysti J. Barksdale-Noble

Community Development

Name

Department

#### Agenda Item Notes:

See attached memorandum.

*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: Economic Development Committee  
From: Peter Ratos Building Code Official  
CC: Bart Olson, City Administrator  
Date: March 20, 2019  
Subject: **2018 ICC Building Code Update – Proposed Recommendations**

---

## **SUMMARY**

As the Economic Development Committee may recall, the City Council last adopted the 2009 International Code Council cycle of building codes on July 26, 2011. This Code update replaced the 2000 International Code Council cycle that was previously in place. The 2009 Codes were amended to better serve the growing community's needs. Attached is a detailed memo of each code in the 2018 series and the proposed amendments, if any, as prepared by staff. A copy of the current building code ordinance is also included in the packet for comparison to the newly proposed amendments.

## **BACKGROUND & REQUEST**

The 2018 International Codes represent the most current building standards available for adoption. City staff working in conjunction with our consultants from Building and Fire Code Academy has recommended some amendments to the Code to insure they meet the needs of our community and maintain the cohesiveness of the Codes with nearby communities. The amended Codes for the Committees consideration are the:

<b><u>Current Code</u></b>	<b><u>Proposed Code</u></b>
2009 International Building Code	2018 International Building Code
2009 International Residential Code	2018 International Residential Code
2009 International Mechanical Code	2018 International Mechanical Code
2009 International Property Maintenance Code	2018 International Property Maintenance Code
2009 International Fire Code	2018 International Fire Code
2009 International Fuel Gas Code	2018 International Fuel Gas Code
2009 Existing Building Code	2018 Existing Building Code
Illinois State Accessibility Code	Illinois State Accessibility Code
2014 Illinois State Plumbing Code	2014 Illinois State Plumbing Code
2008 National Electric Code	2017 Nation Electric Code
2018 International Energy Code	2018 International Energy Code
	2018 International Swimming Pool and Spa Code

## **COMMUNITY OUTREACH**

In order to ensure that every member of our community has a chance to participate in this process and provide staff with input, a webpage on the City's website was created to provide a single source of information regarding the adoption process and document resources located at <https://www.yorkville.il.us/692/2018-ICC-Building-Code-Adoption-Process>.

In addition, staff will also distribute a digital flyer to all the contractors that regularly work within the City of Yorkville. A hardcopy newsletter will also be available at the front counter of the Building Department accessible to residents who drop off/pick up building related permits. Social media posts and press releases of upcoming meetings and open house will also be provided to the public.

The purpose of the community outreach is to solicit comments, propose revisions and ask questions regarding the proposed code adoption. Feedback will be submitted via a standard form available on the website and accepted by the Building Department until late August, just before formal City Council consideration.

### **SCHEDULE**

Below is the tentative meeting schedule for the 2018 ICC Building Code Update adoption process:

<b>DATE</b>	<b>MEETING</b>	<b>DESCRIPTION</b>
April 2, 2019	Economic Development Committee	Preliminary review of significant changes to the Code.
May 7, 2019	Economic Development Committee	Review of changes and amendments to the 2018 Code.
June 4, 2019	Economic Development Committee	Review of changes and amendments to the 2018 Code. <i>(If needed)</i>
June/July 2019	Open House	Informal presentation of proposed 2018 Code with amendments to public.
August 14, 2019	Planning & Zoning Commission	Public Hearing of proposed 2018 Code with amendments.
September 10, 2019	City Council	First reading of 2018 Code with amendments adoption ordinance.
September 24, 2019	City Council	Final determination on adoption ordinance.

### **EXEMPT AREAS**

In the past, the City has had many areas that were being held to differing editions of the International Building Codes. At this time most of the code locks have expired or the subdivision has been built out. The only remaining development that has a viable code lock is the Ashley Point (former Prestwick) subdivision located along Route 126. Ashley Point will continue to be locked into the 2009 International Codes until the expiration of the agreement on October 28, 2023.

With this one exception, the proposed Code would be applicable to the entire community and help eliminate confusion as to what building requirements would apply in each area of the City. However, the City Council may elect, on a case-by-case basis, to lock or extend building code locks in the future for new annexations and amendments to existing annexation agreements.

### **STAFF COMMENTS/RECOMMENDATION**

Staff is requesting a recommendation from the Economic Development Committee regarding the proposed adoption of the 2018 International Codes and the proposed amendments to that Code. It is the belief of the City staff that this update is necessary to maintain the high level of safety and quality in construction within the City of Yorkville.



# Memorandum

To: Economic Development Committee  
From: Peter Ratos, Building Code Official  
Krysti Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: March 19, 2019  
Subject: **2018 ICC Building Code Update - Proposed Recommendations**

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## **Background:**

In May, of 2018, the United City of Yorkville's Building and Community Development Departments began the process of thoroughly reviewing and analyzing our current building code ordinance. In June 2018, the City contracted with Building and Fire Code Construction Code Services Inc. (B&F), a third-party consultant in all building code related issues, to aid in the process. Over the course of several months recommendations for amendments to the 2018 International Code Council (ICC) series of nationally recognized building codes were prepared, which included provisions for new and existing buildings, residential structures, fire prevention, mechanical, fuel gas and property maintenance; along with the Illinois State Plumbing, Illinois Energy Conservation and the National Fire Protection Association electrical codes. This 2018 edition of the International Codes (*I-Codes*) published by the ICC is fully compatible across disciplines and is strongly encouraged to be used collectively to ensure consistency in the application of the provisions.

Until now, the City enforced the construction standards under the 2009 International Code Council (ICC) series which were adopted by Yorkville on July 26, 2011. Since that time, however, there have been three (3) cycles of updates to the code series occurring in the years 2012, 2015, and most recently in 2018. After review of the 2018 ICC series and the proposal of amendments prepared by B&F, it is our belief that these codes and standards are a comprehensive, coordinated and necessary tool in regulating the built environment within our city. In addition to protecting our residents' safety and ensuring that the most effective construction methods are utilized during construction, adopting the most up-to-date code editions allows the city to achieve high ratings with the Insurance Service Office (ISO). These high ratings can translate into discounted insurance premiums for new residential and commercial construction in Yorkville.

Below is a summary of each of the eleven (11) codes that were reviewed and recommended for adoption with amendments by the Building Department and or consultants. Related supplemental materials, including significant changes to the codes from previous editions considered during the deliberation, have also been attached for your reference.

## **1. INTERNATIONAL FUEL GAS CODE® (2018)**

### **Summary**

The International Fuel Gas Code (IFGC) generally pertains to the design and installation of natural gas piping systems, equipment that utilize fuel gas, gaseous hydrogen systems and related compressed gas equipment such as appliances. Other provisions in this code relate to approved materials, components, fabrication, testing, inspection, operation and maintenance of fuel gas systems, with specific criteria given for such appliances as chimney, furnaces, boilers, water heaters, room heaters and clothes dryers. This code also references the 2018 International Mechanical Code, 2018 International Building Code and 2018 International Fire Code.

### Amendment Recommendations

The Building Department recommends adopting the IFGC 2018 with the following amendments:

#### Fuel Gas Code Amendments

1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
2. Delete in their entirety 109.2 – 109.7
3. Section 502.6 shall be amended by adding the following:  
B Vent Support shall be provided at a minimum of every five (5) feet with no screw penetrations unless specifically permitted by the vent manufacturer.
4. Adopt appendices A, B, C
5. Chapter 8 Referenced Standards – ICC Delete all references to the International Plumbing Code.

### Staff Comments

The Deletion of section 109.2 – 109.7 allows the Planning and Zoning Commission to act as the Building Board of Appeals.

## **2. ILLINOIS ENERGY CONSERVATION CODE (2018)**

### Summary

The IECC is designed to help protect the environment and reduce energy consumption. The goals of this statewide policy are to cut pollution, moderate peak energy demand, better assure the reliability of energy supplies and stabilize energy costs. In 2006, the Energy Efficient Commercial Building Act was amended to include residential buildings and is now referred to as the Energy Efficient Building Act. The new requirements for residential buildings became effective on January 29, 2018. Under the new law, design and construction professionals are required to follow the latest published edition of the International Energy Conservation Code which is currently the 2018 International Energy Conservation Code and the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) Standard 90.1. Although local governments may adopt stricter energy conservation Laws for commercial buildings, local governments may not adopt or regulate energy conservation standards either less or more stringent than the Illinois Energy Conservation Code for residential buildings.

### Amendment Recommendations

City staff recommends adopting the Illinois Energy Conservation Code (2018) **without** amendments.

### Staff Comments

Per Illinois law, adoption of the 2018 Energy Conservation Code is mandatory statewide and must be adopted in order for the City of Yorkville to be in compliance.

### **3. INTERNATIONAL MECHANICAL CODE® (2018)**

#### Summary

The International Mechanical Code (IMC) is modeled to regulate the design and installation of mechanical systems such as appliances, appliance venting, duct and ventilation systems, combustion air, hydronic systems (hot-water heaters/radiators) and solar systems. The standards imposed by the IMC also protect those that install, maintain, service and replace these mechanical systems and appliances.

#### Amendment Recommendations

1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
2. Delete in their entirety 109.2 – 109.7
3. Chapter 15 Referenced Standards – ICC Delete all references to the International Plumbing Code.
4. The following subsection shall be added to Section 901:  
901.5 Any penetration of the firebox area made by a gas pipe shall be sealed by mortar caulk or other method approved by the Building Code Official.

Appendix A. Chimney Connector Pass-Throughs shall be adopted

#### Staff Comments

The Deletion of section 109.2 – 109.7 allows the Planning and Zoning Commission to act as the Building Board of Appeals. The 2014 Illinois Plumbing Code will apply by State Requirement in place of the International Plumbing Code.

### **4. INTERNATIONAL PROPERTY MAINTENANCE CODE® (2018)**

#### Summary

The International Property Maintenance Code (IPMC) regulates the minimum maintenance requirements for existing buildings and is used by the city's Building Department when enforcing exterior and interior upkeep of residential and commercial structures. The provisions of the IPMC also establishes maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety.

#### Amendment Recommendations

- (1) The following subsections shall be added to Section 302.2 Grading and Drainage:  
302.2.1 Individual Earthen Stockpiles. Stockpiles of earthen materials in excess of two (2) feet above grade located on a single vacant lot that causes a nuisance, with the exception of City approved landscaped berms, shall be flattened and maintained per City Ordinance.  
302.2.2 Developer Community Earthen Stockpiles. Upon substantial completion of mass grading, stockpiles of earthen material in excess of ten (10) feet above grade located on a vacant lot will require a six (6) foot temporary galvanized chain link fence.

- (1) Section 302.4 Weeds, shall be amended to add the language as follows: Premises and exterior property shall be maintained free of weed or plant growth that exceeds 8 inches in height.

**Exception:** City approved native prairie planting areas are exempt from the maximum height requirement.

Section 302.10 Nuisance Tree Abatement, shall be added.

#### 302.10.1 Nuisance declared

In the event it is determined by the Building Official, or designee, that any part of a tree is dead and any part of the tree imposes an imminent danger to a person or property, and/or any tree is in fact, diseased or infected or infested with a condition creating a substantial risk of spreading such condition that would significantly be injurious to other trees, persons, or animals, including without limitation, the Dutch Elm disease, infested with Emerald Ash Borer, affected with oak wilt, or infected with conifer bark beetles, all as determined by the Building Official, or designee, said tree or trees shall forthwith be and hereby declared to be a nuisance.

#### 302.10.2 Duty of Owner/Occupant to Abate

Ash and Oak Trees: When requested in writing by the City or its agent, each owner or occupant of private property shall be requested, within 30 days after such request has been delivered or mailed to them by the Building Official, or designee, to have an inspection on any tree(s) located on such private property by a qualified forestry professional in order to determine whether any diseased elm tree(s) and/or tree(s) infested with Emerald Ash Borer, or any tree of the species of oak having the appearance of or suspected of being affected with fungus *Ceratocytis fagacearum*, commonly called "oak wilt" and/or trees infested with conifer bark beetles exist on such parcel of land. Written report(s) of the result of the inspection and report shall include the marking and photographing of any tree(s) found to be diseased with elm tree(s), tree infested with Emerald Ash Borer, and/or any tree affected with the oak wilt and/or trees infested with conifer bark beetles.

302.10.2.1 Tree, parts of trees: The owner or occupant(s) of private property on which a tree (or part of a tree) constituting a nuisance exist shall forthwith remove and destroy said tree (or part of a tree or trees) and shall chip the same or cause the same to be removed, destroyed and ground, milled, chipped or otherwise disposed of consistent with the provisions of the applicable state and federal quarantine within 10 days of notification to such owner, occupant or agent that said dead, diseased, infected and /or infested tree is, in fact, dead, diseased, infected and/or infested. No chips or other particles resulting from such removal operation shall exceed one inch in any dimension, unless allowed pursuant to the provisions of any applicable state or federal quarantine. All stumps of such dead, diseased, infected, and/or infested trees shall be removed to a depth of not less than eight inches below the ground surface and then covered with soil of the same depth. No ash tree material shall be removed from any quarantine zone as imposed from time to time by any state or federal agency, unless such removal is done consistent with the provisions of state and federal quarantine. Notwithstanding any other provision in this section to the contrary, all removal operations for such dead, diseased and/or infected tree(s) or part of a tree shall fully comply with all applicable state and federal statutes and/or regulations as exist from time to time.

#### 302.10.3 Notice to Abate

Whenever the owner or occupant of any property contained a dead, diseased, infected and/or infested tree permits the dead, diseased, infected and/or infested tree to remain on such premises, the municipality shall proceed as follows:

- (A) A notice shall be sent by certified mail, return receipt requested, or delivered to the occupant and to the person to whom was sent the property tax bill for the general taxes for the last year preceding on the subject parcel of land.
- (B) Such notice shall state that there is a tree constituting a nuisance on the premises. The notice shall describe the subject parcel of land by legal description or the street address, and shall state that unless the dead, diseased, infected or infested tree is removed at the property owner's expense. The date stated in the notice shall not be less than the 30 days after the date of delivery or mailing of the notice.
- (C) The notice shall include a copy of Section 302.10.

#### 302.10.4 Abatement by the City; certain cost constitutes a lien.

In all cases where the owner, occupant or agent of the subject parcel of land on which said dead, diseased, infected, or infested tree is located cannot be found, or if found and notified as aforesaid neglects or refuses to abate said nuisance, it shall be lawful for the city to abate the same by removal, destruction, and chipping of said dead, diseased, infected or infested tree, and in that event said owner, occupant, and agent, or any of them shall be charged with those expenses which may be incurred by the city in the removal or abatement of the dead, diseased, infected, or infested tree as aforesaid, which expense shall be collected by the city by suit or otherwise in addition to a fine or penalty provided. Such expenses incurred for the removal of a tree or trees shall be a lien upon the affected subject parcel of land.

#### 302.10.5 Failure to remove tree prohibited.

It shall be unlawful for the owner of any parcel of land in the city to permit any tree or portion thereof, determined to be a nuisance, as determined by the Building Official, or designee, to remain on such premises or anywhere within the city.

Section 302.7, Accessory Structures, is amended by adding:

All repairs shall be made with the same or similar material to the existing structure.

Section 304.1, Exterior Structure, is amended by adding:

The exterior structure shall be kept free from peeling paint, rot, and treated with a protective material to prohibit water infiltration.

Section 304.7, Roof and Drainage, is amended by adding:

All repairs to roofs and drainage components shall be made with materials in compliance with the current adopted version of the International Building Code and International Residential Code, as applicable.

Section 304.15, Doors, is amended by adding:

All exterior doors shall be constructed of wood, metal, or polymer material and shall be capable of locking and securing the structure.

Section 304.18.2, Windows, is amended by adding:

All windows shall comply with Section 8-2-5, Illinois Energy Conservation Code. Replacement windows shall be sized to closely match the size and style of the window being replaced.



C. Downtown Property Maintenance District:

1) District Defined. The Downtown Property Maintenance District shall be that area within the area described in Ordinance No. 2014-74.

2) Property Maintenance Regulations. In addition to the property maintenance regulations in this Section, it shall be unlawful for any person, firm or corporation in the Downtown Property Maintenance District to be in violation of any of the following additions to the City's property maintenance regulations:

a) Section 304.2 is amended by adding:

All exterior surfaces of buildings and accessory structures, excluding roofs, shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion as required by Section 102.

5. Painted or protective coatings shall be without blemishes throughout the exterior and shall be uniform in color. Trim paint shall also be without blemishes and be uniform in color or have a consistent color palette throughout.

Every foundation, exterior wall, window and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition which might allow rain or moisture, vermin, pests or insects to enter the interior portions of the walls or to the occupied spaces of any dwelling, commercial building or structure.

b) Section 304.7 is amended by adding:

Roofs shall be structurally sound, water tight and shall prevent rainwater or moisture from entering the walls, ceiling or any other portion of the dwelling, commercial building or structure. All building roofs and gutters shall be kept free of faded and chipped paint and shall be maintained in good repair and in good condition to prevent deterioration.

Building roofs and gutters must be cleaned (pressure and/ or chemical), repainted or recovered in its entirety with like material(s) when twenty-five percent (25%) or more of any exposed roof surface or gutter becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.

c) Section 304.15 is amended by adding:

Fences, exterior walls, exterior doors, exterior windows, dumpster enclosures, decorative walls and accessory structures shall be maintained in good state of repair.

d) Section 304.6 is amended by adding:

Each exterior wall surface of buildings and structures shall be kept free of fading and chipped paint and must be cleaned (pressure and/or chemical), repainted or recovered in its entirety with like material(s) when twenty-five percent (25%) or more of any exposed surfaces becomes discolored or is peeling.

e) Section 304.9 is amended by adding:

Any awning or marquee and its supporting members shall be maintained in a good state of repair. Awning or marquees made of cloth, plastic or of a similar

material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.

Loose or overhanging objects which constitute a danger of falling on a person or property shall be removed.

f) Section 302.4 is amended by adding:

Weeds, grasses, plants or vegetation, other than trees, bushes, cultivated flowers, vegetable garden crops or other ornamental plants, shall not be grown to a height exceeding six (6) inches.

Shrubs shall be kept trimmed to a height not to exceed four (4) feet and provide unrestricted visibility at driveways and street intersections.

Overhanging branches of trees extending into the public right-of-way shall be pruned to a height of at least twelve feet (12') above grade.

Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed or trimmed in a manner and at a frequency so as not to detract from the appearance of the general area including disease free plants, weed-free mulch, turf trimming and removal of root systems which shows evidence of destroying public or private property.

g) Section 302.1 is amended by adding:

All trash containers and trash enclosures shall be maintained in a manner which prevents the accumulation of trash, debris, rubbish and litter by providing sufficient containers. All trash containers and dumpsters shall be located and maintained in such a manner so as to provide screening from public view.

h) Section 304.18 is amended by adding:

Any means of securing a property including crime prevention devices shall be subject to review by the Building Code Official for safety and compliance with the building code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Any boards, panels or other means of securing structural openings shall be uniform in color and painted to match the exterior color of the building."

(3) Section 602.2 Residential Occupancies, shall be amended to delete the following exception.

**Exception:** In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

#### Staff Comments

In the discussion of the property maintenance standards, staff has taken into consideration in **Section 302.2 Grading and Drainage** and **Section 302.4 Weeds**, aesthetic issues regarding stalled residential developments which may have stockpiles of black dirt on developer owned lots. Consideration has also been given to the previously approved native prairie planting mix permitted to exceed the maximum eight (8) inch weed nuisance ordinance requirement.

With regard to the proposed exception to **Section 602.2 Residential Occupancies**, staff would note that this section, as originally written, requires all habitable rooms in dwellings to maintain a minimum room temperature of 68 degrees Fahrenheit with the exception to allow for a minimum temperature of only 65 degrees Fahrenheit in areas where the average monthly temperature is above 30 degrees Fahrenheit. The reasoning for the amendment is due to the International Property Maintenance Code already stipulates a minimum 68 degrees Fahrenheit is required for our regional climate.

Most of the proposed amendments would make the administration of the Code more straight forward and assist in ensuring the safety of residents and homeowners in our community.

## **5. INTERNATIONAL FIRE CODE® (2018)**

### Summary

The International Fire Code (IFC) is modeled to regulate fire safety requirements for new and existing buildings, facilities, storage and processes. The IFC addresses fire prevention, fire protection, life safety and safe storage and use of hazardous materials and provides a holistic approach of controlling hazards in all building types and structures, regardless if indoors or outdoors. The minimum standards set forth in the IFC are aimed at protecting building occupants, emergency responders, and limiting the damage to a building and its contents as a result of fire, explosion or unauthorized use and/or discharge of hazardous materials.

### Amendment Recommendations

1. Section 101.1 Title, shall be amended to insert the name of jurisdiction – “United City of Yorkville”

2. Section 103.1 General, shall be amended to read as follows:

In accordance with the provisions set forth in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District, the department of fire prevention is established within the jurisdiction under the direction of the Fire Code Official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code.

3. Section 103.2 Appointment, shall be amended to read as follows:

The Fire Marshal of the Bristol-Kendall Fire Protection District shall be the Fire Code Official as appointed by the Fire Chief. The Fire Chief shall appoint personnel of the Bristol-Kendall Fire Protection District to assist in enforcing this Code. Such appointments shall include, but not be limited to a Fire Marshal, and as many inspectors, investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Marshal is the same as the Fire Code Official.

4. Section 104.8 Modifications, shall be amended to include the following:

A signed copy of the Fire Chief’s decision shall be kept in the permit file and furnished to the permit applicant.

5. Section 105.1.1 Permits Required, shall be amended to read as follows:

Permits required by this Code shall be obtained from the Fire Code Official. Permit and plan review fees, if any, shall be paid in accordance with the current inter-governmental agreement prior to issuance of the permit. Permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

6. Section 105.4.1 Submittals, shall be amended to read as follows:

Construction documents and supporting data shall be sealed with a “NICET III” or higher certification and submitted for review and approval by the Fire Code Official. A minimum of two sets of plans and specifications shall be included in the submittal along with two copies of an approved electronic file. Upon approval by the Fire Code Official, one set of approved plans and specifications shall be provided to the United City of Yorkville Community Development Department.

7. Section 105.6 Required operational permits, shall be amended to read as follows:

The Fire Code Official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.46. Any fees associated with the issuance of an operational permit shall be paid in accordance with the approved fee schedule in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. All operational permits shall be kept on file with the Fire Code Official.

8. Section 105.6.2 Amusement buildings, shall be deleted in its entirety and replaced with the following:

**Amusement buildings.** An operational permit it is required to operate a special amusement building.

9. Section 105.6.11 Cutting and welding, shall be deleted in its entirety and replace with the following:

**Cutting and welding.** An operational permit is required to conduct cutting or welding operations within the Jurisdiction.

10. Section 105.6.30 Open burning, shall be amended to read as follows:

All open burning shall comply with Section 4-1-1 of the City Code providing for the regulation of open burning.

11. Section 105.6.32 Open flames and candles, shall be deleted in its entirety and replaced with the following:

**Open flames and candles.** An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments.

12. Section 105.6.34 Places of assembly, shall be deleted in its entirety and replaced with the following:

**Places of assembly.** An operational permit is required to operate a place of assembly.

13. Section 105.6.47 Laboratory/research facility, shall be added as follows:

An operational permit is required to operate any laboratory or research facility which conducts testing or experimentation.

14. Section 105.6.48 Child Care (home occupation), shall be added as follows:

An operational permit is required to operate a child care facility as a “home occupation” for 6 or more children that are cared for at any one time. The operational permit shall not include provisions for permanent residence or overnight accommodations. All local and state laws shall be adhered to in conjunction with the registration and licensing requirements of the Department of Children and Family Services (DCFS).

15. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.

16. Section 110.4 Violations, shall be amended to read as follows:

Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erects, installs, alters, repairs, or performs work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be subject to a penalty according to this Code. The fine shall be as set forth by City Ordinance 1-4-1. Each day that a violation continues after due notice shall be deemed a separate offense.

17. Section 110.4.2 False Alarm, shall be added to read as follows:

An alarm signal given needlessly, which indicates the existence of any emergency; when in fact, no such emergency exists, shall constitute a false alarm and shall be subject to penalty as prescribed in the schedule of fees set forth in the current inter-governmental agreement. A false alarm shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following causes:

1. A fire causing structural damage to the protected premises - verified by the fire district.
2. A tornado or hurricane winds causing structural damage to the protected premises – verified by the fire district.
3. Flooding to the protected premises due to overflow of natural drainage – verified by the fire district.
4. Telephone line malfunction verified to the fire district by an authorized telephone company supervisor within seven days of the occurrence.
5. Electrical service interruption verified to the fire district by the local power company within seven days of the occurrence.
6. Plumbing or electrical malfunctions unrelated to the fire protection system – verified by the fire district.

18. Section 104.4.3 False Alarm, schedule of fees, shall be added as follows:

Fees assessed for the improper use of a fire alarm system shall be subject to the schedule of fees in accordance with the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. These fees shall be collected by the Bristol-Kendall Fire Protection District and reported to the United City of Yorkville. As new fees are created, or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

19. Section 112.4 Failure to comply, shall be amended to read as follows:

Any person, who continues to work after having been served with a “stop work order,” except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a penalty as prescribed by this Code. Each and every day a person continues to work shall constitute a separate offense and shall be subject to fines as set forth by City Ordinance 1-4-1.

20. Section 106.2 Schedule of permit fees, shall be amended to read as follows:

A fee for each permit shall be paid (as required) in accordance with the fee schedule as established by the applicable governing authority and the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. As new fees are created, or

old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

21. Section 202 General Definitions, shall be amended to include the following definition:

*Fire Alarm User* – the owner of the property from which the false alarm originates, including but not limited to, any individual, partnership, corporation, organization or other entity occupying the property with the permission of the owner.

22. Section 505.3 Lightweight construction, shall be added to read as follows:

Buildings erected using lightweight construction systems to include: Wooden I-beams, wood trusses, metal trusses, or any combination thereof, shall provide signage identifying the structural system used on the exterior of the building as approved by the Fire Marshal.

23. Section 505.3.1 Emblem required, shall be added to read as follows:

An all-weather emblem identifying lightweight truss construction shall be provided, located and designed as follows:

- 1) Emblem shall be provided by the property owner.
- 2) Emblem shall be located within 6” inches of the fire department key box or fire department connection or at the discretion of the Fire Marshal.
- 3) The truss emblem shall be a sign consisting of an isosceles triangle not less than 10 inches by 6 inches vertical made of reflective material with a white background and red lettering containing the following: type of construction (type I, II, III, IV, V), the letter(s) “F” to signify a building or structure having a floor with truss construction; “R” to signify a building or structure having a roof with truss construction: or “FR” to signify a building or structure having both floor and roof with truss construction. Exception: Single family homes.

24. Section 507.5.7 Hydrant spacing, shall be added to read:

A fire hydrant shall not be more than 100 feet travel distance from the fire department connection that serves, unless approved by the Fire Marshal.

25. Section 507.8 Hydrant Marking, shall be added to read as follows:

On all private parking areas of multiple-family residential, commercial and industrial uses, a “No Parking...Fire Hydrant” sign shall be placed in a conspicuous location to identify the restricted parking area. In addition to the required sign, the curb or pavement (only when a curb is not present) directly in front of the fire hydrant, shall be painted yellow with an approved material. The designated area shall be 15 feet (7.5 feet on each side of the fire hydrant) in total length.

26. Section 901.6.3.1 Records, shall be amended to read as follows:

The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.

27. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following:

All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.

28. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:

- (a) All fire alarm systems shall be of the addressable type.

- (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.

29. Section 903.2.1.1 Group A-1, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.

30. Section 903.2.1.3 Group A-3, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.

31. Section 903.2.1.4 Group A-4, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

32. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

33. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

34. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

35. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

36. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all

buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

37. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.
6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

38. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

39. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more, or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

40. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

41. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Marshal, such detection devices shall be connected to the fire alarm.

42. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.



2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.
43. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Marshal.
44. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.
45. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5") connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½") NST single fire department connection shall be acceptable where piped to a three inch (3") or smaller riser.
46. Section 5601.1.6 Storage of Fire and Explosive Hazards, shall be added as follows:

The storage of fire and explosive hazards such as: detonable materials, hazardous solids, liquids, and gases shall comply with the Performance Standards established in the City's Zoning Ordinance, as amended from time to time.
47. Chapter 80 Referenced Standards – ICC Delete all references to the International Plumbing Code
48. Section 5704.2.9.6.1 – See Local Zoning Restrictions
49. Section 5706.2.4.4 – See Local Zoning Restrictions
50. Section 5806.2 – See Local Zoning Restrictions
51. Section 6104.2 – See Local Zoning Restrictions
52. Appendix D – Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround, shall be amended to read as follows:

96' Diameter Cul-de-sac as illustrated shall be amended to a minimum of 130 ft. ROW diameter and 100 ft. pavement diameter, per the City's Subdivision Control Ordinance.
53. Adopt the following appendices: B, C, D, E, F, G, H, K, N

Staff Comments

Mike Torrance, the Fire Marshal for the Bristol Kendall Fire District, was heavily involved with the modification of this Code. He has approved the amendments to be beneficial to the community. The Building Department has always worked closely with the Fire Marshall on all life safety issues in new and existing structures.

## 6. INTERNATIONAL RESIDENTIAL CODE® (2018)

### Summary

The International Residential Code (IRC) addresses the design and construction of one- and two-family dwellings and townhouses, and also covers regulations for all structural components, fireplaces and chimneys, thermal installation, mechanical systems, fuel gas systems, plumbing systems and electrical systems. The separation of the IRC from the other I-Codes was to allow for the residential code provisions to be distinct from the non-residential and be specifically tailored to the structure and type of occupancy that fall within the appropriate code's scope. It is also designed to be beneficial to the plans reviewer and/or inspector by having all the I-Codes applicable to residential construction (electrical, plumbing, fuel gas, etc.) in a unified document.

### Amendment Recommendations

1. Section R101.1 Title, shall be amended to insert the name of jurisdiction – “*United City of Yorkville*”.
2. Section R105.2 Work exempt from permit, shall be amended to read as follows:  
Building: Delete items 1, 5, and 10 as these items shall require permitting.
3. Table R301.2(1) Climatic and Geographic Design Criteria, shall be completed with the following insertions.

Ground Snow Load.....	25 lbs./sq. ft.
Wind Design (Speed).....	90 mph
Wind Design (Topographic effects).....	NO
Seismic Design Category.....	B
Subject to Damage from (Weathering).....	Severe
Subject to Damage from (Frost line depth).....	42” below grade
Subject to Damage from (Termite).....	Moderate to Heavy
Winter Design Temperature.....	-5 degrees F
Ice Barrier Underlayment Required.....	YES
Flood Hazards.....	Refer to local designations
Air Freezing Index.....	2000
Mean Annual Temperature.....	48 degrees F
Elevation.....	758
Latitude.....	42
Winter heating .....	1
Summer cooling.....	88 degrees
Altitude correction factor .....	.98
Indoor design temperature .....	72° F
Design temperature cooling .....	75° F
Heating temperature differential .....	(72)
Cooling temperature differential .....	15
Wind velocity heating .....	15
Wind velocity cooling .....	7 1/2
Coincident wet bulb .....	74
Daily range .....	M
Winter humidity .....	40

4. Section R310.4 Bars, grilles, covers and screens, shall be amended to require safety covers capable of supporting at least 250 pounds of load.
5. **Section R313.1 Townhouse automatic fire sprinkler systems, shall be amended to read as follows:**  
**Section R313.1 Townhouse and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and two-family dwellings.**
6. **Section R313.2 One and two-family dwellings automatic fire sprinkler systems, shall not apply to newly constructed one-family dwellings.**
7. Chapter 11 Energy Efficiency. Shall be amended to read as follows:  
Compliance shall be determined by the current IECC adopted in 8-2-5.
8. Section P2501.1 Scope, shall be amended adding the following:  
All plumbing work shall conform to the current edition of the State of Illinois Plumbing Code.
9. Appendices to be included with the adoption of this Residential Code shall include:  
Appendix A, B, C, E, F, G, H, J, K, M, O, Q
10. Section R202, Definitions, shall be amended to add the following definition:  
Fence. A permanent enclosure or barrier over thirty-six (36) inches in height, such as wooden posts, wire, iron, or any other allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for privacy screening or confinement, or for decorative purposes (such as an ornamental gate). Materials used to contain or separate a garden area, an earthen stockpile, a storm water basin, or any other similar temporary use shall not be classified as a fence.
11. Sections E3902.4 and E3902.5 Ground Fault Circuit –interrupter  
Add exception for GFCI protection, it is not required for sump pumps if all the following are met:
  - (1) No other appliance, fixture or device is on the circuit
  - (2) Simplex receptacle
  - (3) A GFCI receptacle shall be located within 6 feet

#### Staff Comments

The amendments of the 2018 International Residential Code are proposed to maintain the high standards of construction, but to also encourage the building of new homes in our community. The requirement for fire sprinklers in single family detached homes has been removed from this code. The code provides alternative construction methods for homes that are not equipped with fire sprinklers. These methods include increased fire blocking requirements, fire rating for engineered materials, increased distance from lot line for windows and doors, and heightened requirements for heating appliances. All of which are sufficient to meet the necessary requirements for fire protection of residences and first responders.

## 7. INTERNATIONAL BUILDING CODE® (2018)

### Summary

The International Building Code provides minimum requirements to protect the occupants of new and existing buildings and structures by addressing structural strength, means of egress, sanitation, adequate lighting and ventilation, accessibility, energy conservation and life safety. The IBC also applies to all occupancies, including one- and two-family dwellings and townhouses that are not within the scope of the International Residential Code (IRC).

### Amendment Recommendations

1. Section 101.1 shall be amended to insert the name of jurisdiction – “United City of Yorkville”
2. Section 105.2 work exempt from permit shall be amended to read, in part, as follows:  
Building:
  1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m<sup>2</sup>).
  2. Decorative, temporary, or similar type fences not over 36 inches (914.4 mm) high.
3. Section 113.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
4. Section 901.6.3.1 Records, shall be amended to read as follows:  
The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.
5. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following: All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.
6. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:
  - (a) All fire alarm systems shall be of the addressable type.
  - (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.
7. Section 903.2.1.1 Group A-1, shall be amended as follows:  
An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.
8. Section 903.2.1.3 Group A-3, shall be amended as follows:  
An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.
9. Section 903.2.1.4 Group A-4, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

10. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet.

11. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

12. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

13. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

14. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

15. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

16. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official.
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.

6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

17. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

18. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more; or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge; or
3. The Group B fire area contains a Group B ambulatory health care facility.

19. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

20. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Code Official, such detection devices shall be connected to the fire alarm.

21. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

22. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the the Fire Code Official.

23. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

24. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5") connection with a

thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½”) NST single fire department connection shall be acceptable where piped to a three inch (3”) or smaller riser.

25. Section 1101.1 Add the following: When there is a conflict between this code and the Illinois Accessibility Code, the stricter of the requirements shall apply.
26. Section 1502.1 Roof drainage. Add the following: The roof drainage system (primary and secondary) shall be designed and installed per Chapter 11 Storm Drainage of the International Plumbing Code 2018 Edition.
27. Section 1612.3 Establishment of flood hazard areas, shall be amended by inserting “Kendall County” as the name of jurisdiction and to insert the Flood Insurance Rate Map effective date of “February 4, 2009.”
28. Section 2901.1 Scope, shall be amended to read as follows:

This chapter and the Illinois State Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.
29. Section 3002.4 Elevator car, is amended to read as follows:

Where elevators are provided in buildings two or more stories above, or two or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame. The inside hand rail shall be set at the maximum thirty-six (36”) inch height allowed under ADA standards to better accommodate the ambulance stretcher. The cab size is to be a minimum five (5’) foot by seven (7’) foot platform and minimum 2500 lb capacity with a 42” side slide door. Exception: Single-family homes.
30. Chapter 35 Referenced Standards – ICC Delete all references to the International Plumbing Code.
31. Appendices – Adopt the following appendices: C, F, G, I, J, K, N

### Staff Comments

The amendments to the Building Code were proposed in order to bring greater cohesiveness between the International Fire Code, International Building Code, City Ordinances and BKFD approved best practices in new construction.

## **8. INTERNATIONAL EXISTING BUILDING CODE® (2018)**

### Summary

The International Existing Building Code (IEBC) is modeled to provide alternative approaches to remodeling, repairing or altering existing buildings which may not comply with the current building code requirements for new construction. Since repairs, renovations and additions/alterations of existing

buildings maybe restrained by budgets or even cost-prohibitive if required to meet the current standards for newly constructed buildings, the IEBC is intended to make the rehabilitation process easier by allowing for controlled deviation from full compliance while maintaining basic levels for fire prevention, structural and life safety features of the existing structure.

#### Amendment Recommendations

City staff recommends adopting the International Existing Building Code with no amendments.

#### Staff Comments

None.

## **9. NATIONAL ELECTRICAL CODE (2017)**

#### Summary

The National Electric Code (NEC) is published by the National Fire Protection Agency (NFPA) and provides standards and recommended practices related to electrical safety and safeguarding people and property from hazards arising from the use of electricity. The NEC is designed to cover the installation of electrical conductors, equipment, and raceways; signaling and communication conductors, equipment and raceways; and optical fiber cables and raceways in all public and private occupancy types and structures. **The 2017 edition of the NEC was modeled to be fully compliant with the provisions of the 2018 I-Codes.**

#### Amendment Recommendation

*C. Certificate Of Occupancy: Whenever a certificate of occupancy for a business use is required pursuant to subsection 10-4-12B of this code, it shall be unlawful for a public electric utility service provider in the city to transfer the electrical service to a new or different business customer without receiving notice from the city that the city has issued a certificate of occupancy for the building or portion thereof to be occupied by that business customer's use.*

#### Staff Comments

Staff has obtained and reviewed the 2017 NEC to evaluate its compatibility with the 2018 series of I-Codes. While the 2018 I Codes do place forth requirements for electrical installation they are lacking the detail and range of information provided in the 2017 National Electric Code. It is the opinion of staff that the 2017 NEC is a comprehensive code that spans from residential requirements to industrial applications.

## **10. ILLINOIS STATE PLUMBING CODE® (2014)**

#### Summary

The 2014 Illinois State Plumbing Code has been adopted by the State of Illinois in 2014. The State mandates that all this code be used to regulate plumbing within Illinois. This Code includes the Illinois State Plumbers License Law to regulate the credentials required to modify or review any plumbing system within Illinois.



### Amendment Recommendations

*Staff recommends the adoption of this Code with no modifications.*

### Staff Comments

None.

## **11. INTERNATIONAL SWIMMING POOL AND SPA CODE® (2018)**

### Summary

The 2018 International Swimming Pool and Spa Code (ISPSC) establishes minimum requirements for the design, construction alteration, repair and maintenance of swimming pools, spas, hot tubs and aquatic facilities.

### Amendment Recommendations

- (1) Section 108.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
- (2) Delete in their entirety 108.2 – 108.7
- (3) Chapter 11 Referenced Standards – ICC delete all references to the International Plumbing Code.

### Staff Comments

Sections 108.2 through Section 108.7 are recommended for deletion in its entity as theses sections specifically refer to the establishment of a Building Board of Appeals. All building related appeals will be handled by the city's Planning and Zoning Commission and this is reflected throughout all the amended sections of the I-Codes.

## **ATTACHMENTS**

1. Draft Ordinances of Proposed Building Code Adoptions with amendments
2. Current Ordinance of Building Codes (Ord. 2011-32)
3. Significant Changes to the International Building Codes reference materials
  - a. 2015 IBC Transition from the 2009 IBC, ICC Code Council, March 2015
  - b. 2018 IBC Update, ICC Code Council
4. Significant Changes to the International Residential Codes reference materials
  - a. 2015 IRC Transition from the 2009 IRC, ICC Code Council, May 2015
  - b. 2018 IRC Update, ICC Code Council
5. *Estimated Costs of the 2018 IRC Code Changes prepared for National Association of Home Builders, Home Innovation Research Labs, dated October 27, 2017.*
6. Proposed Change to the 2018 ICC Code Form, prepared by the Community Development Department.
7. Letter of Support from Bristol Kendall Fire District (BKFD)
8. Newsletter to Builder Community regarding proposed code changes, prepared by the Community Development Department.
9. <https://www.yorkville.il.us/692/2018-ICC-Building-Code-Adoption-Process>
10. Proposed ICC 2018 Building Code Adoption PowerPoint Presentation.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ADOPTING BY REFERENCE CERTAIN BUILDING, MECHANICAL, PLUMBING, ENERGY CONSERVATION, FIRE, FUEL GAS, PROPERTY MAINTENANCE, RESIDENTIAL, EXISTING BUILDING, SWIMMING POOL AND ACCESSIBILITY CODES REGULATING AND GOVERNING THE CONSTRUCTION, CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES IN THE CITY**

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, pursuant to Section 5/1-3-2 of the Illinois Municipal Code (65 ILCS 5/1-3-2) the City may adopt by reference compilations of rules and regulations for the construction, alteration and maintenance of all property, buildings and structures in the City; and

**WHEREAS**, one copy of each code to be adopted were filed in the office of the City Clerk and kept available for public use, inspection and examination for a period of 30 days before the adoption of this ordinance; and

**WHEREAS**, the Village pursuant to Section 1-2-3.1 of the Illinois Municipal Code (65 ILCS 5/1-2-3.1) has given notice of the intended adoption of these codes to the Division of Building Codes and Regulations of the Capital Development Board more than 30 days before the adoption of this ordinance; and

**WHEREAS**, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to adopt updated codes including 2018 International Building Codes and other building, fire, construction, electrical and property maintenance codes, which establishes minimum standards to regulate the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures as well as to provide for the issuance of permits, collection of fees, and the making of inspections to promote and preserve the public health, safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** That Title 8, Chapter 2, Section 8-2-1 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

**8-2-1 BUILDING CODE**

- A. Adopted. The regulations of the 2018 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the constructions, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances

- connected or attached to such buildings or structures with such amendments as are hereafter set forth in this Section.
- B. Building Code Amendments.
1. Section 101.1 shall be amended to insert the name of jurisdiction – “United City of Yorkville”
  2. Section 105.2 work exempt from permit shall be amended to read, in part, as follows:

Building:

    1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m<sup>2</sup>).
    2. Decorative, temporary, or similar type fences not over 4 feet (1829 mm) high.
  3. Section 113.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
  4. Section 901.6.3.1 Records, shall be amended to read as follows:

The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.
  5. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following: All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.
  6. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:
    - (a) All fire alarm systems shall be of the addressable type.
    - (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.
  7. Section 903.2.1.1 Group A-1, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.
  8. Section 903.2.1.3 Group A-3, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.
  9. Section 903.2.1.4 Group A-4, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.
  10. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet.

11. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

12. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

13. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

14. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

15. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

16. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.
6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

17. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

18. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more, or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

19. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

20. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Code Official, such detection devices shall be connected to the fire alarm.

21. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

22. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Code Official.

23. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

24. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5") connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department

connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½”) NST single fire department connection shall be acceptable where piped to a three inch (3”) or smaller riser.

25. Section 1101.1 Add the following: When there is a conflict between this code and the Illinois Accessibility Code, the stricter of the requirements shall apply.

26. Roof drainage Add the following: The roof drainage system ((primary and secondary shall be designed and installed per Chapter 11 Storm Drainage of the International Plumbing Code 2018 Edition.

27. Section 1612.3 Establishment of flood hazard areas, shall be amended by inserting “Kendall County” as the name of jurisdiction and to insert the Flood Insurance Rate Map effective date of “February 4, 2009.”

28. Section 2901.1 Scope, shall be amended to read as follows:

This chapter and the Illinois State Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.

29. Section 3002.4 Elevator car, is amended to read as follows:

Where elevators are provided in buildings two or more stories above, or two or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame. The inside hand rail shall be set at the maximum thirty six (36”) inch height allowed under ADA standards to better accommodate the ambulance stretcher. The cab size is to be a minimum five (5’) foot by seven (7’) foot platform and minimum 2500 lb capacity with a 42” side slide door. Exception: Single-family homes.

30. Chapter 35 Referenced Standards – ICC Delete all references to the International Plumbing Code.

31. Appendices – Adopt the following appendices: C, F, G, I, J, K, N

**Section 2.** That Title 8, Chapter 2, Section 8-2-2 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-2 ELECTRICAL CODE

A. Adopted: The regulations of the 2017 edition of the national electrical code (NEC), as recommended and published by the National Fire Protection Agency (NFPA), published in pamphlet form, are adopted as the regulations for the installation of electrical conductors, equipment, and raceways; signaling and communication conductors, equipment and raceways;

and optical fiber cables and raceways in all occupancy types and structures in the city with such amendments as are hereafter set forth in this section.

**B. Electrical Code Amendments:**

(Reserved)

**C. Certificate Of Occupancy:** Whenever a certificate of occupancy for a business use is required pursuant to subsection 10-4-12B of this code, it shall be unlawful for a public electric utility service provider in the city to transfer the electrical service to a new or different business customer without receiving notice from the city that the city has issued a certificate of occupancy for the building or portion thereof to be occupied by that business customer's use.

**Section 3.** That Title 8, Chapter 2, Section 8-2-3 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

**8-2-3 MECHANICAL CODE**

A. Adopted. The regulations of the 2018 edition of the International Mechanical Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, locations, relocation, replacement, additions to, use or maintenance of mechanical systems in the City with such amendments as are hereafter set forth in this Section.

**B. Mechanical Code amendments.**

1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
2. Delete in their entirety 109.2 – 109.7
3. Chapter 15 Referenced Standards – ICC Delete all references to the International Plumbing Code.
4. The following subsection shall be added to Section 901:  

901.5 Any penetration of the firebox area made by a gas pipe shall be sealed by mortar caulk or other method approved by the Building Code Official.
5. Appendix A. Chimney Connector Pass-Throughs shall be adopted.

**Section 4.** That Title 8, Chapter 2, Section 8-2-4 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

**8-2-4 ILLINOIS PLUMBING CODE**

**A. Adopted**

- (1) The Illinois Plumbing Code, as amended, published by the Illinois Department of Public Health, is adopted and incorporated by reference as the rules and regulations for the installation, repair and alteration of plumbing, private water supply systems, private storms drainage systems and private sewage disposal systems.

1. The following subsection shall be added Required sump pit discharge piping: All sump pump discharges shall be in conformance with one of the following:

- 1) Discharge to the public storm sewer may occur at any time in conformance with the United City of Yorkville's Standard Specifications for Improvements, or
- 2) Discharge to grade, when not prohibited above, may be permitted provided that the sump pumps do not discharge directly onto any street, sidewalk, bike path, or in any manner that will cause icing, flooding or a nuisance.

Sump pit required: Crawl spaces under buildings used for human habitation shall be provided with a sump pit in accordance the applicable codes. When both a basement and crawl space are provided under a building used for human habitation, only the basement must be provided with a sump pit. When a basement exists without a sump pit and a crawl space is being constructed immediately adjacent thereto, the crawl space shall not require a sump pit.

**Section 5.** That Title 8, Chapter 2, Section 8-2-5 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-5 ILLINOIS ENERGY CONSERVATION CODE

The Illinois Energy Conservation Code, as amended and published by the Capital Development Board pursuant to the Capital Development Board Act (20 ILCS 3105/10.09-5) in Title 71, Chapter 1, Subchapter d, Part 600 of the Illinois Administrative Code is adopted as the City's Energy Conservation Code to regulate energy efficient buildings standards for new construction, addition, alteration, renovation or repair.

**Section 6.** That Title 8, Chapter 2, Section 8-2-6 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-6 FIRE CODE

- A. Adopted. The regulations of the 2018 Edition of the International Fire Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City with such amendments as hereafter set forth in this Section.

- B. Fire Code Amendments

1. Section 101.1 Title, shall be amended to insert the name of jurisdiction – "United City of Yorkville"
2. Section 103.1 General, shall be amended to read as follows:

In accordance with the provisions set forth in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District, the department of fire prevention is established within the jurisdiction under the direction of the Fire Code Official. The



function of the department shall be the implementation, administration and enforcement of the provisions of this Code.

3. Section 103.2 Appointment, shall be amended to read as follows:

The Fire Marshal of the Bristol-Kendall Fire Protection District shall be the Fire Code Official as appointed by the Fire Chief. The Fire Chief shall appoint personnel of the Bristol-Kendall Fire Protection District to assist in enforcing this Code. Such appointments shall include, but not be limited to a Fire Marshal, and as many inspectors, investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Marshal is the same as the Fire Code Official.

4. Section 104.8 Modifications, shall be amended to include the following:

A signed copy of the Fire Chief's decision shall be kept in the permit file and furnished to the permit applicant.

5. Section 105.1.1 Permits Required, shall be amended to read as follows:

Permits required by this Code shall be obtained from the Fire Code Official. Permit and plan review fees, if any, shall be paid in accordance with the current inter-governmental agreement prior to issuance of the permit. Permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

6. Section 105.4.1 Submittals, shall be amended to read as follows:

Construction documents and supporting data shall be sealed with a "NICET III" or higher certification and submitted for review and approval by the Fire Code Official. A minimum of two sets of plans and specifications shall be included in the submittal along with two copies of an approved electronic file. Upon approval by the Fire Code Official, one set of approved plans and specifications shall be provided to the United City of Yorkville Community Development Department.

7. Section 105.6 Required operational permits, shall be amended to read as follows:

The Fire Code Official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.46. Any fees associated with the issuance of an operational permit shall be paid in accordance with the approved fee schedule in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. All operational permits shall be kept on file with the Fire Code Official.

8. Section 105.6.2 Amusement buildings, shall be deleted in its entirety and replaced with the following:

**Amusement buildings.** An operational permit it is required to operate a special amusement building.

9. Section 105.6.11 Cutting and welding, shall be deleted in its entirety and replace with the following:

**Cutting and welding.** An operational permit is required to conduct cutting or welding operations within the Jurisdiction.

10. Section 105.6.30 Open burning, shall be amended to read as follows:

All open burning shall comply with Section 4-1-1 of this Code providing for the regulation of open burning.

11. Section 105.6.32 Open flames and candles, shall be deleted in its entirety and replaced with the following:

**Open flames and candles.** An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments.

12. Section 105.6.34 Places of assembly, shall be deleted in its entirety and replaced with the following:

**Places of assembly.** An operational permit is required to operate a place of assembly.

13. Section 105.6.47 Laboratory/research facility, shall be added as follows:

An operational permit is required to operate any laboratory or research facility which conducts testing or experimentation.

14. Section 105.6.48 Child Care (home occupation), shall be added as follows:

An operational permit is required to operate a child care facility as a “home occupation” for 6 or more children that are cared for at any one time. The operational permit shall not include provisions for permanent residence or overnight accommodations. All local and state laws shall be adhered to in conjunction with the registration and licensing requirements of the Department of Children and Family Services (DCFS).

15. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.

16. Section 110.4 Violations, shall be amended to read as follows:

Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erects, installs, alters, repairs, or performs work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be subject to a penalty according to this Code. The fine shall be as set forth by City Ordinance 1-4-1. Each day that a violation continues after due notice shall be deemed a separate offense.

17. Section 110.4.2 False Alarm, shall be added to read as follows:

An alarm signal given needlessly, which indicates the existence of any emergency situation; when in fact, no such emergency exists, shall constitute a false alarm and shall be subject to penalty as prescribed in the schedule of fees set forth in the current inter-governmental agreement. A false alarm shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following causes:

1. A fire causing structural damage to the protected premises - verified by the fire district.
2. A tornado or hurricane winds causing structural damage to the protected premises – verified by the fire district.
3. Flooding to the protected premises due to overflow of natural drainage – verified by the fire district.

4. Telephone line malfunction verified to the fire district by an authorized telephone company supervisor within seven days of the occurrence.
5. Electrical service interruption verified to the fire district by the local power company within seven days of the occurrence.
6. Plumbing or electrical malfunctions unrelated to the fire protection system – verified by the fire district.

18. Section 104.4.3 False Alarm, schedule of fees, shall be added as follows:

Fees assessed for the improper use of a fire alarm system shall be subject to the schedule of fees in accordance with the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. These fees shall be collected by the Bristol-Kendall Fire Protection District and reported to the United City of Yorkville. As new fees are created, or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

19. Section 112.4 Failure to comply, shall be amended to read as follows:

Any person, who continues to work after having been served with a “stop work order,” except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a penalty as prescribed by this Code. Each and every day a person continues to work shall constitute a separate offense and shall be subject to fines as set forth by City Ordinance 1-4-1.

20. Section 106.2 Schedule of permit fees, shall be amended to read as follows:

A fee for each permit shall be paid (as required) in accordance with the fee schedule as established by the applicable governing authority and the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. As new fees are created, or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

21. Section 202 General Definitions, shall be amended to include the following definition:

*Fire Alarm User* – the owner of the property from which the false alarm originates, including but not limited to, any individual, partnership, corporation, organization or other entity occupying the property with the permission of the owner.

22. Section 505.3 Lightweight construction, shall be added to read as follows:

Buildings erected using lightweight construction systems to include: Wooden I-beams, wood trusses, metal trusses, or any combination thereof, shall provide signage identifying the structural system used on the exterior of the building as approved by the Fire Marshal.

23. Section 505.3.1 Emblem required, shall be added to read as follows:

An all-weather emblem identifying lightweight truss construction shall be provided, located and designed as follows:

- (a) Emblem shall be provided by the property owner.
- (b) Emblem shall be located within 6” inches of the fire department key box or fire department connection or at the discretion of the Fire Marshal.

- (c) The truss emblem shall be a sign consisting of an isosceles triangle not less than 10 inches by 6 inches vertical made of reflective material with a white background and red lettering containing the following: type of construction (type I, II, III, IV, V), the letter(s) “F” to signify a building or structure having a floor with truss construction; “R” to signify a building or structure having a roof with truss construction: or “FR” to signify a building or structure having both floor and roof with truss construction. Exception: Single family homes.

24. Section 507.5.7 Hydrant spacing, shall be added to read:

A fire hydrant shall not be more than 100 feet travel distance from the fire department connection that serves, unless approved by the Fire Marshall.

25. Section 507.8 Hydrant Marking, shall be added to read as follows:

On all private parking areas of multiple-family residential, commercial and industrial uses, a “No Parking...Fire Hydrant” sign shall be placed in a conspicuous location to identify the restricted parking area. In addition to the required sign, the curb or pavement (only when a curb is not present) directly in front of the fire hydrant, shall be painted yellow with an approved material. The designated area shall be 15 feet (7.5 feet on each side of the fire hydrant) in total length.

26. Section 901.6.3.1 Records, shall be amended to read as follows:

The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.

27. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following:

All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.

28. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:

- (a) All fire alarm systems shall be of the addressable type.
- (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.

29. Section 903.2.1.1 Group A-1, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.

30. Section 903.2.1.3 Group A-3, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.

31. Section 903.2.1.4 Group A-4, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

32. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

33. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

34. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

35. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

36. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

37. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.

6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

38. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

39. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more, or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

40. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

41. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Marshal, such detection devices shall be connected to the fire alarm.

42. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

43. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Marshal.

44. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

45. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5") connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½") NST single fire department connection shall be acceptable where piped to a three inch (3") or smaller riser.

46. Section 5601.1.6 Storage of Fire and Explosive Hazards, shall be added as follows:

The storage of fire and explosive hazards such as: detonable materials, hazardous solids, liquids, and gases shall comply with the Performance Standards established in the City's Zoning Ordinance, as amended from time to time.

47. Chapter 80 Referenced Standards – ICC Delete all references to the International Plumbing Code

48. Section 5704.2.9.6.1 – See Local Zoning Restrictions

49. Section 5706.2.4.4 – See Local Zoning Restrictions

50. Section 5806.2 – See Local Zoning Restrictions

51. Section 6104.2 – See Local Zoning Restrictions

52. Appendix D – Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround, shall be amended to read as follows:

96' Diameter Cul-de-sac as illustrated shall be amended to a minimum of 130 ft. ROW diameter and 100 ft. pavement diameter, per the City's Subdivision Control Ordinance.

53. Adopt the following appendices: B, C, D, E, F, G, H, K, N

**Section 7.** That Title 8, Chapter 2, Section 8-2-7 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-7 FUEL GAS CODE

- A. Adopted. The regulations of the 2018 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing fuel gas systems and gas-fired appliances in the City with such amendments as are hereafter set forth in this Section.
- B. Fuel Gas Code Amendments
  - 1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
  - 2. Delete in their entirety 109.2 – 109.7
  - 3. Section 502.6 shall be amended by adding the following:

B Vent Support shall be provided at a minimum of every five (5) feet with no screw penetrations unless specifically permitted by the vent manufacturer.

4. Adopt appendices A, B, C
5. Chapter 8 Referenced Standards – ICC Delete all references to the International Plumbing Code.

**Section 8.** That Title 8, Chapter 2, Section 8-2-8 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

**8-2-8 RESIDENTIAL CODE**

A. Adopted. The regulations of the 2018 Edition of the International Residential Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one-and two-family dwellings and multiple single-family dwellings not more than three stories in height with separate means of egress in the City with such amendments as are hereafter set forth in this Section.

**B. Residential Code Amendments**

1. Section R101.1 Title, shall be amended to insert the name of jurisdiction – “*United City of Yorkville*”.
2. Section R105.2 Work exempt from permit, shall be amended to read as follows:

Building: Delete items 1, 5, and 10 as these items shall require permitting.
3. Table R301.2(1) Climatic and Geographic Design Criteria, shall be completed with the following insertions.

Ground Snow Load.....	25 lbs./sq.ft.
Wind Design (Speed).....	90 mph
Wind Design (Topographic effects).....	NO
Seismic Design Category.....	B
Subject to Damage from (Weathering).....	Severe
Subject to Damage from (Frost line depth).....	42” below grade
Subject to Damage from (Termite).....	Moderate to Heavy
Winter Design Temperature.....	-5 degrees F
Ice Barrier Underlayment Required.....	YES
Flood Hazards.....	Refer to local designations
Air Freezing Index.....	2000
Mean Annual Temperature.....	48 degrees F
Elevation.....	758
Latitude.....	42
Winter heating.....	1
Summer cooling.....	88 degrees
Altitude correction factor .....	.98
Indoor design temperature .....	72° F



Design temperature cooling .....	75° F
Heating temperature differential .....	(72)
Cooling temperature differential .....	15
Wind velocity heating .....	15
Wind velocity cooling .....	7 1/2
Coincident wet bulb .....	74
Daily range .....	M
Winter humidity .....	40
Summer differential .....	2.25

4. Section R310.4 Bars, grilles, covers and screens, shall be amended to require safety covers capable of supporting at least 250 pounds of load.
5. Section R313.1 Townhouse automatic fire sprinkler systems, shall be amended to read as follows:

Section R313.1 Townhouse and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and two-family dwellings.

6. Section R313.2 One- and two-family dwellings automatic fire sprinkler systems, shall apply only to newly constructed one-family dwellings that are more than 3,500 square feet in area.
7. Chapter 11 Energy Efficiency. Shall be amended to read as follows:

Compliance shall be determined by the current IECC adopted in 8-2-5.

8. Section P2501.1 Scope, shall be amended adding the following:

All plumbing work shall conform to the current edition of the State of Illinois Plumbing Code.

9. Appendices to be included with the adoption of this Residential Code shall include:

Appendix A, B, C, E, F, G, H, J, K, M, O, Q

10. Section R202, Definitions, shall be amended to add the following definition:

Fence. A permanent enclosure or barrier, such as wooden posts, wire, iron, or any other allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for privacy screening or confinement, or for decorative purposes (such as an ornamental gate). Materials used to contain or separate a garden area, an earthen stockpile, a storm water basin, or any other similar temporary use shall not be classified as a fence.

11. Sections E3902.4 and E3902.5 Ground Fault Circuit –interrupter

Add exception for GFCI protection, It is not required for sump pumps if all the following are met:

- (1) No other appliance, fixture or device is on the circuit
- (2) Simplex receptacle
- (3) A GFCI receptacle shall be located within 6 feet

**Section 9.** That Title 8, Chapter 2, Section 8-2-9 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

## 8-2-9 PROPERTY MAINTENANCE CODE

A. Adopted. The regulations of the 2018 Edition of the International Property Maintenance Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City with such amendments as are hereafter set forth in this Section.

B. Property Maintenance Code Amendments

(1) The following subsections shall be added to Section 302.2 Grading and Drainage:

302.2.1 Individual Earthen Stockpiles. Stockpiles of earthen materials in excess of two (2) feet above grade located on a single vacant lot that causes a nuisance, with the exception of City approved landscaped berms, shall be flattened and maintained per City Ordinance.

302.2.2 Developer Community Earthen Stockpiles. Upon substantial completion of mass grading, stockpiles of earthen material in excess of ten (10) feet above grade located on a vacant lot will require a six (6) foot temporary galvanized chain link fence.

(2) Section 302.4 Weeds, shall be amended to add the language as follows:

**Exception:** City approved native prairie planting areas are exempt from the maximum height requirement.

Section 302.10 Nuisance Tree Abatement, shall be added.

302.10.1 Nuisance declared

In the event it is determined by the Building Official, or designee or the municipal arborist, that any part of a tree is dead and any part of the tree imposes an imminent danger to a person or property, and/or any tree is in fact, diseased or infected or infested with a condition creating a substantial risk of spreading such condition that would significantly be injurious to other trees, persons, or animals, including without limitation, the Dutch Elm disease, infested with Emerald Ash Borer, affected with oak wilt, or infected with conifer bark beetles, all as determined by the Building Official, or designee, or municipal arborist, said tree or trees shall forthwith be and hereby declared to be a nuisance

302.10.2 Duty of Owner/occupant to Abate

Ash and Oak Trees: When requested in writing by the Village or its agent, each owner or occupant of private property shall be requested, within 30 days after such request has been delivered or mailed to them by the Building Official, or designee, to have an inspection on any tree(s) located on such private property by a qualified forestry professional in order to determine whether any diseased elm tree(s) and/or tree(s) infested with Emerald Ash Borer, or any tree of the species of oak having the appearance of or suspected of being affected with fungus *Ceratocytis fagacearum*, commonly called "oak wilt" and/or trees infested with conifer bark beetles exist on such parcel of land. Written report(s) of the result of the inspection and report shall include the marking and photographing of any tree(s) found to be diseased with elm

tree(s), tree infested with Emerald Ash Borer, and/or any tree affected with the oak wilt and/or trees infested with conifer bark beetles.

302.10.2.1 Tree, parts of trees: The owner or occupant(s) of private property on which tree (or part of a tree) constituting a nuisance exist shall forthwith remove and destroy said tree (or part of a tree or trees) and shall chip the same or cause the same to be removed, destroyed and ground, milled, chipped or otherwise disposed of consistent with the provisions of the applicable state and federal quarantine within 10 days of notification to such owner, occupant or agent that said dead, diseased, infected and /or infested tree is, in fact, dead, diseased, infected and/or infested. No chips or other particles resulting from such removal operation shall exceed one inch in any dimension, unless allowed pursuant to the provisions of any applicable state or federal quarantine. All stumps of such dead, diseased, infected, and/or infested trees shall be removed to a depth of not less than eight inches below the ground surface and then covered with soil of the same depth. No ash tree material shall be removed from any quarantine zone as imposed from time to time by any state or federal agency, unless such removal is done consistent with the provisions of state and federal quarantine. Notwithstanding any other provision in this section to the contrary, all removal operations for such dead, diseased and/or infected tree(s) or part of a tree shall fully comply with all applicable state and federal statutes and/or regulations as exist from time to time.

#### 302.10.3 Notice to Abate

Whenever the owner or occupant of any property contained a dead, diseased, infected and/or infested tree permits the dead, diseased, infected and/or infested tree to remain on such premises, the municipality shall proceed as follows:

- (A) A notice shall be sent by certified mail, return receipt requested, or delivered to the occupant and to the person to whom was sent the property tax bill for the general taxes for the last year preceding on the subject parcel of land.
- (B) Such notice shall state that there is a tree constituting a nuisance on the premises. The notice shall describe the subject parcel of land by legal description or the street address, and shall state that unless the dead, diseased, infected or infested tree is removed at the property owner's expense. The date stated in the notice shall not be less than the 30 days after the date of delivery or mailing of the notice.
- (C) The notice shall include a copy of this Section 302.10.

#### 302.10.4 Abatement by the Municipality; certain cost constitutes a lien.

In all cases where the owner, occupant or agent of the subject parcel of land on which said dead, diseased, infected, or infested tree is located cannot be found, or if found and notified as aforesaid neglects or refuses to abate said nuisance, it shall be lawful for the municipality to abate the same by removal, destruction, and chipping of said dead, diseased, infected or infested tree, and in that event said owner, occupant, and agent, or any of them shall be charged with those expenses which may be incurred by the municipality in the removal or abatement of the dead, diseased, infected, or infested tree as aforesaid, which expense shall be collected by the municipality by suit or otherwise in addition to a fine or

penalty provided. Such expenses incurred for the removal of a tree or trees shall be a lien upon the affected subject parcel of land.

#### 302.10.5 Failure to remove tree prohibited

It shall be unlawful for the owner of any parcel of land in the municipality to permit any tree or portion thereof, determined to be a nuisance, as determined by the Administrator, or designee and/or municipal arborist, to remain on such premises or anywhere within the municipality

Section 302.7, Accessory Structures, is amended by adding:

All repairs shall be made with the same or similar material to the existing structure.

Section 304.1, Exterior Structure, is amended by adding:

The exterior structure shall be kept free from peeling paint, rot, and treated with a protective material to prohibit water infiltration.

Section 304.7, Roof and Drainage, is amended by adding:

All repairs to roofs and drainage components shall be made with materials in compliance with the current adopted version of the International Building Code and International Residential Code, as applicable.

Section 304.15, Doors, is amended by adding:

All exterior doors shall be constructed of wood, metal, or polymer material and shall be capable of locking and securing the structure.

Section 304.18.2, Windows, is amended by adding:

All windows shall comply with Section 8-2-5, Illinois Energy Conservation Code. Replacement windows shall be sized to closely match the size and style of the window being replaced.

(3) Section 602.2 Residential Occupancies, shall be amended to delete the following exception.

**Exception:** In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

C. Downtown Property Maintenance District:

1) District Defined. The Downtown Property Maintenance District shall be that area within the area described in Ordinance No. 2014-74.

2) Property Maintenance Regulations. In addition to the property maintenance regulations in this Section, it shall be unlawful for any person, firm or corporation in the Downtown Property Maintenance District to be in violation of any of the following additions to the City's property maintenance regulations:

a) Section 304.2 is amended by adding:

All exterior surfaces of buildings and accessory structures, excluding roofs, shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion as required by Section 102. 5. Painted or



protective coatings shall be without blemishes throughout the exterior and shall be uniform in color. Trim paint shall also be without blemishes and be uniform in color or have a consistent color palette throughout.

Every foundation, exterior wall, window and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition which might allow rain or moisture, vermin, pests or insects to enter the interior portions of the walls or to the occupied spaces of any dwelling, commercial building or structure.

b) Section 304.7 is amended by adding:

Roofs shall be structurally sound, water tight and shall prevent rainwater or moisture from entering the walls, ceiling or any other portion of the dwelling, commercial building or structure. All building roofs and gutters shall be kept free of faded and chipped paint and shall be maintained in good repair and in good condition to prevent deterioration.

Building roofs and gutters must be cleaned (pressure and/ or chemical), repainted or recovered in its entirety with like material(s) when twenty- five percent ( 25%) or more of any exposed roof surface or gutter becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.

c) Section 304.15 is amended by adding:

Fences, exterior walls, exterior doors, exterior windows, dumpster enclosures, decorative walls and accessory structures shall be maintained in good state of repair.

d) Section 304.6 is amended by adding:

Each exterior wall surface of buildings and structures shall be kept free of fading and chipped paint and must be cleaned (pressure and/or chemical), repainted or recovered in its entirety with like material(s) when twenty- five percent (25%) or more of any exposed surfaces becomes discolored or is peeling.

e) Section 304.9 is amended by adding:

Any awning or marquee and its supporting members shall be maintained in a good state of repair. Awning or marquees made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.

Loose or overhanging objects which constitute a danger of falling on a person or property shall be removed.

f) Section 302.4 is amended by adding:

Weeds, grasses, plants or vegetation, other than trees, bushes, cultivated flowers, vegetable garden crops or other ornamental plants, shall not be grown to a height exceeding six (6) inches.

Shrubs shall be kept trimmed to a height not to exceed four (4) feet and provide unrestricted visibility at driveways and street intersections.

Overhanging branches of trees extending into the public right-of-way-shall be pruned to a height of at least twelve feet (12') above grade.

Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed or trimmed in a manner and at a frequency so as not to detract from the appearance of the general area including disease free plants, weed- free mulch, turf trimming and

removal of root systems which shows evidence of destroying public or private property.

g) Section 302.1 is amended by adding:

All trash containers and trash enclosures shall be maintained in a manner which prevents the accumulation of trash, debris, rubbish and litter by providing sufficient containers. All trash containers and dumpsters shall be located and maintained in such a manner so as to provide screening from public view.

h) Section 304.18 is amended by adding:

Any means of securing a property including crime prevention devices shall be subject to review by the Building Code Official for safety and compliance with the building code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Any boards, panels or other means of securing structural openings shall be uniform in color and painted to match the exterior color of the building."

**Section 10.** That Title 8, Chapter 2, Section 8-2-10, of the Yorkville City Code, as amended, be and is hereby added to read as follows:

#### 8-2-10 EXISTING BUILDING CODE

- A. Adopted. The regulations of the 2018 Edition of the International Existing Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City with such amendments as are hereafter set forth in this Section.
- B. Existing Building Code Amendments  
(Reserved)

**Section 11.** That Title 8, Chapter 2, Section 8-2-11 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-11 SWIMMING POOL AND SPA CODE

- A. Adopted. The regulations of the 2018 Edition of the International Swimming Pool and Spa Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations of the design, construction, alteration, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic facilities and related equipment in the City with such amendments as are hereafter set forth in this Section.
- B. Swimming Pool and Spa Code Amendments
  - (1) Section 108.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
  - (2) Delete in their entirety 108.2 – 108.7
  - (3) Chapter 11 Referenced Standards – ICC delete all references to the International Plumbing Code.

**Section 12.** That Title 8, Chapter 2, Section 8-2-12 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

**8-2-12 ILLINOIS ACCESSIBILITY CODE**

- A. Adopted. The regulations of the Illinois Accessibility Code, as published enforced by the State of Illinois, published in pamphlet form, are adopted as the regulations governing accessibility in the City with such amendments as are hereafter set forth in this Section.
- B. Accessibility Code Amendments
- (1) Any conflicts between this code and Chapter 11 of the IBC shall require the enforcement of the strictest requirement.

**Section 13.** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CITY CLERK

CARLO COLOSIMO	_____	KEN KOCH	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
MAYOR

# UNITED CITY OF YORKVILLE

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## ORDINANCE NO. 2011-32

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Ordinance No. 2011-32 was approved with amendments by the City Council of the United City of Yorkville on July 26, 2011 and signed by the Mayor of the United City of Yorkville on August 29, 2011. After the ordinance was signed, a scrivener's error was found. One of the amendments that the City Council made was to remove the requirement for fire sprinklers in one- and two-family residential dwellings. The minutes of the regular meeting of the City Council held on July 26, 2011, on page 5 state the following:

“Alderman Munns stated there are 3 options on the sprinkler system. The staff recommends doing sprinklers on 3500 square-foot homes and above immediately, also with 2 other options to adopt the 3500 square-feet and above in 2015, and there was a third option. The biggest issue discussed was does the city want fire sprinklers, or does the city want them in 2015. Alderman Colosimo stated he will not vote for this code if it requires fire sprinklers. City Attorney Orr asked for Alderman Colosimo to make a motion to amend the International Residential Code to eliminate any sprinkler requirements.

Alderman Colosimo made a motion to amend the international single family residential code to eliminate any sprinkler requirements. Seconded by Alderman Kot.

Motion *to Amend* approved by a roll call vote. Ayes-7 Nays-1  
Colosimo-aye, Funkhouser-aye, Milschewski-aye, Teeling-aye  
Gilson-aye, Kot-aye, Munns-aye, Spears-nay”

Based on the City Council vote to amend, Ordinance No. 2011-32, page 13, number 7 should have been amended to read as follows: Section R313.2 One- and two-family dwellings automatic fire system, shall be deleted in its entirety.

This change subsequently has been made and the amended Ordinance No. 2011-32 has been signed by the Mayor of the United City of Yorkville on January 31, 2012 and replaces Ordinance No. 2011-32 signed by the Mayor of the United City of Yorkville on August 29, 2011.



**Ordinance No. 2011-32**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ADOPTING BY REFERENCE CERTAIN BUILDING, MECHANICAL, PLUMBING, ENERGY CONSERVATION, FIRE, FUEL GAS, PROPERTY MAINTENANCE, RESIDENTIAL AND EXISTING BUILDING CODES REGULATING AND GOVERNING THE CONSTRUCTION, CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES IN THE CITY**

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, pursuant to Section 5/1-3-2 of the Illinois Municipal Code (65 ILCS 5/1-3-2) the City may adopt by reference compilations of rules and regulations for the construction, alteration and maintenance of all property, buildings and structures in the City; and

**WHEREAS**, three copies of the each code to be adopted were filed in the office of the City Clerk and kept available for public use, inspection and examination for a period of 30 days before the adoption of this ordinance; and

**WHEREAS**, the City pursuant to Section 55 of the Illinois Building Commission Act (20 ILCS 3918/55) has given notice of the intended adoption of these codes to the Division of Building Codes and Regulations of the Capital Development Board more than 30 days before the adoption of this ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** That Title 8, Chapter 2, Section 8-2-1 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

**8-2-1 BUILDING CODE**

- A. Adopted. The regulations of the 2009 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the constructions, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures with such amendments as are hereafter set forth in this Section.
- B. Building Code Amendments.
  - 1. Section 101.1 shall be amended to insert the name of jurisdiction – “United City of Yorkville”
  - 2. Section 105.2 work exempt from permit shall be amended to read, in part, as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m<sup>2</sup>).
2. Decorative, temporary, or similar type fences not over 4 feet (1829 mm) high.
3. Section 1612.3 Establishment of flood hazard areas, shall be amended by inserting "Kendall County" as the name of jurisdiction and to insert the Flood Insurance Rate Map effective date of "February 4, 2009."
4. Section 2901.1 Scope, shall be amended to read as follows:

The provisions of this chapter, the Illinois State Plumbing Code and the International Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the International Plumbing Code and the Illinois State Plumbing Code.

5. Section 3002.4 Elevator car, is amended to read as follows:

Where elevators are provided in buildings two or more stories above, or two or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame. The inside hand rail shall be set at the maximum thirty six (36") inch height allowed under ADA standards to better accommodate the ambulance stretcher. The cab size is to be a minimum five (5') foot by seven (7') foot platform and minimum 2500 lb capacity with a 42" side slide door. Exception: Single-family homes.

**Section 2.** That Title 8, Chapter 2, Section 8-2-3 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-3 MECHANICAL CODE

- A. Adopted. The regulations of the 2009 edition of the International Mechanical Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, locations, relocation, replacement, additions to, use or maintenance of mechanical systems in the City with such amendments as are hereafter set forth in this Section.
- B. Mechanical Code amendments.
  - (1) The following subsection shall be added to Section 901:

901.5 Any penetration of the firebox area made by a gas pipe shall be sealed by mortar caulk or other method approved by the Building Code Official.

- (2) Appendix A. Combustion Air Openings and Chimney Connector Pass-Through shall be adopted.

**Section 3.** That Title 8, Chapter 2, Section 8-2-4 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-4 PLUMBING CODE and ILLINOIS PLUMBING CODE

A. Adopted

- (1) The regulations of the 2009 edition of the International Plumbing Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the design and installation of plumbing systems in the City with such amendments as are hereinafter set forth in this Section.
- (2) The Illinois Plumbing Code, as amended, published by the Illinois Department of Public Health, is adopted and incorporated by reference as the rules and regulations for the installation, repair and alteration of plumbing, private water supply systems, private storms drainage systems and private sewage disposal systems.
- (3) The Illinois Plumbing Code shall impose the minimum standards applicable but when the International Plumbing Code imposes a more restrictive standard than that standard shall apply.

B. International Plumbing Code Amendments

1. Subsection 305.6.1 Frost protection depths, shall be amended to read as follows:

305.6.1 Water service piping shall be installed below the recorded frost penetration but not less than five and one-half (5.5) feet below grade. In climates with freezing temperatures, plumbing piping in exterior building walls or areas subject to freezing temperatures shall be protected against freezing by insulation or heat or both. Water service piping shall be installed not less than five and one-half (5.5) feet below grade to top of pipe.

305.6.2 Sewer depth: Building sewers that connect to public or private sewage disposal systems shall be a minimum of forty-two (42) inches below finished grade. Measurement shall be taken from top of pipe.

2. Table 403.1 shall be deleted and replaced as follows:

Minimum Number of Plumbing Fixtures shall be as prescribed in Section 890 Appendix A of the current Illinois Plumbing Code.

3. Section 403.2 shall be deleted in its entirety and replaced as follows:

**Separate facilities.** Where plumbing fixtures are required, separate facilities shall be provided for each sex.

**Exceptions:**

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 50 or less.

4. Subsection 603.1 shall be amended to read as follows:

Size of water service pipe: The water service pipe shall be sized to supply water to the structure in the quantities and at the pressure required in this Code. For any new water service, the minimum diameter of water service pipe shall be one (1.0) inch or in accordance with Title 7, Chapter 5: Water Use and Service of the City Code.

5. Section 603.2 shall be amended as follows:

Separation of water service and building sewer: Water service pipe and the building shall be separated by 10 feet of undisturbed or compacted earth. Section 603.2 Exceptions, shall be deleted in its entirety.

6. Subsection 603.2.1 shall be amended to read as follows:

Water service near sources of pollution: Potable water service pipes shall not be located in, under, or above cesspools, septic tanks, septic tank drainage fields, seepage pits, or gasoline storage tanks. Refer to requirements of Section 605.1 regarding soil and groundwater conditions. Where the water service pipe must cross the sewer, the bottom of the water service, within ten (10) feet of the point of crossing, shall be at least eighteen (18) inches above the top of the sewer. Water service pipe shall be at least ten (10) feet away from all gasoline storage tanks or piping.

7. The following tables shall be deleted in their entirety and shall be replaced with “All Approved Standards and Materials for water service pipe shall be as prescribed in Section 890 Appendix A of the current Illinois Plumbing Code”:

Table 605.3 Water Service Pipe

Table 605.4 Water Distribution Pipe

Table 605.5 Pipe Fittings

Table 702.1 Above-ground Drainage and Vent Pipe

Table 702.2 Underground Building Drainage and Vent Pipe

Table 702.3 Building Sewer Pipe

Table 702.4 Pipe Fittings

Table 1102.4 Building Storm Sewer Pipe

Table 1102.5 Subsoil Drain Pipe

Table 1102.7 Pipe Fittings

8. The following subsection shall be added to Section 1113:

1113.1.5 Required sump pit discharge piping: All sump pump discharges shall be in conformance with one of the following:

- 1) Discharge to the public storm sewer may occur at any time in conformance with the United City of Yorkville’s Standard Specifications for Improvements, or
- 2) Discharge to grade, when not prohibited above, may be permitted provided that the sump pumps do not discharge directly onto any street, sidewalk, bike path, or in any manner that will cause icing, flooding or a nuisance.

1113.2 Sump pit required: Crawl spaces under buildings used for human habitation shall be provided with a sump pit in accordance with Section 1113. When both a basement and



crawl space are provided under a building used for human habitation, only the basement must be provided with a sump pit. When a basement exists without a sump pit and a crawl space is being constructed immediately adjacent thereto, the crawl space shall not require a sump pit.

**Section 4.** That Title 8, Chapter 2, Section 8-2-5 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-5 ILLINOIS ENERGY CONSERVATION CODE

The Illinois Energy Conservation Code, as amended and published by the Capital Development Board pursuant to the Capital Development Board Act (20 ILCS 3105/10.09-5) in Title 71, Chapter 1, Subchapter d, Part 600 of the Illinois Administrative Code is adopted as the City's Energy Conservation Code to regulate energy efficient buildings standards for new construction, addition, alteration, renovation or repair. The City's Energy Conservation Code shall include the 2009 Edition of the International Energy Conservation Code, as recommended and published by the International Code Council, Inc., and the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) Standard 90.1.

**Section 5.** That Title 8, Chapter 2, Section 8-2-6 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-6 FIRE CODE

- A. Adopted. The regulations of the 2009 Edition of the International Fire Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City with such amendments as hereafter set forth in this Section.
- B. Fire Code Amendments
  1. Section 101.1 Title, shall be amended to insert the name of jurisdiction – “United City of Yorkville”
  2. Section 103.1 General, shall be amended to read as follows:

In accordance with the provisions set forth in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District, the department of fire prevention is established within the jurisdiction under the direction of the Fire Code Official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code.
  3. Section 103.2 Appointment, shall be amended to read as follows:

The Fire Marshal of the Bristol-Kendall Fire Protection District shall be the Fire Code Official as appointed by the Fire Chief. The Fire Chief shall appoint personnel of the Bristol-Kendall Fire Protection District to assist in enforcing this Code. Such appointments shall include, but not be limited to a Fire Marshal, and as many inspectors, investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Marshal is the same as the Fire Code Official.

4. Section 104.8 Modifications, shall be amended to include the following:

A signed copy of the Fire Chief's decision shall be kept in the permit file and furnished to the permit applicant.

5. Section 105.1.1 Permits Required, shall be amended to read as follows:

Permits required by this Code shall be obtained from the Fire Code Official. Permit and plan review fees, if any, shall be paid in accordance with the current inter-governmental agreement prior to issuance of the permit. Permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

6. Section 105.4.1 Submittals, shall be amended to read as follows:

Construction documents and supporting data shall be sealed with a "NICET III" or higher certification and submitted for review and approval by the Fire Code Official. A minimum of two sets of plans and specifications shall be included in the submittal along with two copies of an approved electronic file. Upon approval by the Fire Code Official, one set of approved plans and specifications shall be provided to the United City of Yorkville Community Development Department.

7. Section 105.6 Required operational permits, shall be amended to read as follows:

The Fire Code Official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.46. Any fees associated with the issuance of an operational permit shall be paid in accordance with the approved fee schedule in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. All operational permits shall be kept on file with the Fire Code Official.

8. Section 105.6.2 Amusement buildings, shall be deleted in its entirety and replaced with the following:

**Amusement buildings.** An operational permit it is required to operate a special amusement building.

9. Section 105.6.11 Cutting and welding, shall be deleted in its entirety and replace with the following:

**Cutting and welding.** An operational permit is required to conduct cutting or welding operations within the Jurisdiction.

10. Section 105.6.30 Open burning, shall be amended to read as follows:

All open burning shall comply with Section 4-1-1 of this Code providing for the regulation of open burning.

11. Section 105.6.32 Open flames and candles, shall be deleted in its entirety and replaced with the following:

**Open flames and candles.** An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments.

12. Section 105.6.34 Places of assembly, shall be deleted in its entirety and replaced with the following:

**Places of assembly.** An operational permit is required to operate a place of assembly.

13. Section 105.6.47 Laboratory/research facility, shall be added as follows:

An operational permit is required to operate any laboratory or research facility which conducts testing or experimentation.

14. Section 105.6.48 Child Care (home occupation), shall be added as follows:

An operational permit is required to operate a child care facility as a “home occupation” for 6 or more children that are cared for at any one time. The operational permit shall not include provisions for permanent residence or overnight accommodations. All local and state laws shall be adhered to in conjunction with the registration and licensing requirements of the Department of Children and Family Services (DCFS).

15. Section 109.3 Violations, shall be amended to read as follows:

Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erects, installs, alters, repairs, or performs work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be subject to a penalty according to this Code. The maximum fine shall not exceed seven hundred and fifty dollars (\$750) per offense, unless stated. Each day that a violation continues after due notice shall be deemed a separate offense.

16. Section 109.3.2 False Alarm, shall be added to read as follows:

An alarm signal given needlessly, which indicates the existence of any emergency situation; when in fact, no such emergency exists, shall constitute a false alarm and shall be subject to penalty as prescribed in the schedule of fees set forth in the current inter-governmental agreement. A false alarm shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following causes:

1. A fire causing structural damage to the protected premises - verified by the fire district.
2. A tornado or hurricane winds causing structural damage to the protected premises – verified by the fire district.
3. Flooding to the protected premises due to overflow of natural drainage – verified by the fire district.
4. Telephone line malfunction verified to the fire district by an authorized telephone company supervisor within seven days of the occurrence.
5. Electrical service interruption verified to the fire district by the local power company within seven days of the occurrence.
6. Plumbing or electrical malfunctions unrelated to the fire protection system – verified by the fire district.

17. Section 109.3.3 False Alarm, schedule of fees, shall be added as follows:

Fees assessed for the improper use of a fire alarm system shall be subject to the schedule of fees in accordance with the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. These fees shall be collected by the Bristol-Kendall Fire Protection District and reported to the United City of Yorkville. As new fees are created

or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

18. Section 111.4 Failure to comply, shall be amended to read as follows:

Any person, who continues to work after having been served with a “stop work order,” except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a penalty as prescribed by this Code. Each and every day a person continues to work shall constitute a separate offense and shall be subject to fines not to exceed seven hundred and fifty (\$750) dollars per offense.

19. Section 113.2 Schedule of permit fees, shall be amended to read as follows:

A fee for each permit shall be paid (as required) in accordance with the fee schedule as established by the applicable governing authority and the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. As new fees are created or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

20. Section 202 General Definitions, shall be amended to include the following definition:

*Fire Alarm User* – the owner of the property from which the false alarm originates, including but not limited to, any individual, partnership, corporation, organization or other entity occupying the property with the permission of the owner.

21. Section 505.3 Lightweight construction, shall be added to read as follows:

Buildings erected using lightweight construction systems to include: Wooden I-beams, wood trusses, metal trusses, or any combination thereof, shall provide signage identifying the structural system used on the exterior of the building as approved by the Fire Marshal.

22. Section 505.3.1 Emblem required, shall be added to read as follows:

An all-weather emblem identifying lightweight truss construction shall be provided, located and designed as follows:

- (a) Emblem shall be provided by the property owner.
- (b) Emblem shall be located within 6” inches of the fire department key box or fire department connection or at the discretion of the Fire Marshal.
- (c) The truss emblem shall be a sign consisting of an isosceles triangle not less than 10 inches by 6 inches vertical made of reflective material with a white background and red lettering containing the following: type of construction (type I, II, III, IV, V), the letter(s) “F” to signify a building or structure having a floor with truss construction; “R” to signify a building or structure having a roof with truss construction; or “FR” to signify a building or structure having both floor and roof with truss construction. Exception: Single family homes.

23. Section 507.5.1.1 Hydrant spacing, shall be added to read:

A fire hydrant shall not be more than 100 feet travel distance from the fire department connection that it serves, unless approved by the Fire Chief.

24. Section 507.5.7 Hydrant Marking, shall be added to read as follows:

On all private parking areas of multiple-family residential, commercial and industrial uses, a “No Parking...Fire Hydrant” sign shall be placed in a conspicuous location to identify the restricted parking area. In addition to the required sign, the curb or pavement



(only when a curb is not present) directly in front of the fire hydrant, shall be painted yellow with an approved material. The designated area shall be 15 feet (7.5 feet on each side of the fire hydrant) in total length.

25. Section 901.6.2 Records, shall be amended to read as follows:

The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.

26. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following:

All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.

27. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:

(a) All fire alarm systems shall be of the addressable type.

(b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.

27. Section 903.2.1.1 Group A-1, shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.

28. Section 903.2.1.2 Group A-2. shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-2 occupancies when the fire area exceeds 5,000 square feet.

29. Section 903.2.1.3 Group A-3, shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.

30. Section 903.2.1.4 Group A-4, shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

31. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet. An automatic sprinkler system shall be provided for all "Group B ambulatory health care facilities."

32. Section 903.2.3 Group E, shall be amended to add the following:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

33. Section 903.2.7 Group M, shall be amended to add the following:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

34. Section 903.2.8 Group R, shall be amended to add the following:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2009 International Residential Code (IRC), as amended.

35. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

36. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

37. Section 907.1.3 Equipment, shall be amended to add the following:

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.
6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

38. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

39. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more, or

2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

40. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

41. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Marshal, such detection devices shall be connected to the fire alarm.

42. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

43. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Marshal.

44. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

45. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five inch (5") connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½") NST single fire department connection shall be acceptable where piped to a three inch (3") or smaller riser.

46. Section 3301.1.6 Storage of Fire and Explosive Hazards, shall be added as follows:

The storage of fire and explosive hazards such as: detonable materials, hazardous solids, liquids, and gases shall comply with the Performance Standards established in the City's Zoning Ordinance, as amended from time to time.

47. Appendix D – Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround, shall be amended to read as follows:

96' Diameter Cul-de-sac as illustrated shall be amended to a minimum of 130 ft. ROW diameter and 100 ft. pavement diameter, per the City's Subdivision Control Ordinance.

**Section 6.** That Title 8, Chapter 2, Section 8-2-7 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-7 FUEL GAS CODE

A. Adopted. The regulations of the 2009 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing fuel gas systems and gas-fired appliances in the City with such amendments as are hereafter set forth in this Section.

B. Fuel Gas Code Amendments

(1) Section 502.6 shall be amended by adding the following:

B Vent Support shall be provided at a minimum of every five (5) feet with no screw penetrations unless specifically permitted by the vent manufacturer.

**Section 7.** That Title 8, Chapter 2, Section 8-2-8 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-8 RESIDENTIAL CODE

A. Adopted. The regulations of the 2009 Edition of the International Residential Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one-and two-family dwellings and multiple single-family dwellings not more than three stories in height with separate means of egress in the City with such amendments as are hereafter set forth in this Section.

B. Residential Code Amendments

1. Section R101.1 Title, shall be amended to insert the name of jurisdiction – “*United City of Yorkville*”.

2. Section R105.2 Work exempt from permit, shall be amended to read as follows:

Building: Delete items 1, 5, and 10 as these items shall require permitting.

3. Table R301.2(1) Climatic and Geographic Design Criteria, shall be completed with the following insertions.

Ground Snow Load..... 25 lbs/sq.ft.

Wind Design (Speed)..... 90 mph



Wind Design (Topographic effects).....	NO
Seismic Design Category.....	B
Subject to Damage from (Weathering).....	Severe
Subject to Damage from (Frost line depth).....	42" below grade
Subject to Damage from (Termite).....	Moderate to Heavy
Winter Design Temperature.....	-5 degrees F
Ice Barrier Underlayment Required.....	YES
Flood Hazards.....	Refer to local designations
Air Freezing Index.....	2000
Mean Annual Temperature.....	48 degrees F

4. Section R302.5.1 Opening protection, shall be amended to add self-closing devices for all required fire rated doors.

5. Section R310.4 Bars, grilles, covers and screens, shall be amended to require safety covers capable of supporting at least 250 pounds of load.

6. Section R313.1 Townhouse automatic fire sprinkler systems, shall be amended to read as follows:

Section R313.1 Townhouse and duplex automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and duplexes.

7. Section R313.2 One- and two-family dwellings automatic fire system, shall be deleted in its entirety.

8. Chapter 11 Energy Efficiency. Shall be amended to read as follows:

Compliance shall be determined by the current IECC adopted in 8-2-5.

9. Section P2501.1 Scope, shall be amended adding the following:

All plumbing work shall conform to the current edition of the State of Illinois Plumbing Code, the provisions of this Residential Code, and the currently amended edition of the International Plumbing Code; whichever is more restrictive.

10. Appendices to be included with the adoption of this Residential Code shall include:

Appendix A, B, C, E, F, G, H, J, M, O

11. Section R105.2 Work Exempt from permit, shall be amended to read as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m<sup>2</sup>).
2. Decorative, temporary, or similar type fences not over 4 feet (1219 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

6. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
7. Swings and other playground equipment.
8. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

12. Section R202, Definitions, shall be amended to add the following definition:

Fence. A permanent enclosure or barrier, such as wooden posts, wire, iron, or any other allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for privacy screening or confinement, or for decorative purposes (such as an ornamental gate). Materials used to contain or separate a garden area, an earthen stockpile, a storm water basin, or any other similar temporary use shall not be classified as a fence.

**Section 8.** That Title 8, Chapter 2, Section 8-2-9 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

#### 8-2-9 PROPERTY MAINTENANCE CODE

A. Adopted. The regulations of the 2009 Edition of the International Property Maintenance Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City with such amendments as are hereafter set forth in this Section.

B. Property Maintenance Code Amendments

(1) The following subsections shall be added to Section 302.2 Grading and Drainage:

302.2.1 Individual Earthen Stockpiles. Stockpiles of earthen materials in excess of two (2) feet above grade located on a single vacant lot that causes a nuisance, with the exception of City approved landscaped berms, shall be flattened and maintained per City Ordinance.

302.2.2 Developer Community Earthen Stockpiles. Upon substantial completion of mass grading, stockpiles of earthen material in excess of ten (10) feet above grade located on a vacant lot will require a six (6) foot temporary galvanized chain link fence.

(2) Section 302.4 Weeds, shall be amended to add the language as follows:

**Exception:** City approved native prairie planting areas are exempt from the maximum height requirement.

(3) Section 602.2 Residential Occupancies, shall be amended to delete the following exception.

**Exception:** In areas where the average monthly temperature is above 30°F (-1 DC), a minimum temperature of 65°F (18°C) shall be maintained.

**Section 9.** That Title 8, Chapter 2, Section 8-2-10, of the Yorkville City Code, as amended, be and is hereby added to read as follows:

## 8-2-10 EXISTING BUILDING CODE

- A. Adopted. The regulations of the 2009 Edition of the International Existing Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City with such amendments as are hereafter set forth in this Section.
- B. Existing Building Code Amendments  
(Reserved)

**Section 11.** That Title 8, Chapter 1, Section 8-1-3A, of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-1-3A. No person shall commence construction work pursuant to a City permit more than six (6) months after issuance of that building permit, or fail to complete the work authorized under that permit and obtain final approval from the City inspector within twelve (12) months after issuance of that permit or the date of extension.

**Section 12.** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 26<sup>th</sup> day of July, A.D. 2011.

  
CITY CLERK

ROSE ANN SPEARS	<u>  n  </u>	DIANE TEELING	<u>  y  </u>
GEORGE GILSON JR.	<u>  y  </u>	JACKIE MILSCHEWSKI	<u>  y  </u>
CARLO COLOSIMO	<u>  y  </u>	MARTY MUNNS	<u>  y  </u>
CHRIS FUNKHOUSER	<u>  y  </u>	LARRY KOT	<u>  y  </u>

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 31<sup>st</sup> day of January, 2012.

  
MAYOR

Ordinance No. 2011- 33

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL  
COUNTY, ILLINOIS, ADOPTING BY REFERENCE THE 2008 EDITION OF  
THE NATIONAL ELECTRICAL CODE PUBLISHED BY  
THE NATIONAL FIRE PROTECTION AGENCY**

**WHEREAS**, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, pursuant to Section 5/1-3-2 of the Illinois Municipal Code (65 ILCS 5/1-3-2) the City may adopt by reference compilations of rules and regulations for the construction, alteration and maintenance of all property, buildings and structures in the City; and

**WHEREAS**, three copies of the 2008 National Electrical Code were filed in the office of the City Clerk and kept available for public use, inspection and examination for a period of 30 days before the adoption of this ordinance; and

**WHEREAS**, the City pursuant to Section 55 of the Illinois Building Commission Act (20 ILCS 3918/55) has given notice to the Division of Building Codes and Regulations of the Capital Development Board more than 30 days before the adoption of this ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

**Section 1.** That Title 8, Chapter 2, Section 8-2-2 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

“8-2-1 ELECTRICAL CODE

- A. Adopted. The regulations of the 2008 Edition of the National Electrical Code (NEC), as recommended and published by the National Fire Protection Agency (NFPA), published in pamphlet form, are adopted as the regulations for the installation of electrical conductors, equipment, and raceways; signaling and communication conductors, equipment and raceways; and optical fiber cables and raceways in all occupancy types and structures in the City with such amendments as are hereafter set forth in this Section.
- B. Electrical Code Amendments.
  - (1) Section 210.12B of the 2008 NEC shall be amended as follows:



Dwelling Unit Bedrooms. All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit bedrooms shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit."

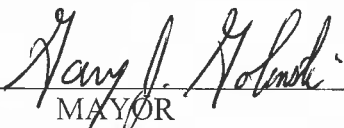
**Section 2.** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois  
this 26 day of JULY, A.D. 2011.

  
CITY CLERK

ROSE ANN SPEARS	<u>Y</u>	DIANE TEELING	<u>Y</u>
GEORGE GILSON JR.	<u>Y</u>	JACKIE MILSCHEWSKI	<u>Y</u>
CARLO COLOSIMO	<u>Y</u>	MARTY MUNNS	<u>Y</u>
CHRIS FUNKHOUSER	<u>Y</u>	LARRY KOT	<u>Y</u>

Approved by me, as Mayor of the United City of Yorkville, Kendall County,  
Illinois, this 29 day of August 2011.

  
MAYOR



**CODE COUNCIL**  
TRAINING

2009  
2012  
**2015**

# ***2015 IBC® Transition from the 2009 IBC®***

*Based on the International Building Code® (IBC®)*



## **2015 IBC Transition from the 2009 IBC**

First Printing: March 2015

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## 2015 International Building Code –Transition from the 2009 IBC

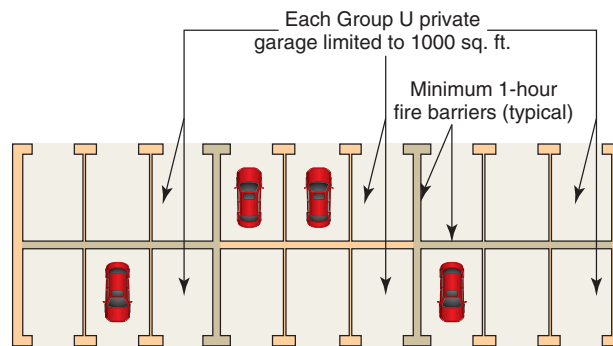
Topic	2012	2015
<b>Part 1 Administration (Chapters 1 and 2)</b>		
Change of use or occupancy		<b>111.1</b> A change in a building's use, or portion of a building's use, with no change in its occupancy classification now requires that a new certification of occupancy be issued by the building code official.
Definitions	<b>202</b> For consistency and usability purposes, all definitions of terms specifically defined in the IBC have now been moved to a single location in Chapter 2	
<b>Part 2 Building Planning (Chapters 3 through 6)</b>		
Assembly rooms associated with Group E occupancies	<b>303.1.3</b> The allowance for a Group E classification of accessory assembly spaces in school buildings has been clarified so as to not confuse the provision with the mixed-occupancies requirements dealing with accessory occupancies as regulated by Section 508.2.	
Occupancy classification of food processing facilities and commercial kitchens	<b>303.3, 306.2</b> The appropriate occupancy classification of a commercial kitchen has been clarified based upon the kitchen's relationship, or lack of a relationship, to dining facilities.	
		<b>304.1</b> Small (2,500 sq. ft. or less in area) food processing establishments and commercial kitchens not associated with dining facilities are now considered as Group B occupancy.  <b>306.2</b> A classification of Group F-1 is now applied only to larger-sized (over 2,500 sq. ft. in area) food processing facilities and commercial kitchens not associated with dining facilities.
Training and skill development facilities		<b>304.1</b> The Group B classification for training and skill development uses has been clarified to address the ages of the occupants using the facility, the occupant load limitation where the facility is used for assembly purposes, and the types of permitted uses.
Facilities generating combustible dusts	<b>Table 307.1(1), Section 307.4</b> In the determination of occupancy classification for a facility where combustible dusts are anticipated, a technical report and opinion must now be provided to the building official that provides all necessary information for a qualified decision as to the potential combustible dusts hazards.	



Topic	2012	2015
<b>Part 2 Building Planning (Chapters 3 through 6), continued</b>		
Definition of care facilities	<b>308.2, 202</b> A number of new definitions related to care facilities have been added and some existing definitions have been revised to provide clarity and consistency in application.	
Group I-1 occupancy classification		<b>308.3</b> The uses permitted in Group I-1 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance if responding to a fire or other emergency situation.
Occupancy classification for medical care facilities. Group I-2 occupancy classification		<b>308.4</b> Two basic conditions of Group I-2 medical care uses that have previously been regulated together as a single category have been created, dividing the classification into short-term care facilities, such as, hospitals, and long-term care facilities, such as nursing homes.
Group R-3 lodging house		<b>310.5</b> Lodging houses are now specifically defined in Chapter 2 and are typically permitted to be constructed in accordance with the <i>International Residential Code</i> (IRC) if they contain no more than five guest rooms.
Group R-4 occupancy classification	<b>310.6</b> The allowance for constructing Group R-4 supervised residential facilities under the IRC has been eliminated.	
		<b>310.6</b> The uses permitted in a Group R-4 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance while responding to a fire or other emergency situation.
Classification of accessory storage spaces		<b>311.1.1</b> Storage rooms less than 100 square feet in floor area are not to be classified as Group S, but rather as the same occupancy as the portion of the building to which they are accessory.
Open mall buildings	<b>402</b> A variety of changes have now been made to clarify the open mall building provisions that were originally developed for covered mall conditions.	

**2015 International Building Code –Transition from the 2009 IBC**

Topic	2012	2015
<b>Part 2 Building Planning (Chapters 3 through 6), continued</b>		
Private garages – Definition, floor-area limitation		<b>202</b> Motor vehicles stored in a “private garage” are now limited through a new definition to only those vehicles used by tenants of the building or buildings on the same premises as the garage.
		<b>406.3.1</b> A group U private garage is now limited to a maximum floor area of 1000sf, however, multiple Group U private garages are permitted in the same building where they are compartmentalized by minimum 1-hour fire separations.



Example: If non-sprinklered building of Type VB construction, total allowable area limited to 5500 sq. ft. plus any applicable frontage increase

Topic	2012	2015
Public parking garage	<b>406.4</b> Those parking structures that fall outside of the scope of Section 406.3 regulating private parking garages are now identified as public parking garages.	
Group I-2 shared living spaces		<b>407.2.5</b> Shared living spaces, group meeting area, and multipurpose therapeutic spaces are now permitted to be open to corridors in Group I-2, Condition 1 nursing homes provided fire specific conditions are met.
Group I-2 cooking facilities		<b>407.2.6</b> A room or space containing a cooking facility with domestic cooking appliances is now permitted to be open to the corridor in a Group I-2, Condition 1 nursing home provided 13 specific conditions are met.
Maximum size of Group I-2 smoke compartments		<b>407.5</b> The maximum allowable smoke compartment size for Group I-2, Condition 2 hospitals and similar occupancies has been increased to 40,000 square feet.
Technical production areas	<b>410.6.3, 202</b> Outdated terminology, such as fly galleries, gridirons, and pin rails, has been replaced by the general and comprehensive term “technical production area” and the special means of egress provisions for such areas have all been relocated to Section 410.	

Topic	2012	2015
<b>Part 2 Building Planning (Chapters 3 through 6), continued</b>		
Travel distance in aircraft manufacturing facilities		<b>412.7</b> The travel distance allowances for aircraft manufacturing facilities have been significantly increased based upon a combination of the manufacturing area's height and floor area.

**TABLE 412.7 Aircraft Manufacturing Exit Access Travel Distance**

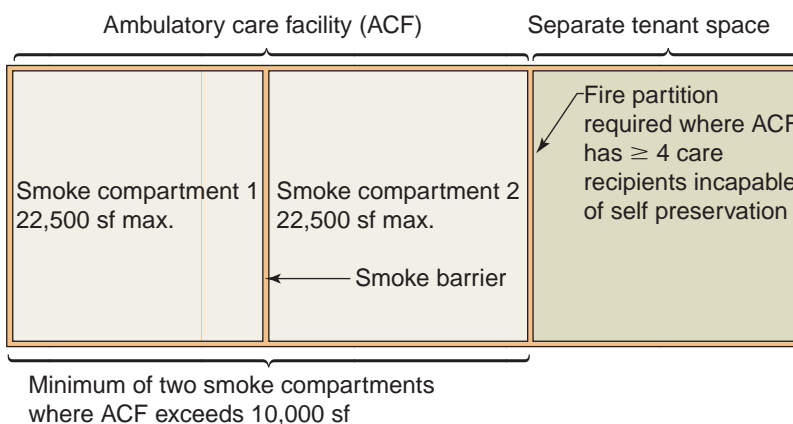
Height (feet) <sup>b</sup>	Manufacturing Area (sq. ft.) <sup>a</sup>					
	≥150,000	≥200,000	≥250,000	≥500,000	≥750,000	≥1,000,000
≥25	400	450	500	500	500	500
≥50	400	500	600	700	700	700
≥75	400	500	700	850	1,000	1,000
≥100	400	500	750	1,000	1,250	1,500

For SI: 1 foot = 304.3 mm

a. Contiguous floor area of the aircraft manufacturing facility having the indicated height.

b. Minimum height from finished floor to bottom of ceiling or roof slab or deck.

Topic	2012	2015
Ambulatory care facilities	<b>422</b> In a multi-tenant or mixed-occupancy building where there are uses present other than an ambulatory care facility, a fire-partition is now required between the care facility and those nonrelated spaces where the ambulatory care facility is intended to have at least four care recipients incapable of self-preservation at any one time.	



Topic	2012	2015
<b>Part 2 Building Planning (Chapters 3 through 6), continued</b>		
Storm shelters serving critical emergency operations facilities and Group E occupancies		<b>423.3</b> The construction of complying storm shelters is now required in critical emergency operations facilities where such facilities are located in geographical areas where the shelter design wind speed for tornadoes is at its highest.
		<b>423.4</b> Storm shelters are now required in Group E occupancies located in those areas of the U.S. where the shelter design wind speed for tornadoes is at its highest.
General building height and area limitations; Building height and number of stories, Building area		<b>503</b> The provisions regulating building height and area limitations have been extensively revised with no change in technical application in order to provide an increased degree of user-friendliness and technical consistency.
		<b>Tables 504.3 &amp; 504.4</b> In order to increase the degree of user-friendliness of the process by which the allowable building height provisions are determined, Table 503 has now been reformatted as Tables 504.3 (Allowable height in feet) and 504.4 (Allowable number of stories above grade plane), and any applicable sprinkler increase has been incorporated directly into the new tables.

**TABLE 503 504.3<sup>a</sup>** Allowable Building Heights and Areas in Feet Above Grade Plane

		Type of Construction								
Occupancy Classification	See Footnotes	Type I		Type II		Type III		Type IV	Type V	
		A	B	A	B	A	B	HT	A	B
A,B,E,F,M,S,U	NS <sup>b</sup>	UL	160	65	55	65	55	65	50	40
	S	UL	<u>180</u>	<u>85</u>	<u>75</u>	<u>85</u>	<u>75</u>	<u>85</u>	<u>70</u>	<u>60</u>
H-1, H-2, H-3, H-5	NS <sup>c,d</sup>									
	<u>S</u>	UL	160	65	55	65	55	65	50	40

**Note:** UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1

(Only a portion of Table 504.3 is shown above.)

**TABLE 503 504.4<sup>a,b</sup>** Allowable Building Heights and Areas Number of Stories Above Grade Plane

		Type of Construction								
Occupancy Classification	See Foot-Notes	Type I		Type II		Type III		Type IV	Type V	
		A	B	A	B	A	B	HT	A	B
A-1	NS	UL	5	3	2	3	2	3	2	1
	S	UL	<u>6</u>	<u>4</u>	<u>3</u>	<u>4</u>	<u>3</u>	<u>4</u>	<u>3</u>	<u>2</u>
A-2	NS	UL	11	3	2	3	2	3	2	1
	<u>S</u>	UL	<u>12</u>	<u>4</u>	<u>3</u>	<u>4</u>	<u>3</u>	<u>4</u>	<u>3</u>	<u>2</u>
A-3	NS	UL	11	3	2	3	2	3	2	1
	<u>S</u>	UL	<u>12</u>	<u>4</u>	<u>3</u>	<u>4</u>	<u>3</u>	<u>4</u>	<u>3</u>	<u>2</u>

**Note:** UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1

(Only a portion of Table 504.4 is shown above.)



Topic	2012	2015
<b>Part 2 Building Planning (Chapters 3 through 6), continued</b>		
General building height and area limitations; Building height and number of stories, Building area, <i>Continued</i>		<b>Table 506.2</b> In order to increase the degree of user-friendliness of the process by which the allowable building area provisions are determined, Table 503 has been reformatted as new Table 506.2 (allowable area factor in square feet), and any applicable sprinkler increase has been incorporated directly into the new table.

**TABLE 503 506.2<sup>a,b</sup> Allowable Building Heights and Areas Factor ( $A_f$  = NS, S1, S13R or SM, as applicable) in Square Feet**

Occupancy Classification	See Footnotes	Type of Construction									
		Type I		Type II		Type III		Type IV	Type V		
		A	B	A	B	A	B	HT	A	B	
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500	
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000	
	SM	UL	UL	46,500	25,500	42,000	25,500	45,000	34,500	16,500	
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000	
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000	
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000	
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000	

(Only a portion of Table 506.2 is shown above.)

Topic	2012	2015
Mezzanine – Means of egress and Openness	<b>505.2.2</b> The specific provisions for mezzanine means of egress have been deleted and replaced with a general reference to Chapter 10.	
		<b>505.2.3</b> Direct access to at least one exit at the mezzanine level is no longer required for those enclosed mezzanines regulated by Exception 2 of Section 505.2.3.
Unlimited area buildings – Accessory occupancies; Basements in unlimited area buildings	<b>507.1.1 (507.1)</b> The allowance for occupancy groups not specifically scoped under the unlimited area building provisions of Section 507 to be located in such buildings under accessory occupancies provisions of Section 508.2 is now contained within the code text.	
		<b>507.1</b> The allowance of a single-story basement in unlimited area buildings have now been clarified.
Unlimited area buildings – Group H occupancies; Group H-5 in unlimited area buildings	<b>507.8</b> The limitations placed on Group H occupancies permitted in unlimited area building have been clarified and reformatted to aid in their consistent application.	
		<b>507.9</b> Group H-5 buildings are now permitted to be unlimited in area under the special provisions of Section 507.

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Topic	2012	2015
<b>Part 2 Building Planning (Chapters 3 through 6), continued</b>		
Incidental uses – General provisions; Separation and Protection; Rooms or areas; Fire protection from incidental uses	<b>509.1</b> The concept of incidental uses has been clarified by eliminating the previous relationship with the mixed-occupancy provisions.	
	<b>509.4</b> An automatic sprinkler system is now the only fire-extinguishing system specifically permitted as a means of providing any fire protection required for incidental use rooms and area.	
	<b>Table 509</b> The list of incidental uses now includes waste and linen collection rooms in Group B ambulatory care facilities and such rooms must be separated from the remainder of the building by minimum 1-hour fire-resistance-rated fire barriers and/or horizontal assemblies.	
		<b>Table 509</b> A more detailed analysis of various support spaces within a healthcare or ambulatory care facility is now possible due to modifications to Table 509 regulating incidental uses

INCIDENTAL USES SPECIFIC TO AMBULATORY CARE FACILITIES		
Room or Area	2015 IBC	2012 IBC
Laboratories not classified as Group H occupancies	1-hour separation or provide automatic sprinkler system	Not considered as an incidental use
Waste and linen collection rooms	1-hour separation for rooms where containers have an aggregate volume of 10 cubic feet or more	1-hour regardless of amount of collection
Storage rooms more than 100 square feet in floor area	1-hour separation	Not considered as an incidental use

INCIDENTAL USES SPECIFIC TO GROUP I-2 OCCUPANCIES		
Room or Area	2015 IBC	2012 IBC
Laboratories not classified as Group H occupancies	1-hour separation <i>and</i> provide automatic sprinkler system	1-hour separation or provide automatic sprinkler system
Laundry rooms	1-hour separation where more than 100 square feet in floor area	1-hour separation or provide automatic sprinkler system where more than 100 square feet in floor area
Patient rooms equipped with padded surfaces	1-hour separation	Not considered as an incidental use
Physical plant maintenance shops	1-hour separation	Not considered as an incidental use
Waste and linen collection rooms	1-hour for rooms where containers have an aggregate volume of 10 cubic feet or more	1-hour regardless of amount of collection
Storage rooms more than 100 square feet in floor area	1-hour separation	Not considered as an incidental use

Topic	2012	2015
Horizontal building separation		<b>510.2</b> In the special provisions of Section 510.2 addressing pedestal buildings, there is no longer a limit of one story above grade plane for that portion of the structure that occurs below the 3-hour horizontal separation.

Topic	2012	2015
<b>Part 3 Fire Protection (Chapters 7 - 9)</b>		
Topic	2012	2015
Identification of fire and smoke separation walls	<b>703.7</b> The size & location of identifying markings required on vertical fire assembly's above-ceiling spaces have been modified to increase the potential for such markings to be seen.	
Projections at exterior walls		<b>705.2</b> The minimum required separation between the leading edge of a projection and the line used to determine the fire separation distance has been modified in a manner that provides for a significant increase in the separation required. Table 705.2 is modified.

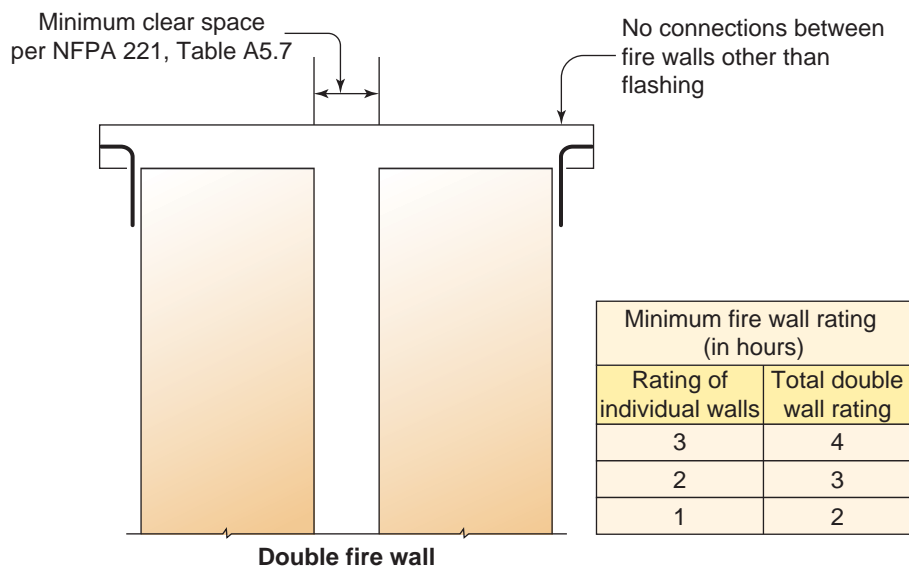
**TABLE 705.2 Minimum Distance of Projection**

Fire Separation Distance (FSD)	Minimum Distance from Line Used to Determine FSD
0 feet to <del>less than</del> 2 feet	Projections not permitted
<del>Greater than</del> 2 feet to <del>less than</del> 5 feet	24 inches
<del>3 feet</del>	
<del>5 feet or</del> Greater than 3 feet to less than 30 feet	<del>40 inches</del> 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
<del>30 feet or greater</del>	20 feet

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm.

Topic	2012	2015
Combustible projections		<b>705.2.3</b> The provisions regulating combustible projections adjacent to an interior lot line or other line used to determine the fire separation distance have been modified to provide a simple and consistent approach that is less restrictive than previously determined.
Buildings on the same lot		<b>705.3</b> Opening are permitted through adjacent exterior walls of a Group S-2 parking garage and a Group R-2 building on the same lot where such buildings are regulated as two buildings on the same lot and the fire separation distance is zero.

Topic	2012	2015
<b>Part 3 Fire Protection (Chapters 7 - 9), Continued</b>		
Structural element bracing of exterior walls		<b>705.6</b> Interior structural elements, such as floor or roof elements, that brace exterior walls are no longer required to be regulated for fire resistance due to the exterior wall's ratings regardless of the building's proximity to a lot line.
Structural stability of fire walls	<b>706.2</b> To satisfy the intended objective of structural stability the use of a double fire wall complying with NFPA 221 is permitted as an alternative to a single fire wall.	<b>706.2</b> The reference to NFPA 221 for fire wall design and construction has been expanded to permit the use of the "tied" and "cantilevered" options addressed in the standard.



Topic	2012	2015
Intersections of fire barriers at roof assemblies	<b>707.8, 707.9</b> The void at the intersection between a fire barrier and a nonfire-resistance rated roof assembly now need only to be protected with an approved material rather than a fire-resistant joint system.	
Horizontal assemblies and vertical openings	<b>712</b> Significant reformatting in Chapter 7 now places emphasis on the presence of vertical openings rather than on shaft enclosures, recognizing the use of shaft enclosures is just one of many acceptable protective measures that can be utilized to address the hazards related to vertical openings.	<b>711, 712</b> The reorganization of Section 711 and 712 has been continued such that Section 711 now contains only the construction requirements for floor and roof assemblies, and Section 712 only contains the requirements related to the protection of vertical openings.
Floor penetration of horizontal assembly	<b>714.4.1.2 (714.4.1.1.2) Exception 2</b> An approved through-penetration fire-stop system used to protect floor penetrations of horizontal assemblies due to the presence of floor, tub, & shower drains is no longer required to have a T rating.	



Topic	2012	2015
<b>Part 3 Fire Protection (Chapters 7 - 9), Continued</b>		
Membrane penetration		<b>714.4.2</b> The ceiling of a 1-hour or 2-hour floor/ceiling or roof/ceiling assembly is permitted to be interrupted by double wood top plate of a wall. The wall interrupting the ceiling membrane of the horizontal assembly must be sheathed only with Type X gypsum wallboard. The wall will not require a fire-resistance rating unless needed due to some other code requirement. Items penetrating the top plates must be protected.
L ratings	<b>714.4.4 (714.5), 715.6, 202</b> An "L" rating identifying the air leakage rate - as defined in Chapter 2 – is now mandated for penetration firestop systems and fire-resistant joint systems that are utilized in smoke barrier construction.	
Marking of fire-rated glazing assemblies, Opening protection ratings and markings, Fire-protection-rated glazing	<b>716.3, 202</b> Table 716.3 has been added to define and relate the various test standards for fire-rated glazing, now defined in Chapter 2 to the designations used to mark such glazing. <b>Table 716.5</b> The information previously available in Table 716.5 (715.4 in 2009) addressing the minimum required fire-protection ratings of fire door and fire shutter assemblies has been extensively expanded to also include the maximum size and marking requirements for door vision panels and the minimum assembly rating and glazing marking requirements for sidelights and transoms.	

**TABLE 715.4 716.5 Fire Door and Fire Shutter Fire Protection Ratings**  
**Opening Fire-Protection Assemblies, Ratings, and Markings**

Type of Assembly	Required Wall Assembly Rating (Hours)	Minimum Fire Door and Fire Shutter Assembly Rating (Hours)	Door Vision Panel Size	Fire-Rated Glazing Marking Door Vision Panel <sup>a</sup>	Minimum Sidelight/Transom Assembly Rating (Hours)		Fire-Rated Glazing Marking Sidelight/Transom Panel	
					Fire protection	Fire resistance	Fire protection	Fire resistance
Fire walls and fire barriers having a required fire-resistance rating greater than 1 hour	4	3	<u>Not Permitted</u>	<u>Not Permitted</u>	<u>Not Permitted</u>	4	<u>Not Permitted</u>	<u>W-240</u>
	3	3 <sup>a</sup>	<u>Not Permitted</u>	<u>Not Permitted</u>	<u>Not Permitted</u>	3	<u>Not Permitted</u>	<u>W-180</u>
	2	1½	<u>100 sq. in.<sup>c</sup></u>	<u>≤100 in.<sup>2</sup> = D-H-90</u> <u>&gt;100 in.<sup>2</sup> = D-H-W-90</u>	<u>Not Permitted</u>	2	<u>Not Permitted</u>	<u>W-120</u>
	1½	1½	<u>100 sq. in.<sup>c</sup></u>	<u>≤100 in.<sup>2</sup> = D-H-90</u> <u>&gt;100 in.<sup>2</sup> = D-H-W-90</u> <u>≤100 in.<sup>2</sup> = D-H-90</u>	<u>Not Permitted</u>	1½	<u>Not Permitted</u>	<u>W-90</u>
Shaft, exit enclosures, and exit passageway walls	2	1½	<u>100 in.<sup>2 c,d</sup></u>	<u>≤100 in.<sup>2</sup> = D-H-T-or D-H-T-W-90</u>	<u>Not Permitted</u>	2	<u>Not Permitted</u>	<u>W-120</u>

continued

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Table 716.5 continued

Type of Assembly	Required Wall Assembly Rating (Hours)	Minimum Fire Door and Fire Shutter Assembly Rating (Hours)	Door Vision Panel Size	Fire-Rated Glazing Marking Door Vision Panel <sup>a</sup>	Minimum Sidelight/Transom Assembly Rating (Hours)	Fire-Rated Glazing Marking Sidelite/Transom Panel
					Fire protection Fire resistance	Fire protection Fire resistance
Fire barriers having a required fire-resistance rating of 1 hour: Enclosures for shafts, exit access stairways, exit access ramps, interior exit stairways, interior exit ramps, and exit passageway walls	1	1	100 in. <sup>2 c, d</sup>	≤100 in. <sup>2</sup> = D-H-60 >100 in. <sup>2</sup> = D-H-T-60 or D-H-T-W-60	Not Permitted 1	Not Permitted W-60
Other fire barriers	1	¾	Maximum size tested	D-H-NT-45	¾	D-H-NT-45
	1	½ <sup>b</sup>	Maximum size tested	D-20	¾ <sup>k</sup>	D-H-OH-45
Fire partitions	0.5	½ <sup>b</sup>	Maximum size tested	D-20	½	D-H-OH-20
Corridor walls						
Other fire partitions	1	¾	Maximum size tested	D-H-45	¾	D-H-45
	0.5	½	Maximum size tested	D-H-20	½	D-H-20
Exterior walls	3	1½	100 in. <sup>2 c</sup>	≤100 in. <sup>2</sup> = D-H-90 >100 in. <sup>2</sup> = D-H-W-90	Not Permitted 3	Not Permitted W-180
	2	1½	100 in. <sup>2 c</sup>	≤100 in. <sup>2</sup> = D-H-90 >100 in. <sup>2</sup> = D-H-W-90	Not Permitted 2	Not Permitted W-120
	1	¾	Maximum size tested	D-H-45	¾	D-H-45
Smoke barriers	1	½ <sup>b</sup>	Maximum size tested	D-20	¾	D-H-OH-45

- a. Two doors, each with a fire protection rating of 1-½ hours, installed on opposite sides of the same opening in a fire wall, shall be deemed equivalent in fire protection rating to one 3-hour fire door.  
b. For testing requirements, see Section 716.5.3.  
c. Fire-resistance-rated glazing tested to ASTM E 119 per Section 716.2 shall be permitted, in the maximum size tested.  
d. Except where the building is equipped throughout with an automatic sprinkler and the fire-rated glazing meets the criteria established in Section 716.5.5.  
e. Under the column heading "Fire-Rated Glazing Marking Door Vision Panel," W refers to the fire-resistance rating of the glazing, not the frame.

Topic	2012	2015
<b>Part 3 Fire Protection (Chapters 7 - 9), Continued</b>		
	<b>Table 716.6</b> In addition to fire window assembly fire protection ratings, Table 716.6 now identifies the markings required on the fire-rated glazing for acceptance in specified applications.	
Wired glass in fire window assemblies	<b>716.6.4 (715.5.4 and 715.5.5 in 2009)</b> The allowance for the use of wired glass without compliance with the appropriate test standards has been deleted.	

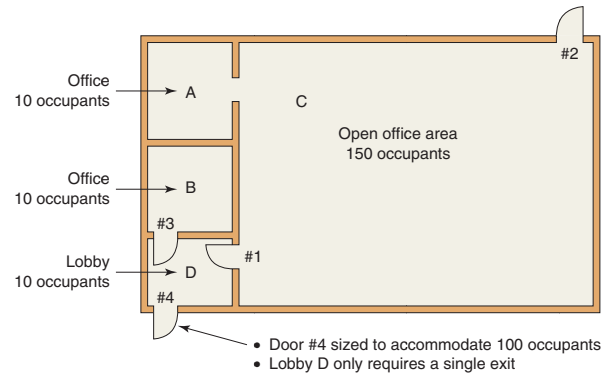
Topic	2012	2015
<b>Part 3 Fire Protection (Chapters 7 - 9), Continued</b>		
Corridor dampers		<b>717.3, 717.5</b> Where a duct penetration occurs in the ceiling of a fire-resistance-rated corridor where the lid of the corridor is constructed using a corridor wall placed horizontally, a corridor damper is now specifically mandated.
Sprinkler systems – Assembly occupancies on roofs		<b>903.2.1.6</b> An automatic sprinkler system is now required to be installed in a building when the roof is used for a Group A-2 assembly occupancy with an occupant load exceeding 100, as well as other Group A occupancies where the occupant load exceeds 300.
Multiple fire areas		<b>903.2.1.7</b> Where small Group A fire areas share a common means of egress, the occupant load of the spaces must now be added together to determine if a sprinkler system is required.
Sprinklers systems – Group R occupancies		<b>903.2.8</b> Sprinkler requirements for Group R-4 occupancies are now dependent on the capabilities of the occupants. In buildings where occupants required limited assistance when responding to an emergency condition, additional sprinkler protection is required for attic space.
Furniture storage and display in Group F-1, M and S-1 occupancies	<b>903.2.4, 903.2.7, 903.2.9</b> Automatic sprinkler systems are now required in occupancies where upholstered furniture or mattresses are manufactured, stored, or displayed.	
Sprinkler protection for basements	<b>903.2.11.1.3</b> Basements provided with walls, partitions, or fixtures that can obstruct water from hose streams now require automatic sprinkler protection.	
Open-ended corridors		<b>903.3.1.2.2</b> Where an NFPA 13R sprinkler system is installed, the sprinkler protection must now be extended to any open-ended corridors and associated exterior stairways, clarifying that an open breezeway is considered as an interior portion of the building and not an exterior location for the application of sprinkler requirements.
Actuation of multiple fire-extinguishing systems	<b>904.3.2</b> When two or more alternative automatic fire-extinguishing systems are required to protect a hazard, all of the systems must now be designed to simultaneously operate.	
Portable fire extinguishers in Group R-2 occupancies	<b>906.1</b> Portable fire extinguishers are no longer required in many public and common areas of Group R-2 occupancies provided a complying extinguisher is provided within each individual dwelling unit.	
Fire alarm systems in Group A occupancies	<b>907.2.1</b> Requirements for a fire alarm system in a building housing two or more Group A occupancies are now based on whether or not the occupancies are in separate fire areas.	

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Topic	2012	2015
<b>Part 3 Fire Protection (Chapters 7 - 9), Continued</b>		
Emergency voice/alarm communication captions	<b>907.2.1.2</b> Mass notification fire alarm signals in large stadiums, arenas, and grandstands now require captioned messages.	
Group E fire alarms		<b>907.2.3</b> The threshold for alarm systems in Group E occupancies has been increased such that a manual fire alarm is required where the occupant load exceeds 50, and an emergency voice/alarm communication (EVAC) system must only be provided for the occupant load exceeds 100. (2012 had dropped thresholds to 30)
Smoke detection and alarm systems in Group R-2 college buildings	<b>907.2.9.3</b> A smoke detection system, tied into the occupant notification system, is now required in certain public and common spaces of Group R-2 college and university buildings, and the required smoke alarms within individual dwelling and sleeping units must be interconnected with the building's fire alarm and detection system.	<b>907.2.3</b> The scope of the fire alarm provisions for Group R-2 college and university buildings has been revised to apply to facilities "operated by" the college or university whether owned by the school or not.
Smoke alarms near cooking appliances and bathrooms		<b>907.2.11.3, 903.2.11.4</b> Requirements from the NFPA 72 standard addressing the installation of smoke alarms near cooking appliances and bathrooms have been introduced to the IBC in order to provide direct guidance on the placement of smoke alarms.
Wireless interconnection of smoke alarms	<b>907.2.11.5 (907.2.11.3)</b> The smoke alarm interconnection requirements are now applicable to Group I-1 occupancies and include allowances for use of wireless alarms.	
Smoke and heat removal		<b>910</b> The format and technical requirements for smoke and heat removal systems have been revised, including a new allowance permitting a mechanical smoke removal system as an alternative to smoke and heat vents.
Carbon monoxide alarms	<b>915 (908.7)</b> In new and existing buildings, carbon monoxide (CO) alarms are now required in Group R and I occupancies with fuel-burning appliances or attached garages.	<b>915</b> The carbon monoxide (CO) alarm provisions have been relocated, reformatted and revised; the scope has been modified to exclude Group I-3 occupancies while adding Group E occupancies.



Topic	2012	2015
<b>Part 4 Means of Egress (Chapter 10)</b>		
Cumulative occupant load		<b>1004.1.1</b> The determination of the cumulative design occupant load for intervening spaces, adjacent levels and adjacent stories has been clarified.



Topic	2012	2015
Design occupant load – Areas without fixed seating	<b>1004.1.2, Table 1004.1.2</b> An occupant load factor for museums and exhibit galleries has been established at 30 square feet per occupant.	

**TABLE 1004.1.1 1004.1.2** Maximum Floor Area Allowances per Occupant

Function of Space	Occupant Load Factor <sup>d</sup> Floor Area In Sq. Ft. Per Occupant
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Mall buildings—covered and open	See Section 402.4.1

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

a. Floor area in square feet per occupant.

Note: (no changes to remainder of table)

Topic	2012	2015
Occupant load factors		<b>Table 1004.1.2</b> The mercantile occupant load factor has been revised such that a single factor is now applicable regardless of the story on which the mercantile use is located.

**TABLE 1004.1.2 Maximum Floor Area Allowances per Occupant**

Function of Space	Occupant Load Factor <sup>a</sup>
Mercantile	60 gross
Areas on other floors	60 gross
Basement and grade floor areas	30 gross
Storage, stock, shipping areas	300 gross

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

a. Floor area in square feet per occupant.

(Remaining portions of table not shown are unchanged.)

Topic	2012	2015
<b>Part 4 Means of Egress (Chapter 10). Continued</b>		
Means of egress capacity determination	<b>1005</b> Reduced exit width factors have been established for sprinklered building provided with an emergency voice/alarm communication (EVAC) system, and the exit width/capacity requirements are now presented in a more logical and organized layout.	
Means of egress, Numbers of exits and exit access doorways		<b>1006, 1007</b> Provisions addressing the minimum required number of means of egress and their arrangement for rooms and space as well as stories have been reformatted and relocated. The means of egress requirements for rooms and spaces, along with those for stories, have been consolidated in Chapter 10. Section 1006 will address the number of means of egress required and Section 1007 will address the egress configuration (arrangement/separation).
Exits from dwelling units	<b>Table 1006.3.2 (1021.2(1))</b> A new section clarifies when a single exit is permitted within or from an individual dwelling unit. Changes to Sec. 1021.2 and the tables will also provide a second option for compliance.	<b>Note:</b> Tables 1021.2(1) and 1021.2(2) in the 2012 code are now Tables 1006.3.2(1) and 1006.3.2(2) in 2015 code due to reformatting of Chapter 10
Spaces with one exit or exit access doorway		<b>Table 1006.2.1</b> A new table combines the occupant load requirements from 2012 IBC Table 1015.1 along with the provisions for common path of egress travel from Section 1014.3 into a single location.  <i>See next page for Table 1006.2.1.</i>

**TABLE 1006.2.1** Spaces with One Exit or Exit Access Doorway

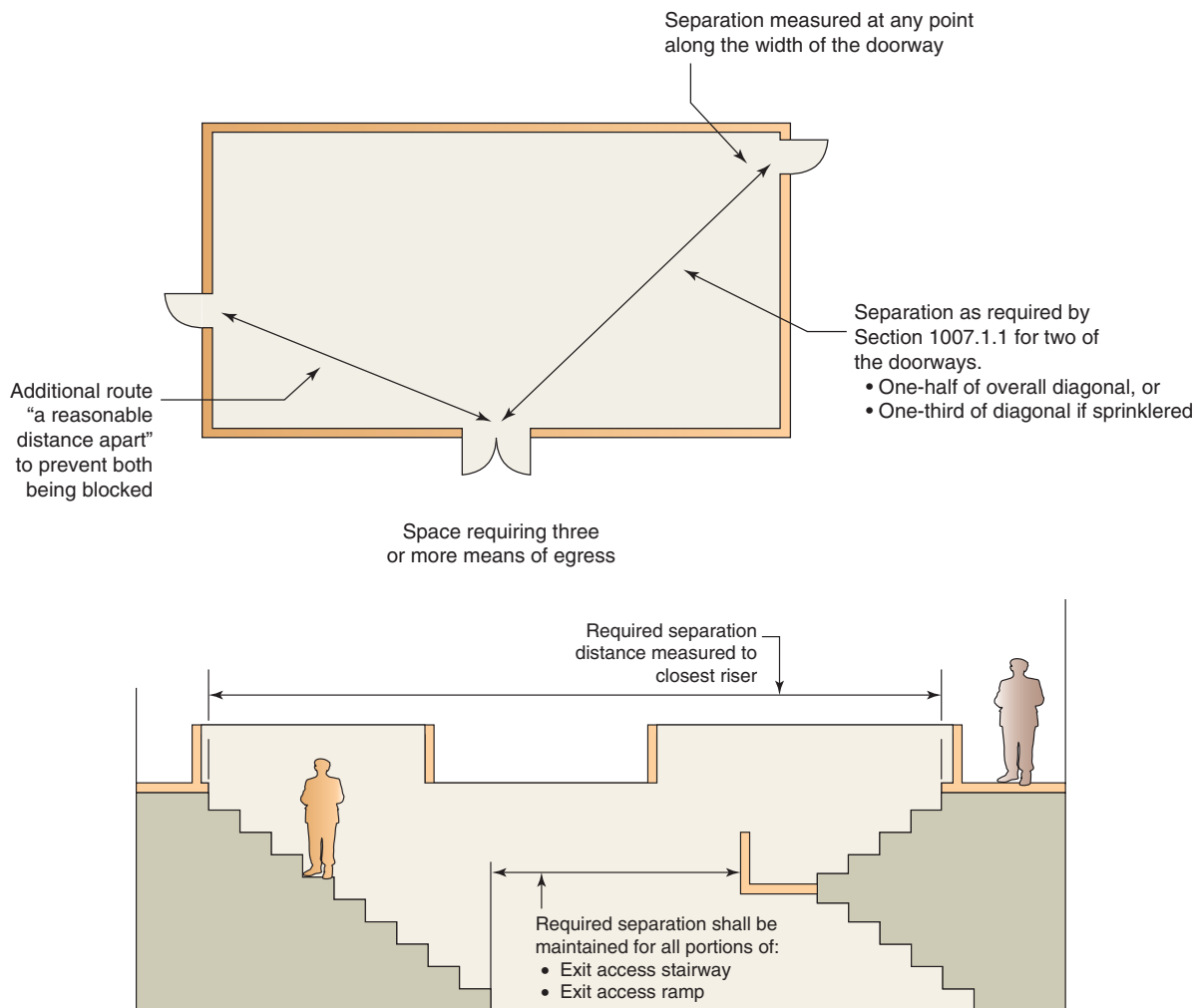
Occupancy	Maximum Occupant Load of Space	Maximum Common Path of Egress Travel Distance (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A <sup>c</sup> , E, M	49	75	75	75 <sup>a</sup>
B	49	100	75	100 <sup>a</sup>
F	49	75	75	100 <sup>a</sup>
H-1, H-2, H-3	3	NP	NP	25 <sup>b</sup>
H-4, H-5	10	NP	NP	75 <sup>b</sup>
I-1, I-2 <sup>d</sup> , I-4	10	NP	NP	75 <sup>a</sup>
I-3	10	NP100	NP100	100 <sup>a</sup>
R-1	10	NP75	NP75	75 <sup>a</sup>
R-2	10	NP75	NP75	125 <sup>a</sup>
R-3 <sup>e</sup>	10	NP75	NP75	125 <sup>a</sup>
R-4 <sup>e</sup>	10	75	75	125 <sup>a</sup>
S <sup>f</sup>	29	100	75	100 <sup>a</sup>
U	49	100	75	75 <sup>a</sup>

For SI: 1 foot = 304.8 mm.

NP = Not Permitted

- a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
- b. Group H occupancies equipped throughout with an *automatic sprinkler system* in accordance with Section 903.2.5.
- c. For a room or space used for assembly purposes having fixed seating, see Section ~~1028.3~~ 1029.8.
- d. For the travel distance limitations in Group I-2, see Section 407.4.
- e. The length of common path of egress travel distance in a Group R-3 occupancy located in a mixed occupancy building or within a Group R-3 or R-4 congregate living facility.
- f. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

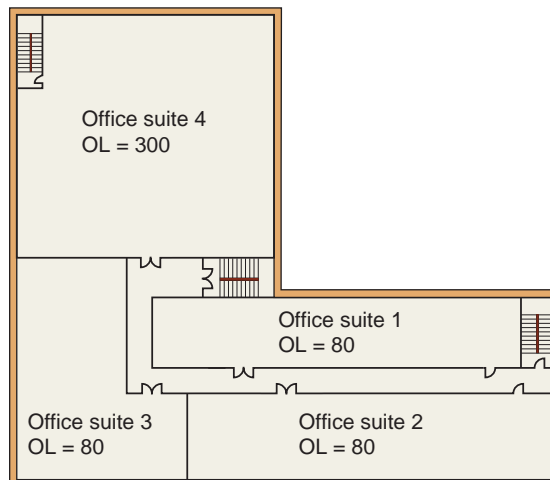
Topic	2012	2015
<b>Part 4 Means of Egress (Chapter 10). Continued</b>		
Exit and exit access doorway configuration		<b>1007.1</b> Specific information is now provided regarding the point where exit separation is to be measured. In addition, where three or more means of egress are required, performance language has been included to ensure the egress paths are adequately separated.



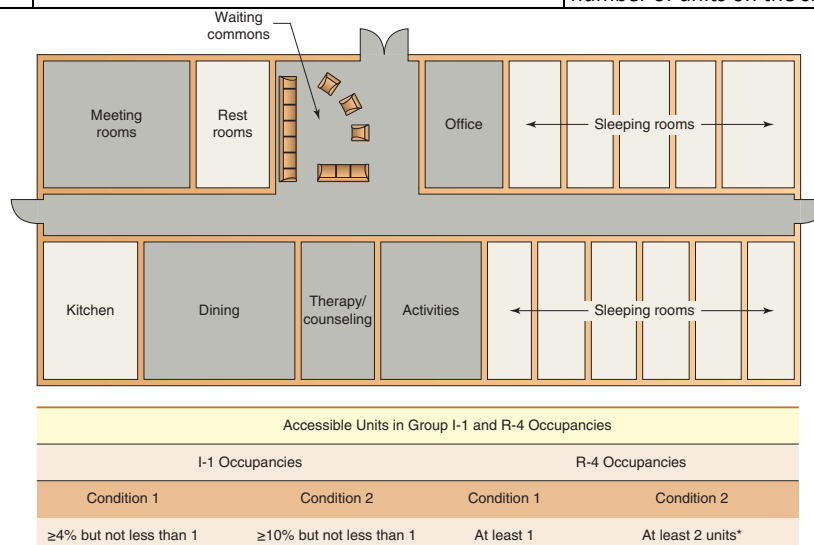
Topic	2012	2015
Door operations – Locking systems		<b>1010.1.9</b> Numerous revisions throughout the locking provisions now help clarify requirements and their application through the use of consistent terminology.
Application of stairway provisions	<b>1011.1 (1009.1)</b> Stairway provisions have been clarified to apply to any stairway serving occupied portions of a building, including "convenience" stairways that are not a portion of a required means of egress or required means of egress stairways.	



Topic	2012	2015
<b>Part 4 Means of Egress (Chapter 10). Continued</b>		
Floor level exit signs in Group R-1	<b>1013.2 (1011.2)</b> Where general-use exit signs are required in R-1 occupancies, low-level exit signs must also be provided in the means of egress serving the guest rooms.	
Guards at operable windows	<b>1015.1 (1013.1, 1013.8)</b> The guard requirements for operable windows having a sill height more than 72 inches above the finished grade have been relocated from Chapter 14 to the general guard provisions of Chapter 10 and the minimum window sill height at which a guard is not required has been increased from 24 inches to 36 inches.	
Egress through intervening spaces		<b>1016.2</b> A means of egress is now permitted through an elevator lobby provided access to at least one exit is available without passing through the lobby.
Travel distance increase for Groups F-1 and S-1		<b>1017.2.2</b> An increased exit access travel distance is now permitted for Groups F-1 and S-1 occupancies where specific requirements are met
Aisles in Groups B and M		<b>1018.3</b> The required width of aisles in Groups B and M occupancies is now consistent with the widths required for corridors and is no longer limited only to the capacity based on the occupant load served.
Exit access stairways and ramps	<b>1019 (1009, 1010)</b> Revisions have been made throughout the code to coordinate the provisions for unenclosed interior stairways and ramps (exit access stairways and ramps) that can be used as a portion of the means of egress. Relies on the distinction of “exit access” stair versus “exit” stair.	



Topic	2012	2015
<b>Part 4 Means of Egress (Chapter 10). Continued</b>		
Enclosure penetrations of interior exit stairways	<b>1023.5 (1022.5)</b> Penetrations of the outside membrane of a fire barrier utilized to enclose an interior exit stair or ramp are now permitted provided the penetration is properly protected.	
Separation of spaces under grandstands and bleachers	<b>1029.1.1.1 (1028.1.1.1)</b> Spaces beneath grandstands and bleachers are now required to be adequately separated to protect the assembly seating area from any potential hazards.	
Stepped aisle construction tolerances		<b>1029.13.2.2.1</b> The variation allowed between adjacent risers within a stepped aisle is now limited.
<b>Part 5 Accessibility (Chapter 11)</b>		
Areas in places of religious worship		<b>1103.2.8</b> Small areas used for religious ceremonies are now exempt from the access requirements.
Employee work areas	<b>1104.3.1</b> Where an employee work area is less than 1,000 square feet in floor area, the common use circulation path need not meet the accessible route requirements.	
Multistory buildings and facilities, Accessible spaces and routes		<b>1104.4</b> A distinction has been made between the requirements for access within a story and those with greater level changes, such as between stories or mezzanines.
		<b>1107.3, 1107.4</b> The provisions for connecting all spaces within a building have been modified to clearly identify the distinction for those with a change of elevation between stories or mezzanines.
Group R – Accessible units		<b>1107.6.1.1</b> The method by which multiple buildings on a site are reviewed when determining the required number of Accessible units has been revised to consider building size in addition to the total number of units on the site.



\* Bedrooms within Group R-4 facilities shall be counted as sleeping units for the purpose of determining the number of units.

Topic	2012	2015
<b>Part 5 Accessibility (Chapter 11)</b>		
Captioning of public address announcements	<b>1108.2.7.3</b> The captioning of audible public announcements is now only required for assembly spaces having a public address system and 15,000 or more seats.	
Accessible children's facilities	<b>1109.2, 1109.5</b> Toilet facilities and drinking fountains "primarily for children's use" may now be installed at a lower height than generally permitted for accessible elements and considered as the required accessible elements.	
Recreational facilities		<b>1110</b> More detailed scoping requirements for recreational facilities have been included within the new Section 1110 to coordinate with the ADA and provide the scoping for technical requirements found within Chapter 11 of the A 117.1 standard.
<b>Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26)</b>		
Toilet and bathroom requirements	<b>1210</b> The water closet compartment and urinal partition requirements have been from Chapter 29 to Section 1210.	
Vapor retarders		<b>1405.3</b> The required types and locations appropriate for each class of vapor retarder have been revised to also indicate where certain vapor retarders are not allowed to be installed.
Roof gardens and landscaped roofs, Roof loads	<b>1507.16</b> The IBC now provides a reference to a new IFC provisions on roof gardens and landscaped roofs as a means of controlling the potential hazards these combustible materials on the roof could create.	
Photovoltaic systems	<b>1507.17, 3111, 202</b> Photovoltaic elements (modules/shingles or systems) must now meet the general code requirements for roofing materials and roof top structures.	
Rooftop structures	<b>1510 (1509), 202</b> In addition to several technical changes, the provisions addressing rooftop structures have been reformatted to better organize and clarify the requirements.	
Construction documents, Special loads		<b>1603</b> Two additional items related to snow load drifting are now required to be identified on the construction documents.
		<b>1603.1.8</b> The dead load of any rooftop-mounted photovoltaic (PV) solar panels must now be identified on the construction documents.

Topic	2012	2015
<b>Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued</b>		
Risk category	<b>1604.5</b> The term “Occupancy category” has been changed to “risk category” to better reflect the intended meaning and to coordinate with the terminology used in ASCE 7-10.	
		<b>1604.5</b> In the application of assigning the appropriate risk category for a structure, Section 1604.5 has been revised to clarify that where standards referred to ASCE 7 Table 1.5-1, IBC Table 1604.5 should be used instead. In addition, descriptions for Risk Category III structures have been revised to include occupancy classifications to help clarify the intent.
Minimum Live loads	<b>1607.1</b> The live loads established in IBC Section 1607 and Table 1607.1 have been modified and updated in order to coordinate with the live loads of Chapter 4 and Table 4-1 in ASCE 7-10.	

#### 2012 CODE:

**TABLE 1607.1** Minimum Uniformly Distributed Live Loads,  $L_o$ , and Minimum Concentrated Live Loads<sup>a</sup>

Occupancy or Use	Uniform (psf)	Concentrated (lb)
3. Armories and drill rooms	150 <sup>m</sup>	—
4. Assembly areas <del>and theaters</del>		
Fixed seats (fastened to floor)	60 <sup>m</sup>	
Follow spot, projections, and control rooms	50	
Lobbies	100 <sup>m</sup>	
Movable seats	100 <sup>m</sup>	—
Stages <del>and floors</del>	425 150 <sup>m</sup>	
Platforms (assembly)	425 100	
Other assembly areas	100 <sup>m</sup>	
5. Balconies <del>(exterior)</del> and decks <sup>h</sup>	Same as occupancy served	
6. Bowling alleys	75	—
7. <del>6.</del> Catwalks	40	300
9. <del>8.</del> Corridors, except as otherwise indicated		
First floor	100	
Other floors	Same as occupancy served except as indicated	—
10. <del>Dance halls and ballrooms</del>	160	—
11. <del>9.</del> Dining rooms and restaurants	100 <sup>m</sup>	—
13. <del>11.</del> Elevator machine room grating (on area of 4-in <sup>2</sup> 2 inches by 2 inches)	—	300
14. <del>12.</del> Finish light floor plate construction (on area of 4-in <sup>2</sup> 1 inch by 1 inch)	—	200
16. <del>14.</del> Garages (passenger vehicles only) Trucks and buses	40 <sup>m</sup>	Note a

See Section 1607.7

Table 1607.1 continues



Table 1607.1 continued

Occupancy or Use	Uniform (psf)	Concentrated (lb)
17. Grandstands (see stadium and arena bleachers)	—	—
18. Gymnasiums, main floors and balconies	100	—
19. 15. Handrails, guards and grab bars	See Section 1607.8	
16. Helipads	See Section 1607.6	
22 19. Libraries		
Corridors above first floor	80	1000
Reading rooms	60	1000
Stack rooms	150 <sup>b,m</sup>	1000
23 20. Manufacturing		
Heavy	250 <sup>m</sup>	3000
Light	125 <sup>m</sup>	2000
24. Recreational uses:		
Bowling alleys, poolrooms, and similar uses	75 <sup>m</sup>	
Dance halls and ballrooms	100 <sup>m</sup>	
Gymnasiums	100 <sup>m</sup>	
Reviewing stands, grandstands, and bleachers	100 <sup>e,m</sup>	
Stadiums and arenas with fixed seats (fastened to floor)	60 <sup>e,m</sup>	
27. 25. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage <sup>l</sup>	10	
Uninhabitable attics with limited storage <sup>l, i, k</sup>	20	
Habitable attics and sleeping areas <sup>k</sup>	30	—
All other areas	40	
Hotels and multiple-family dwellings		
Private rooms and corridors serving them	40	
Public rooms <sup>m</sup> and corridors serving them	100	
28. Reviewing stands, grandstands and bleachers		Note c
29. 26. Roofs:		
All roof surfaces subject to maintenance workers		300
Awnings and canopies:		
Fabric construction supported by a lightweight rigid skeleton structure	5 Nonreducible	
All other construction	20	
Ordinary flat, pitched, and curved roofs (that are not occupiable)	20	
Where primary roof members, are exposed to a work floor, at single panel points of lower chord of roof trusses, or any point along primary structural members supporting roofs:		
Over manufacturing, storage warehouses, and repair garages		2000
All other occupancies primary roof members		300
Roofs used for other special purposes	Note 1	Note 1
Roofs used for promenade purposes	60	
Roofs used for roof gardens or assembly purposes	100	

## 2015 International Building Code –Transition from the 2009 IBC

Occupancy or Use	Uniform (psf)	Concentrated (lb)
<u>Occupiable roofs:</u>		
Roof gardens	100	
Assembly areas	100 <sup>m</sup>	
All other similar areas	Note l	Note l
32: 29. Sidewalks, vehicular driveways, and yards, subject to trucking	250 <sup>d,m</sup>	8000 <sup>a</sup>
33: Skating rinks	100	—
34: Stadiums and arenas		
Bleachers	100 <sup>c</sup>	—
Fixed seats (fastened to floor)	60 <sup>c</sup>	—
35: 30. Stairs and exits		Note f
One- and two-family dwellings	40	300 <sup>i</sup>
All other	100	300 <sup>i</sup>
36: 31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)		
Heavy	250 <sup>m</sup>	—
Light	125 <sup>m</sup>	—
37: 32. Stores		
Retail		
First floor	100	1000
Upper floors	75	1000
Wholesale, all floors	125 <sup>m</sup>	1000
38: 33. Vehicle barriers systems	See Section 1607.8.3	
40: 35. Yards and terraces, pedestrian	100 <sup>m</sup>	—

(Portions of table not shown are unchanged)

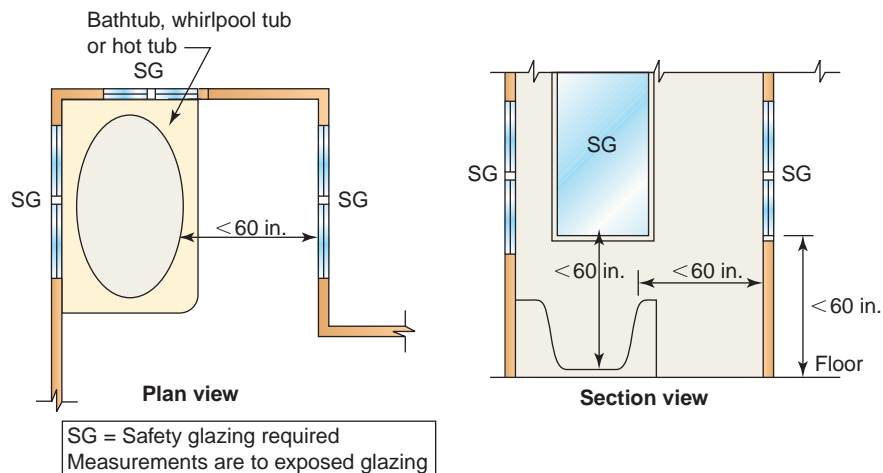
- f. The minimum concentrated load on stair treads (shall be applied on an area of 4 square 2 inches by 1 inches) is 900 pounds. This load need not be assumed to act concurrently with the uniform load.
- g. Where snow loads occur that are in excess of the design conditions, the structure shall be designed to support the loads due to the increased loads caused by drift buildup or a greater snow design determined by the building official (see Section 1608). For special-purpose roofs, see Section 1607.11.2.2.
- i. Uninhabitable attics without storage are those where the maximum clear height between the joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.
- j. For attics with limited storage and constructed with trusses, this live load need only be applied to those portions of the bottom chord. Uninhabitable attics with storage are those where the maximum clear height between the joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with the same web configurations capable of containing accommodating an assumed rectangle 42 inches high in height by 24 inches wide in width, or greater, located within the plane of the trusses.
- The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met: The live load need only be applied to those portions of the joists or truss bottom chords where both of the following conditions are met:
- The attic area is accessible by a pull-down stairway or framed opening in accordance with Section 1209.2, from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches; and
  - The slopes of the joists or truss shall have a bottom chord pitch less than 2:12 are no greater than 2 units vertical to 12 units horizontal.
- iii. Bottom chords of trusses shall be designed for the greater of actual imposed dead load or 10 psf, uniformly distributed over the entire span. The remaining portions of the joists or bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft<sup>2</sup>.
- k. Attic spaces served by a fixed stair stairways other than pull-down type shall be designed to support the minimum live load specified for habitable attics and sleeping rooms.
- l. Roofs used for other special purposes. Areas of occupiable roofs, other than roof gardens and assembly areas, shall be designed for appropriate loads as approved by the building official. Unoccupied landscaped areas of roofs shall be designed in accordance with Section 1607.12.3.
- m. Live load reduction is not permitted unless specific exceptions of Section 1607.10 apply.

(Footnotes not shown are unchanged)

Topic	2012	2015
<b>Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued</b>		
Photovoltaic panel systems, Ballasted photovoltaic panel systems		<b>1607.12.5</b> Design requirements for roof structures supporting photovoltaic (PV) solar panels and modules have been added to Section 1607.
		<b>1613.6</b> Seismic requirements for ballasted roof-mounted photovoltaic (PV) solar panels have been added to section 1613.6.
Determination of wind loads	<b>1609, 202</b> The wind design requirements of Section 1609 have been updated and coordinated with the latest wind load provisions in ASCE/SEI 7 (ASCE 7-10) and the wind load maps in the IBC are now based on ultimate design wind speeds, $V_{ult}$ , which produce a strength level wind load similar to seismic load effects.	
Mapped acceleration parameters	<b>1613.3.1, 202</b> The IBC seismic ground motion maps have been updated to reflect the 2008 maps developed by the United States Geological Survey (USGS) National Seismic Hazard Mapping Project and the technical changes adopted for the 2009 <i>NEHRP Recommended Seismic Provisions for New Buildings and Other Structures</i> (FEMA P750).	<b>1613.3.1</b> The U.S. Geological Survey (USGS) recently developed seismic hazard and Risk-Targeted Maximum Considered Earthquake (MCER) ground motion maps for Guam and American Samoa, which have now been included in the IBC.
Statement of special inspections	<b>1704.3</b> The provisions requiring specific items to have special inspection and what information is required to be included in the statement of special inspections have been clarified and coordinated, with previous conflicts between the two being resolved.	
Submittals to the building official		<b>1704.5</b> Requirements for submittal of reports and certificates related to construction that is subject to special inspections and tests are now clearly specified.

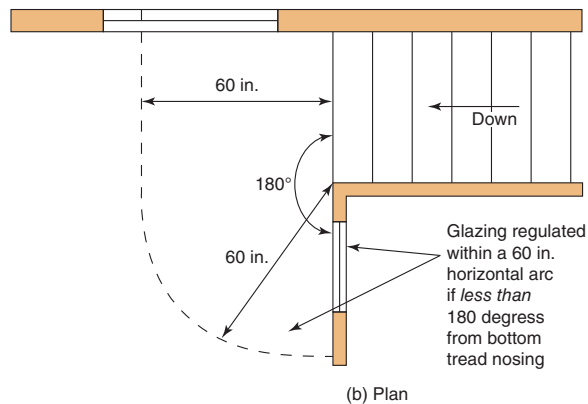
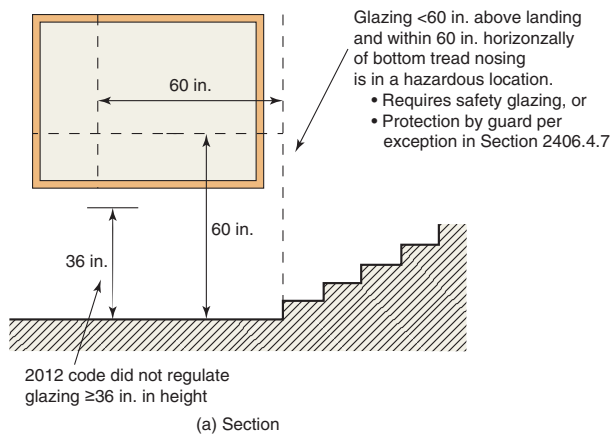
Topic	2012	2015
<b>Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued</b>		
Special inspections	<p><b>1705</b> Special inspection requirements for structural steel have been deleted from Chapter 17 because the new standard for structural steel buildings (ANSI/AISC 360-10) includes quality assurance provisions.</p> <p>Requirements pertaining to special inspection of masonry construction were deleted from Chapter 17 because the 2011 edition of TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6 includes requirements for quality assurance of masonry construction.</p>	<p><b>1705</b> Steel construction provisions modified to use new terminology that coordinates with Chapter 22 and AISC 360 standard. A new SDI standard addresses inspection of cold-formed steel floor and roof decks (SDI QA/QC) (Section 1705.2) Special inspections required during installation of open web steel joists and joist girders. (Section 1705.2.3) Special inspection of cast-in-place anchors in concrete where allowable loads have been increased or strength design is used have been deleted from Table 1705.3 since specific requirements for design and installation of adhesive anchors is now included in ACI 318. Continuous special inspection is added for these anchors installed horizontally or in upwardly inclined orientations with sustained loads. (Table 1705.3) Periodic special inspection of cold-formed steel special bolted moment frames (CFS-SBMFs) is now mandated. Modifications to the special inspection requirements for seismic resistance have been made to clarify the intent. (Section 1705.12)</p>
	<p><b>1705.17 (1705.16)</b> Where penetration firestop systems and fire-resistant joint systems are used in high-rise buildings and those building assigned to Risk Category III and IV, it is now mandatory that they be inspected by an approved inspection agency as a part of the special inspection process.</p>	
Structural items moved from code to standards	<p><b>Chapter 19</b> Numerous provisions related to concrete construction were deleted from Chapter 19 because they are contained in the 2011 edition of ACI 318. <i>Building Code Requirements for Structural Concrete and Commentary.</i> (e.g. IBC Sections 1905, 1906, and 1907 were deleted because they only provided referencing to the corresponding sections in the ACI 318 standard.)</p>	<p><b>1901.3 Anchoring to concrete</b> Sections 1908 and 1909 of the 2012 IBC, which contain the requirements for anchorage to concrete, have been deleted because they are obsolete and not consistent with current referenced standards. In their place, no provisions on anchoring to concrete have been added to the general provisions found in Section 1901.</p> <p><b>1904 Durability requirements</b> The durability requirements for structural concrete have been deleted from the IBC and replaced by a reference to the durability provisions in ACI 318.</p> <p><b>2101.2 Masonry Design Methods</b>  The references in Chapter 21 to specific sections in the Masonry Standards Joint Committee (MSJC) code have been deleted because the 2013 edition of TMS 402/ACI 530/ASCE 5 has been substantially reorganized to be more user-friendly. The charging language of Section 2101.2 has been modified to simply reference TMS 402/ACI 530/ASCE 5 or TMS 403 for the design and construction of masonry structures.</p>

Topic	2012	2015
<b>Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued</b>		
Structural items moved from code to standards, <i>Continued</i>		<p><b>2103 Masonry Construction Materials</b> Masonry material provisions that have historically been found in Section 2103 have been deleted because they are contained in the MSJC Specification TMS 602/ACI 530.1/ASCE 6.</p> <p><b>2104 Masonry Construction</b> Many masonry construction provisions previously found in Section 2104 that are contained in the MSJC Specification TMS 602/ACI 530.1/ASCE 6 have been deleted and replaced with references to the specification.</p> <p><b>2105 Quality Assurance</b> Provisions for the quality assurance of masonry structures and related definitions have been deleted from Section 2106 and replaced with a reference to the MSJC Specification TMS 602/ACI 530.1/ASCE 6 and the special inspection and testing requirements contained in Chapter 17.</p>
Conventional light-frame construction		<p><b>2308</b> Section 2308, which contains prescriptive requirements for conventional wood frame construction, has been reformatted and reorganized in its entirety. Significant changes include the introduction of new designations for wall bracing method similar to those in the IRC as shown in Table 2308.6.3(1), and reformatted wall bracing requirements set forth in Table 2308.6.1.</p>
Roof and ceiling framing		<p><b>2308.7</b> Ceiling joist and rafter span tables from the IRC have been incorporated into the conventional construction provisions of the IBC.</p>
Safety glazing – hazardous locations	<p><b>2406.1, 2406.4</b> The hazardous locations identified in the safety glazing provisions have been reorganized and clarified in order to provide better consistency between the IBC and IRC.</p>	





Topic	2012	2015
<b>Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued</b>		
Safety glazing – impact test	<b>2406.2</b> The default impact test criteria have been revised to impose the more restrictive test methodology. The higher impact requirements will apply unless the tables in Section 2406.2 allow for a lower impact test to be used.	
Safety glazing adjacent to bottom stair landing		<b>2406.4.7</b> The height criteria for regulating glazing at the landing at the bottom of a stair has been revised and the method for measuring the horizontal distance has been clarified, now generally requiring safety glazing if located less than 60 inches above the bottom landing of the stair.



Topic	2012	2015
Water-resistive barriers for stucco applications	<b>2510.6</b> In order to reduce the likelihood of moisture getting into the building, detailed requirements have been provided for the installation of the two layers of weather-resistive barriers that are required behind stucco-covered exterior walls.	
Foam plastic insulation installed in floor assemblies	<b>2603.4.1.14</b> The use of 1/2-inch wood structural panels installed on the walking surface side of a floor assembly is now permitted as an alternative to the thermal barrier typically required where foam plastic insulation is installed within a floor assembly.	
Special approval of foam plastics	<b>2603.9 (2603.10, 2603.10.1)</b> The specific approval requirements now ensure that the smoke development of all assemblies that contain foam plastic is evaluated regardless of the test standard used.	
Plastic composites		<b>2612</b> New definitions and applicable test standards now address the use of plastic composites for use as exterior deck boards, stair treads, handrails and guards.

Topic	2012	2015
<b>Part 7 Building Services, Special Devices, and Special Conditions (Chapters 27 through 34)</b>		
Single-user toilet facilities	<b>2902.2</b> Where separate sex toilet facilities are required and only one water closet is required in each facility, two family or assisted-use toilet rooms may now be provided as an acceptable alternative.	
Toilet facilities in parking garages	<b>2902.3</b> Public toilet facilities are no longer required in open and enclosed parking garages and employee toilet facilities are not required in those garages that do not have parking attendants.	
Public toilet facilities		<b>2902.3</b> Limited-size quick-service tenant spaces are no longer required to provide toilet facilities for the public customers.
Elevator hoistway venting		<b>3004</b> The elevator hoistway venting provisions of Section 3004 have been deleted; such hoistways are no longer required to be vented to the exterior.
Elevator lobbies and hoistway opening protection		<b>3006</b> The elevator lobby requirements have been relocated from Section 713.14.1, where they were previously included with the general shaft enclosure requirements, to Chapter 30, which addresses elevators. Provisions now focus on hoistway opening protection, with lobbies being one of three options (enclosed lobbies, additional door, or hoistway pressurization).
Fire service access elevators, Occupant evacuation elevators	<b>3007</b> Many of the provisions addressing fire service access elevators have now been coordinated with those applicable to occupant evacuation elevators to ensure that the fire service access elevators are able to continue to function and serve their intended purpose during an emergency.  <b>3008</b> The provisions addressing occupant evacuation elevators are now more closely coordinated with those regulating fire service access elevators	
Existing structures		<b>Chapter 34</b> Chapter 34 has been deleted from the IBC in its entirety, and existing buildings will now be solely regulated by the <i>International Existing Building Code (IEBC)</i> .
Type B units in existing buildings	<b>IEBC 410 (3411)</b> Type B units are now required in existing buildings when there is a change of occupancy or an alteration and more than 50 percent of the building is affected.  <b>Note:</b> Because the 2015 IBC deleted Chapter 34, this provision is no longer found within the IBC. However, this requirement is located in the IEBC which is adopted by reference in IBC Section 101.4.7. In addition, because this requirement is more restrictive than the requirements of the federal Fair Housing Act, it is important code users are aware of this change.	

**Notes:**

**Notes:**

# 2018 IBC Update

*Based on the 2018 International Building Code,<sup>®</sup> (IBC<sup>®</sup>)*

ICC LEARNING CENTER

The *International Building Code*<sup>®</sup> (IBC<sup>®</sup>), establishes minimum regulations for building safety.

This handout will identify important changes in the IBC from 2015 to 2018 edition. Participants will be presented with those changes that will most impact their use of the code when they adopt these I-Codes. The learner will receive an overview of the most important code changes.

## Goal

Participants will be able to use this document to identify changes between the 2015 and 2018 IBC allowing them to apply these code requirements to design, plan submittals and/or inspection.

The lecture and activity format allows participants to discuss the changes, reasons for the changes, and answer knowledge review questions. Information presented will allow participants to apply these new code requirements to design, plan review, and/or inspection.

## Objectives

Upon completion, participants will be better able to:

- Identify the most significant differences between the 2015 and the 2018 IBC.
- Explain the differences between the current and previous edition.
- Identify changes in organization and code requirements.
- Identify the applicability of design, plan review and inspection requirements.

## Content

Chapters of the IBC included in this handout:

- |   |  |   |
|---|--|---|
| • Chapter 2, Definitions  | • Chapter 9, Fire Protection Systems                 | • Chapter 18, Soils and Foundations           |
| • Chapter 3, Use and Occupancy Classification                         | • Chapter 10, Means of Egress                        | • Chapter 19, Concrete                        |
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Chapter 2: Definitions			
Code Section		Section Title	Description of Change
2018	2015		
202	202	<b>Definitions</b>  <b>(Several definitions have been added to this edition of the IBC, as well as deleting and revising existing definitions.)</b>	<p>New definitions include “Greenhouse” and “Repair garage”.</p> <p>The definition for “Sleeping unit” has been clarified while “Ambulatory care facility” and “Clinic, outpatient” have been deleted.</p> <p><b>GREENHOUSE.</b> A structure or thermally isolated area of a building that maintains a specialized sunlit environment used for, and essential to, the cultivation, protection or maintenance of plants.</p> <p><b>REPAIR GARAGE.</b> A building, structure or portion thereof used for servicing or repairing motor vehicles.</p> <p><b>SLEEPING UNIT.</b> <del>A room or space in which people sleep, which can also include single unit providing rooms or spaces for one or more persons that includes</del> permanent provisions for sleeping, and can include provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.</p> <p><del>AMBULATORY CARE FACILITY.</del></p> <p><del>CLINIC, OUTPATIENT.</del></p>

Chapter 3: Use and Occupancy			
Code Section		Section Title	Description of Change
2018	2015		
302.1 Clarification	302.1	<b>Classification of Outdoor Areas</b>	It has been clarified that occupied roofs are to be assigned one or more occupancy classifications in a manner consistent with the classification of uses inside the building, based upon the fire and life safety hazards posed by the rooftop activities.
303.4 Clarification	303.4	<b>Assembly Use of Greenhouses Classification</b>	Where the use of the greenhouse is assembly in nature due to public access for the viewing of plants, classification as a Group A-3 occupancy is appropriate.
309.1 Clarification	309.1	<b>Mercantile Use of Greenhouses Classification</b>	Where a greenhouse is provided with public access for the purpose of the display and sale of plants, a Group M occupancy shall be assigned.
310.3, 310.4 Clarification	310.3, 310.4	<b>Classification of Congregate Living Facilities</b>	Dormitories and similar nontransient uses now are to be considered as Group R-3 occupancies where the occupant load is 16 or less. In addition, transient lodging houses, such as bed-and-breakfast establishments, can only be considered as Group R-3 occupancies where their total occupant load is 10 or less.

Chapter 3: Use and Occupancy, Continued			
Code Section		Section Title	Description of Change
2018	2015		
310.4.2 Modification	310.4.2	<b>Owner-Occupied Lodging Houses</b>	The criteria permitting compliance with the IRC for the design and construction of owner-occupied lodging houses has been expanded by now also requiring that the total number of lodging house occupants be limited to 10.
311.1.1 Modification	311.1.1	<b>Classification of Accessory Storage Spaces</b>	Regardless of size, storage rooms and spaces that are accessory to other uses are to be classified as part of the occupancy to which they are accessory.
312.1.1 Clarification	312.1.1	<b>Classification of Agricultural Greenhouses</b>	Because a Group U occupancy includes those low-hazard structures that do not conform to any other specific occupancy classification, it has been clarified that greenhouses are only to be considered as Group U where they are not more appropriately classified as one of the other occupancies established in the IBC.

Chapter 4: Special Requirements for Use and Occupancy			
Code Section		Section Title	Description of Change
2018	2015		
403.2.1.1 Modification	403.2.1.1	<b>Type of Construction in High-Rise Buildings</b>	The reduction in the minimum required fire-resistance ratings for certain building elements of high-rise buildings is no longer applicable to Group H-2, H-3 and H-5 occupancies due to the high physical hazard level such uses pose.
404.6 Modification	404.6	<b>Enclosure of Atriums</b>	The requirement that those spaces not separated from an atrium be accounted for in the design of the smoke control system now applies only in those cases where the atrium is provided with a smoke control system.
406.1 Clarification	406.1	<b>Motor Vehicle-Related Occupancies</b>	Provisions specific to motor-vehicle-related uses have been reformatted in a manner such that those requirements that apply to all such uses have been relocated in a single Section 406.1.
407.5 Modification	407.5	<b>Maximum Smoke Compartment Size</b>	The allowance for larger smoke compartments in hospitals and other Group I-2, Condition 2 occupancies has now been modified to only include compartments containing single-patient sleeping rooms and suites, as well as those compartments without patient sleeping rooms.
407.5.4 Modification	407.5.4	<b>Required Egress from Smoke Compartments</b>	In Group I-2 occupancies, any smoke compartment that does not have an exit from the compartment must now provide direct access to a minimum of two adjacent smoke compartments.
420.7 Modification	420.7	<b>Corridor Protection in Assisted Living Units</b>	Shared living spaces, group meeting spaces and multipurpose therapeutic spaces are now permitted to be open to fire-rated corridors in Group I-1 assisted living housing facilities provided specific conditions are met.
420.8 Addition		<b>Group I-1 Cooking Facilities</b>	A room or space containing a cooking facility with domestic cooking appliances is now permitted to be open to a corridor in Group I-1 occupancies provided nine specific conditions are met.
420.10 Addition		<b>Dormitory Cooking Facilities</b>	The installation and use of domestic cooking appliances are now regulated in both common areas and sleeping rooms of Group R-2 college dormitories.

Chapter 4: Special Requirements for Use and Occupancy, Continued			
Code Section		Section Title	Description of Change
2018	2015		
427 Addition		<b>Medical Gas Systems</b>	In order to provide a more comprehensive and efficient compilation of construction regulations, those IFC medical gas system requirements related directly to building construction have now been replicated in the IBC.
428 Addition		<b>Higher Education Laboratories</b>	Higher education laboratories using hazardous materials can now be considered Group B occupancies provided such laboratories comply with new Section 428 which provides an alternative approach to the existing control area provisions.

Chapter 5: Heights and Areas			
Code Section		Section Title	Description of Change
2018	2015		
503.1, 706.1 Modification	503.1, 706.1	<b>Scope of Fire Wall Use</b>	The use of fire walls is now strictly limited to only the determination of permissible types of construction, based upon allowable building area and height.
503.1.4 Addition		<b>Allowable Height and Area of Occupied Roofs</b>	New criteria is now provided establishing the appropriate methodology in the regulation of building height in stories above grade plane where one or more occupancies is located on the roof.
Table 506.2, Note i Modification	Table 506.2, Note i	<b>Allowable Area of Type VB Greenhouses</b>	The tabular allowable area for nonsprinklered single-story greenhouses classified as Group U occupancies has been substantially increased for Type VB buildings to be consistent with those greenhouses classified as Group B, M, F-2 and E.
507.4 Clarification	507.4	<b>Sprinklers in Unlimited Area Group A-4 Buildings</b>	The sprinkler omission permitted for indoor participant sport areas of unlimited area Group A-4 buildings is now clearly not applicable to storage rooms, press boxes, concession areas and other ancillary spaces.
508.4.1, Table 508.4 Modification	508.4.1, Table 508.4	<b>508.4.1, Table 508.4 Separated Occupancies vs. Fire Area Separations</b>	New provisions in Section 508.4.1 and Table 508.4 clarify that the fire separations used for mixed occupancy purposes and those used for fire area purposes address different concerns, and as such the most restrictive fire-resistance-rated conditions shall apply.
510.2 Clarification	510.2	<b>Horizontal Building Separation</b>	Vertical offsets are permitted in the horizontal fire-resistance-rated separation mandated for "podium buildings" provided the minimum required fire-resistance rating is maintained for the offsets and their supporting elements.

Chapter 6: Types of Construction			
Code Section		Section Title	Description of Change
2018	2015		
Table 601, Note b Modification	Table 601, Note b	<b>Fire Protection of Structural Roof Members</b>	All portions of the roof construction, including primary structural frame members such as girders and beams, are now selectively exempted from fire-resistance requirements based on Table 601 where every portion of the roof construction is at least 20 feet above any floor below.
602.3, 602.4.1 Clarification	602.3, 602.4.1	<b>FRT Wood Sheathing in Exterior Wall Assemblies</b>	It has now been clarified that wood sheathing, as well wood framing, is permitted in exterior walls of Type III and IV buildings where fire-retardant-treated wood is used.

Chapter 7: Fire and Smoke Protection Features			
Code Section		Section Title	Description of Change
2018	2015		
704.2, 704.4.1 Modification	704.2, 704.4.1	<b>Column Protection in Light-Frame Construction</b>	In walls of light-frame construction where primary structural frame members require fire-resistive protection, columns extending only between the bottom and top plates do not need to be provided with individual encasement protection.
Modification 705.2.3, 705.2.3.1, 705.2.4	1406.3, 1406.4	<b>Combustible Balconies, Projections, and Bay Windows</b>	Construction requirements for balconies, porches, decks, bay windows and oriel windows have been relocated from Section 1406 (Combustible Materials on the Exterior Side of Exterior Walls) to Section 705.2.3 (Combustible Projections).
706.1.1 Modification	706.1.1	<b>Party Walls Not Constructed as Fire Walls</b>	Construction as a fire wall is no longer required for a party wall provided the aggregate height and area of the buildings on each side of the party wall are compliant with Chapter 5 and applicable easements and agreements are established addressing the maintenance of all fire and life safety systems of both buildings.
706.2 Modification	706.2	<b>Structural Continuity of Double Fire Walls</b>	In Seismic Design Categories D through F, floor and roof sheathing is permitted to continue through light-frame double fire wall assemblies where the sheathing does not exceed a thickness of ¾ inch.
708.4 Clarification	708.4	<b>Continuity of Fire Partitions</b>	The continuity requirements for fire partitions have been reformatted to provide for increased clarity of their construction requirements.
708.4.2 Clarification	708.4.2	<b>Fireblocking and Draftstopping at Fire Partitions</b>	Fireblocking and draftstopping requirements for fire partitions of combustible construction have been consolidated and modified.
713.8.1 Modification	713.8.1	<b>Membrane Penetrations of Shaft Enclosures</b>	Membrane penetrations not related to the purpose of a shaft enclosure are no longer prohibited from penetrating the outside of the enclosure.
716.2.6.5 Addition		<b>Delayed-Action Self-Closing Doors</b>	Self-closing doors that are not also required to be automatic-closing are now permitted to be equipped with delayed-action closers.

Chapter 8: Interior Finishes			
Code Section		Section Title	Description of Change
2018	2015		
803.3 Modification	803.3	<b>Interior Finish Requirements for Heavy Timber Construction</b>	Materials considered heavy timber construction must now comply with interior finish requirements where exposed in interior exit stairways and exit passageways.
803.11, 803.12 Addition		<b>Flame Spread Testing of Laminates and Veneers</b>	Specific flame-spread testing provisions have been added to the IBC to address the use of factory-produced laminated products with a wood substrate as well as facings and wood veneers applied over a wood substrate on site.

Chapter 9: Fire Protection Systems			
Code Section		Section Title	Description of Change
2018	2015		
901.6.2 Addition		<b>Integrated Fire Protection System Testing</b>	Test criteria have been added to the code with a reference to new NFPA 4, <i>Standard for Integrated Fire Protection and Life Safety System Testing</i> , to ensure that where multiple fire protection systems or life safety systems are integrated, the acceptance process and subsequent testing must evaluate all of the integrated systems as a whole.
902.8 Addition		<b>Fire Pump and Fire Sprinkler Riser Rooms</b>	A number of prescriptive requirements have been added regulating the design and construction of automatic sprinkler system riser rooms and fire pump rooms.
903.2.1 Clarification	903.2.1	<b>Sprinklers Required in Group A Occupancies</b>	The extent to which automatic sprinkler systems are required in multi-story Group A occupancies has been clarified.
903.2.3 Modification	903.2.3	<b>Sprinklers in Group E occupancies</b>	Criteria for occupant load threshold and location within the building have been added as conditions that could require sprinkler protection in an Group E educational occupancy.
903.3.1.2.1 Modification	903.3.1.2.1	<b>Sprinkler Protection at Balconies and Decks</b>	Where nonrated balconies and similar combustible projections of dwelling and sleeping units are permitted in Type IIIA and VA buildings, it has been clarified that the sprinkler protection is to be extended to the area of the projections.
903.3.1.2.3 Addition		<b>Protection of Attics in Group R Occupancies</b>	Sprinkler protection or acceptable alternative methods for the protection of attics are now addressed for mid-rise buildings housing multi-family occupancies and equipped with an NFPA 13R sprinkler system.



Chapter 9: Fire Protection Systems, Continued			
Code Section		Section Title	Description of Change
2018	2015		
904.13 Modification	904.13	<b>Domestic Cooking Protection in Institutional and Residential Occupancies</b>	Where domestic-type cooking operations are present in Group I-1 occupancies and college dormitories classified as Group R-2, an automatic fire-extinguishing system is now mandated in conjunction with the required hood over any cooktop or range.
904.14 Addition		<b>Aerosol Fire Extinguishing Systems</b>	The installation, inspection, testing and maintenance of aerosol fire extinguishing systems are now addressed through applicable references to Sections 901 and 904.4 of the IBC and NFPA 2010, as well as the system's listing and manufacturer's instructions.
905.3.1 Modification:	905.3.1	<b>Class III Standpipes</b>	Standpipe system protection is now required in those buildings having four or more stories above or below grade plane regardless of the vertical distance between the floor level of the highest story and the level of the fire department vehicle access.
905.4 Modification	905.4	<b>Class I Standpipe Connection Locations</b>	Modifications have been made regarding the location of hose connections within interior exit stairway enclosures as well as the minimum number of connections required where open breezeways and open stairs are provided.
907.2.1 Modification	907.2.1	<b>Fire Alarms in Group A Occupancies</b>	An additional criterion now mandates the installation of a manual fire alarm system where there is a Group A occupant load of more than 100 located above or below the level of exit discharge.
907.2.10 Deletion	907.2.10	<b>Group R-4 Fire Alarm Systems</b>	The installation of a manual fire alarm system and an automatic smoke detection system are no longer required in Group R-4 occupancies.

Chapter 10: Means of Egress			
Code Section		Section Title	Description of Change
2018	2015		
1004.8, Table 1004.5 Modification	1004.8, Table 1004.5	<b>Occupant Load Calculation in Business Use Areas</b>	The method of calculating occupant load in business areas has been revised which will typically result in reduced design occupant loads. However, higher design occupant loads can be now be assigned to concentrated business areas such as telephone call centers and similar uses.
1006.2.1, Table 1006.2.1 Modification	1006.2.1, Table 1006.2.1	<b>Group R Spaces with One Exit or Exit Access Doorway</b>	Allowances for single-exit Group R spaces have been reformatted and the approach to accumulating occupant loads from adjacent rooms discharging through foyers and lobbies has been clarified.

Chapter 10: Means of Egress, Continued			
Code Section		Section Title	Description of Change
2018	2015		
1006.3 Clarification	1006.3	<b>Egress Through Adjacent Stories</b>	The determination of means of egress requirements has been clarified where the occupants must travel to an adjacent story to reach a complying exit or exits.
1010.1.1 Clarification	1010.1.1	<b>Size of Doors</b>	Provisions addressing limits to the width and height of door openings have been selectively reformatted and revised as necessary to correlate with the technical accessibility requirements of ICC A117.1.
1010.1.4.4 Addition		<b>Locking Arrangements in Educational Occupancies</b>	Guidance has been provided to allow for enhanced security measures on educational classroom egress doors and yet still continue to comply with applicable means of egress requirements.
1010.1.9.8 Modification	1010.1.9.8	<b>Use of Delayed Egress Locking Systems in Group E Classrooms</b>	The allowance for the use of delayed egress locking systems has been expanded to also include egress doors serving Group E classrooms with an occupant load of less than 50, as well as secondary exits or exit access doors serving courtrooms.
1010.3.2 Addition		<b>Security Access Turnstiles</b>	New conditions of use are now provided to the building official with criteria to evaluate security access turnstiles that are located in a manner to obstruct a means of egress.
1013.2 Modification	1013.2	<b>Floor Level Exit Sign Location</b>	The permitted location for low-level exit signs selectively required in Group R-1 occupancies has been expanded to now allow the bottom of such sign to be mounted up to 18 inches above the floor.
1023.3.1 Modification	1023.3.1	<b>Stairway Extensions</b>	Fire-resistance-rated separation is not required between an interior exit stairway and its exit passageway extension where both the stair enclosure and exit passageway are pressurized.
1026.4 Modification	1026.4	<b>Refuge Areas for Horizontal Exits</b>	The method for determining the minimum required refuge area size where a horizontal exit has been provided has been modified to allow for a more appropriate determination of the occupant load assigned to the refuge area.
1030.1 Clarification	1030.1	<b>Required Emergency Escape and Rescue Openings</b>	The occupancies where emergency openings are required have been clarified and the minimum number of required openings in a residential basement has been revised.

Chapter 11: Accessibility			
Code Section		Section Title	Description of Change
2018	2015		
1103.2.14 Modification	1103.2.14	<b>Access to Walk-In Coolers and Freezers</b>	Revised conditions have now been placed on the use of walk-in cooler and freezers exempted from accessibility provisions by requiring them to be accessed from only employee work areas and limiting the scope to only pieces of equipment.
1109.2.1.2 Modification	1109.2.1.2	<b>Fixtures in Family or Assisted-Use Toilet Rooms</b>	Family or assisted-use toilet rooms may now also contain a child height water closet and lavatory in order to provide a higher level of accommodation.

Chapter 12: Interior Environment			
Code Section		Section Title	Description of Change
2018	2015		
1206.2, 1207.3 Modification	1206.2, 1207.3	<b>Engineering Analysis of Sound Transmission</b>	A performance-based alternative approach for meeting the required sound transmission class ratings for unit separation walls and floor/ceiling assemblies in residential buildings has been introduced which allows for the use of an engineering analysis based upon a comparison to previously-tested assemblies.

Chapter 14: Exterior Walls			
Code Section		Section Title	Description of Change
2018	2015		
Modification Table 1404.2	Table 1404.2	<b>Weather Covering Minimum Thickness</b>	The minimum required thicknesses of masonry and stone veneer weather coverings have been updated to align with current industry standards.

Chapter 15: Roof Assemblies and Rooftop Structures			
Code Section		Section Title	Description of Change
2018	2015		
1504.3.3 Addition		<b>Metal Roof Shingles</b>	Metal roof shingles are now addressed separately from other metal panel roof systems with reference made to applicable standards for the labeling and testing of wind resistance for the shingles.
1507.1 Clarification	1507.1	<b>Underlayment</b>	Reorganization: Underlayment and ice barrier requirements have been relocated from sections describing each type of roofing material and placed into one new section describing the type, attachment and application of underlayment.

Chapter 16: Structural Design			
Code Section		Section Title	Description of Change
2018	2015		
1603.1 Modification	1603.1	<b>Construction Documents</b>	The construction document requirements for environmental and special loads have been updated for rain, snow and wind forces and their components.
1604.3.7 Addition		<b>Deflection of Glass Framing</b>	Limits to the deflection of framing which supports glazing has been added to Section 1604.3.
1604.10 Addition		<b>Storm Shelters</b>	The development of loads for storm shelters is to be based on ICC 500 which provides wind speeds for tornado and hurricane shelter design using ASCE 7 load combinations.
Table 1607.1 Modification	Table 1607.1	<b>Deck Live Load</b>	Table 1607.1 is now consistent with the provisions in the 2010 and 2016 editions of ASCE 7 for minimum uniformly distributed live loads on decks and balconies by increasing the deck live load to one and one-half times the live load of the area served.
1607.14.2 Addition		<b>Minimum Fire Load</b>	The minimum lateral load that fire walls are required to resist has been established at five pounds per square foot.
1609 Modification	1609	<b>Wind Loads</b>	Section 1609 now has updated wind speed maps, including maps for the state of Hawaii. Terminology for describing wind speeds has been changed again with ultimate design wind speeds now called basic design wind speeds.
1613 Modification	1613	<b>Earthquake Loads</b>	The site coefficients contained in the IBC have now been brought into alignment with the newest generation of ground motion attenuation equations.
1613.3.1 Modification	1613.3.1	<b>Seismic Maps</b>	The IBC seismic maps have been updated to match new maps in the 2015 NEHRP Provisions and 2016 ASCE 7 standard.
1615 Addition		<b>Tsunami Loads</b>	There are many coastal communities in the western United States and on islands in the Pacific Ocean which need tsunami-resistant design of critical infrastructure and essential facilities. New IBC Section 1615, Tsunami Loads, has been added to address design of these facilities.

Chapter 17: Special Inspections and Tests			
Code Section		Section Title	Description of Change
2018	2015		
1704.6 Modification	1704.6	<b>Structural Observations</b>	Section 1704.6.1 has been added requiring structural observation of buildings that are considered a high-rise or assigned to Risk Category IV.
1705.2.2 Modification	1705.2.2	<b>Metal-plate-connected Wood Trusses</b>	Five-foot tall wood trusses requiring permanent bracing now require a periodic special inspection to verify that the required bracing has been installed.
1705.12.6 Item 6 Addition		<b>Designated Seismic Systems</b>	Section 1705.12.6 adds a provision for minimum clearance of fire sprinkler components considered as a designated seismic system.

Chapter 18: Soils and Foundations			
Code Section		Section Title	Description of Change
2018	2015		
1807.2 Modification	1807.2	<b>Retaining Walls</b>	The requirement for consideration of a keyway in the sliding analysis of retaining walls has been deleted from Section 1807.2.1.
1810.3.8.3 Modification	1810.3.8.3	<b>Precast Prestressed Piles</b>	Equations in Section 1810.3.8.3 addressing precast prestressed piles have been updated.

Chapter 19: Concrete			
Code Section		Section Title	Description of Change
2018	2015		
1901.2 Modification	1901.2	<b>Seismic loads for precast concrete diaphragms</b>	New language adds a requirement for the design of precast concrete diaphragms in high seismic regions to use ASCE 7 Section 14.2.4.

Chapter 22: Steel			
Code Section		Section Title	Description of Change
2018	2015		
2207.1, Chapter 35 Modification	2207.1, Chapter 35	<b>SJI standard</b>	The 2015 edition of the combined SJI-100, Standard Specification for K-Series, LH-Series, and DLH-Series Open Web Steel Joists and Joist Girders, is the new referenced standard for steel joists.
2211 Modification	2211	<b>Cold-formed Steel Light-frame Construction</b>	The 2015 editions of the AISI standards for cold-formed steel are adopted in the 2018 IBC. These new standards include AISI S240, AISI S400 and AISI S202.

Chapter 23: Wood			
Code Section		Section Title	Description of Change
2018	2015		
2303.2.2 Modification	1203.2.2	<b>Fire-retardant treated wood</b>	The types of chemical treatment allowed for fire-resistant-treated lumber are clarified.
2303.6 Modification	2303.6	<b>Nails and Staples</b>	Nails and staples are required to conform to the standard ASTM F 1667 including Supplement 1. Minimum average bending moment values are added for staples.



Chapter 23: Wood			
Code Section		Section Title	Description of Change
2018	2015		
Table 2304.9.3.2 Addition		<b>Mechanically Laminated Decking</b>	A new alternative fastener schedule for construction of mechanically laminated decking is added to the 2018 IBC giving equivalent power-driven fasteners for the 20 penny nail.
Table 2304.10.1 Modification	Table 2304.10.1	<b>Ring Shank Nails</b>	The 2018 IBC and IRC are now aligned by requiring an 8-penny common or ring shank nail when nailing 6:12 on center for roof sheathing.
2304.12.2.5, 2304.12.2.6 Modification	2304.12.2.5, 2304.12.2.6	<b>Supporting members for permeable floors and roofs</b>	The provisions for permeable floors and roofs are modified to require positive drainage of water and ventilation below the floor or roof to protect supporting wood construction.
Table 2308.4.1.1 (1) Modification	Table 2308.4.1.1 (1)	<b>Header and Girder Spans – Exterior Walls</b>	The header and girder spans for the exterior bearing wall table are updated to allow #2 Southern Pine design values rather than #1 Southern Pine thereby reducing span lengths.
Table 2308.4.1.1 (2) Modification	Table 2308.4.1.1 (2)	<b>Header and Girder Spans – Interior Bearing Walls</b>	The header and girder spans for the interior bearing walls table are updated to allow No. 2 Southern Pine design values for spans rather than No. 1 Southern Pine thereby reducing span lengths.

Chapter 26: Plastic			
Code Section		Section Title	Description of Change
2018	2015		
2603.13 Addition		<b>Cladding attachment over foam sheathing to wood framing</b>	Requirements for cladding over foam sheathing and wood framing are added to the <i>International Building Code</i> to match the <i>International Residential Code</i> and cold-framed steel stud requirements.

Chapter 30: Elevators and Conveying Systems			
Code Section		Section Title	Description of Change
2018	2015		
3001.2 Addition		<b>Emergency Elevator Communication Systems</b>	Additional communication capabilities are now required in accessible elevators to enhance the usability of the two-way communication system by individuals with varying degrees of hearing or speech impairments.

Chapter 30: Elevators and Conveying Systems			
Code Section		Section Title	Description of Change
2018	2015		
3007.1 Modification	3007.1	<b>Extent of Fire Service Access Elevator Travel</b>	Fire service access elevators, where required, now only need to provide access to those floor levels at and above the lowest level of fire department access. In addition, elevators that only connect a parking garage to a building's lobby need not serve as fire service access elevators.
3008.1 Modification	3008.1	<b>Required Number of Occupant Evacuation Elevators</b>	A reduction in the minimum number of elevators that must be considered as occupant evacuation elevators now reflects a more reasonable performance-based approach while still retaining the capacity to evacuate a high-rise building more quickly than stairs alone.

Chapter 31: Special Construction			
Code Section		Section Title	Description of Change
2018	2015		
3112 Addition		<b>Relocatable Buildings</b>	A process of acceptance for relocatable modular buildings has been established in order to provide clear and consistent direction in the relocation, reuse and/or repurposing of such buildings.

Chapter 33: Safeguards During Construction			
Code Section		Section Title	Description of Change
2018	2015		
3310.1 Modification	3310.1	<b>Stairways in Buildings under Construction</b>	At least one temporary or permanent stairway must now be provided in a building under construction once the building has reached a height of 40 feet as measured from the lowest level of fire department vehicle access.
3314 Addition		<b>Fire Watch During Construction</b>	In order to protect adjacent properties from fire in a building of considerable height when under construction, new provisions have been established to give authority to the fire code official to require a fire watch during those hours where no construction work is being done.

Appendix G: Flood-Resistant Construction			
Code Section		Section Title	Description of Change
2018	2015		
G103.6 Modification	G103.6	<b>Watercourse Alteration</b>	Notification of a watercourse alteration should be given to all adjacent building departments, not just those a building department believes will be affected.

Appendix N: Replicable Buildings			
Code Section		Section Title	Description of Change
2018	2015		
Appendix N Addition		<b>Replicable Buildings</b>	Guidelines for replicable buildings have been added to the appendix in order to give jurisdictions a tool they can adopt to help streamline the plan review process in regard to code compliance.



**CODE COUNCIL**  
TRAINING

2009  
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# ***2015 IRC® Transition from the 2009 IRC®***

*Based on the International Residential Code® (IRC®)*



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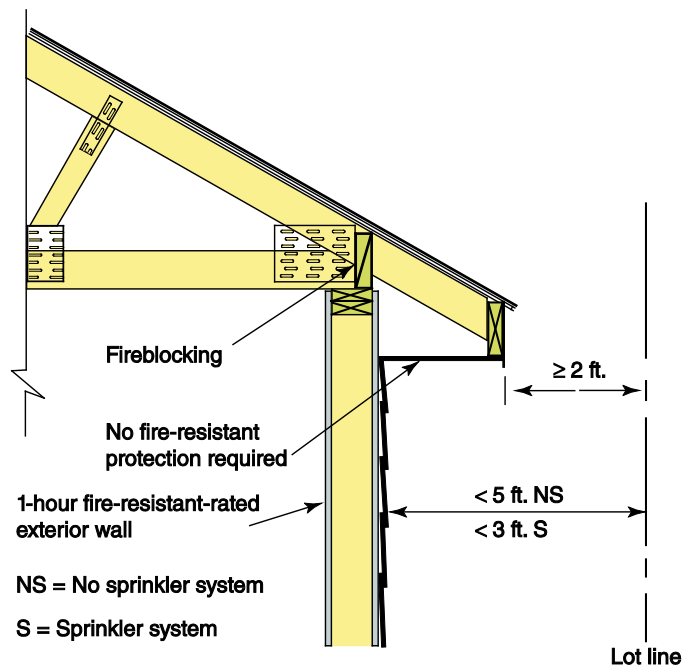
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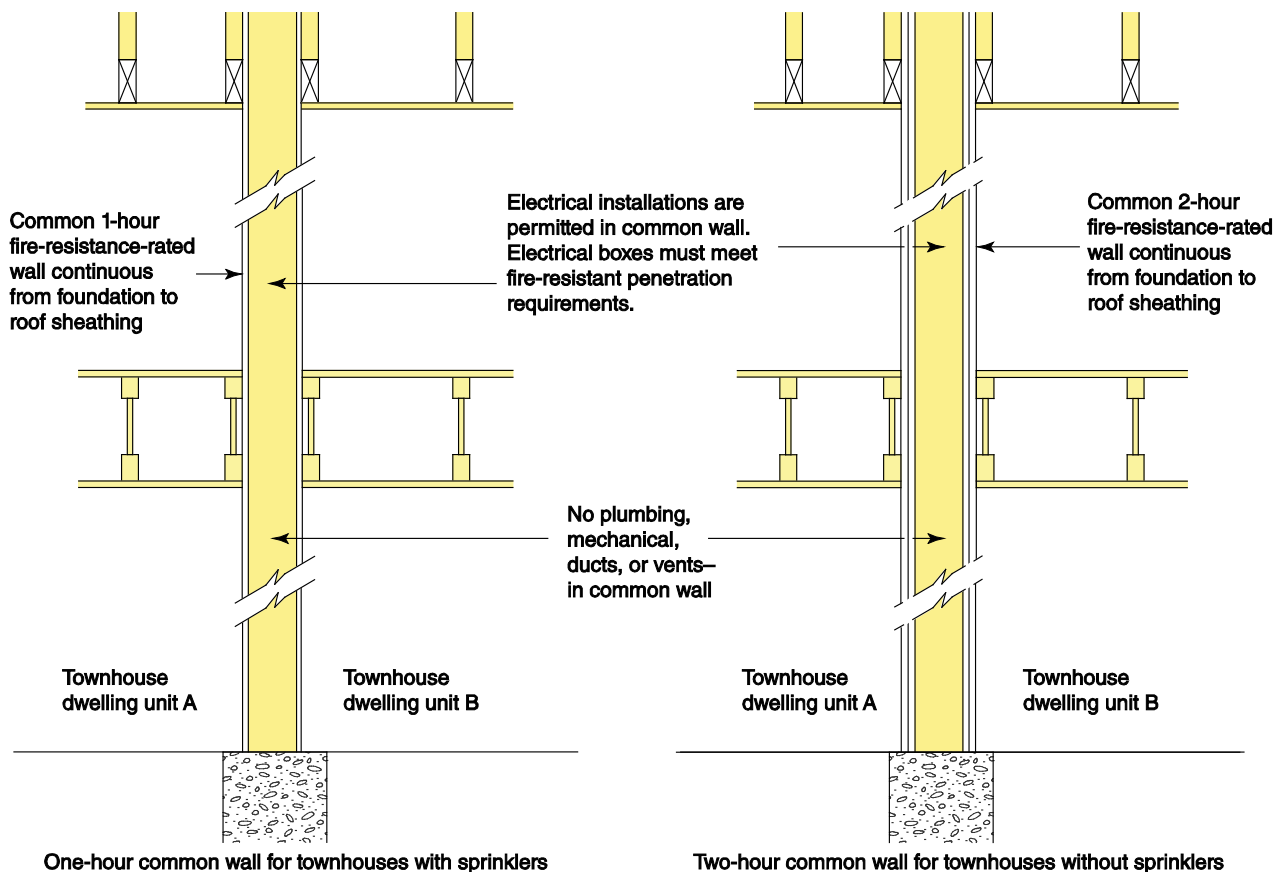
**2015 International Residential Code –Transition from the 2009 IRC**

Topic	2012	2015
<b>Part 1 Scope and Administration (Chapter 1)</b>		
Scope – Accessory Structures		<b>R101.2</b> The maximum height for accessory structures has been increased from two to three stories above grade plane. Technical requirements have been removed from the definition, and accessory structures are now permitted to be unlimited in area.
Alternative Materials, Design, and Methods of Construction and Equipment		<b>R104.11</b> When proposed alternatives are not approved, the reason for the disapproval must be stated in writing by the building official.
Fences Exempt from Permit	<b>R105.2</b> Fences up to 7 feet high are exempt from permit requirements.	
Existing Buildings in Flood Hazard Areas		<b>R105.3.1.1</b> Determination of substantial improvement for existing buildings in flood hazard areas is the responsibility of the building official. The related provisions are now consolidated in Section R105.3.1.1.
Information for Construction in Flood Hazard Areas		<b>R106.1.4</b> Construction documents for dwellings in Coastal A Zones shall include the elevation of the bottom of the lowest horizontal structural member.
<b>Part 2 Building Planning (Chapter 3)</b>		
Climatic and Geographic Design Criteria		<b>Table R301.2(1)</b> The jurisdiction must indicate if it contains special wind regions or wind borne debris zones.
Wind Design Criteria	<b>R301.2.1</b> A new map indicates the geographic locations that require wind design, which means an engineered design in accordance with the IBC or ASCE 7, or a design in accordance with the applicable provisions of ICC-600, the WFCM, or AISI S230.	<b>R301.2</b> Ultimate design wind speed values replace basic wind speed values for 3-sec gust wind speeds in Section R301.2.2. A wind speed conversion table has been added for conversion from ultimate design to nominal design wind speeds.
Sunrooms		<b>R301.2.1.1.1</b> The 2015 IRC requires sunrooms to comply with AAMA/NPEA/NSA 2100-12. The standard contains requirements for habitable and non-habitable sunrooms.
Protection of Openings in Wind Borne Debris Regions		<b>R301.2.1.2</b> The mean roof height limit has been increased from 33 feet to 45 feet for the prescriptive attachment provisions for wood structural panels protecting glazing. The ASTM E 1996 standard has been modified to classify wind zones according to ultimate design wind speed.
Wind Exposure Category		<b>R301.2.1.4</b> Wind Exposure Category A has been deleted because it no longer exists in the IBC and ASEC 7, which is the basis for determination of wind exposure categories. Wind Exposure Category D now applies to open water, mud and salt flats, and unbroken ice fields, which includes hurricane-prone regions.

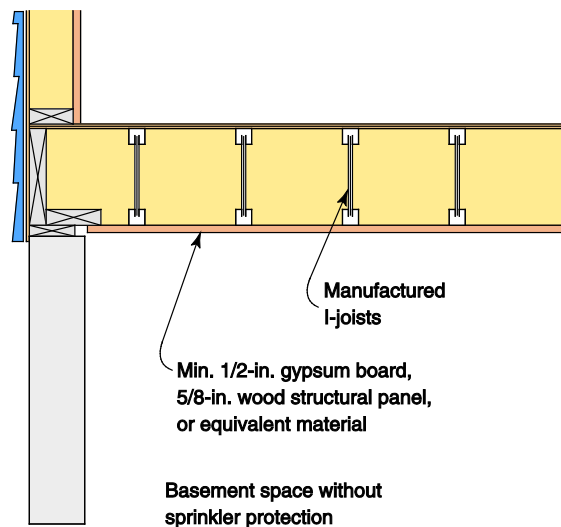
Topic	2012	2015
<b>Part 2 Building Planning (Chapter 3), Continued</b>		
Floodplain Construction		<b>R301.2.4</b> Buildings located in a flood hazard area must comply with the provisions for the most restrictive flood hazard area and may use ASCE 24 for design.
Story Height		<b>R301.3</b> Story height of wood and steel wall framing, insulated concrete, and SIP walls may not exceed 11ft, 7in. Masonry wall height is limited to 13ft 7in.
Exterior Walls	<b>R302.1</b> The minimum clearances to lot lines have been reduced from 5 feet to 3 feet for unrated exterior walls when the dwelling is protected with a fire sprinkler system. The code now permits construction of unrated exterior walls on the lot line when all dwellings in the subdivision are protected with automatic fire sprinkler systems and the opposing lot maintains a minimum 6-foot clearance from the common lot line.	<b>R302.1</b> Unprotected roof overhangs are now permitted to project to within 2ft of the property line when fireblocking is installed between the top of the wall and the roof sheathing. In most cases, projections are not permitted less than 2ft from the property line. For dwellings with or without fire sprinkler protection, penetrations of exterior walls do not require fire-resistant protection unless they are located less than 3ft from the property line.



Topic	2012	2015
<b>Part 2 Building Planning (Chapter 3), Continued</b>		
Townhouse Separation R302.2.2 Parapet Exception	<b>R302.2</b> When a parapet is not installed, openings and penetrations of the roof are no longer permitted within 4 feet of the separating wall between townhouse dwelling units.	<b>R302.2</b> The provisions for separating townhouses with structurally independent fire-resistant-rated walls in accordance with Section R302.1 have been removed in favor of the common wall provisions of Section R302.2. Common walls separating townhouses must now be rated for 2hrs when an automatic fire sprinkler system is not installed in the townhouse dwelling units.



Topic	2012	2015
<b>Part 2 Building Planning (Chapter 3), Continued</b>		
Garage Opening Protection	<b>R302.5.1</b> Doors between the garage and dwelling unit now require self-closing devices.	
Fire Protection of Floors	<b>R302.13 (R501.3)</b> With some exceptions, the code now requires 1/2-inch gypsum board or equivalent material to be applied to the underside of floor assemblies in buildings regulated by the IRC.	<b>R302.13</b> The provisions for fire protection of floors have been relocated from Chapter 5 to the fire-resistant construction provisions of Section R302. New language clarifies that the code does not regulate penetrations or openings in the fire protection membrane.



Fire protection of floors

Topic	2012	2015
Mechanical Ventilation	<b>R303</b> When used for satisfying the ventilation requirements for dwellings, mechanical ventilation must now comply with new provisions in Section M1507 for whole-house ventilation of habitable rooms and local exhaust of bathrooms. A whole-house mechanical ventilation system is now required for any dwelling that is tested with a blower door test and determined to have an air infiltration rate of less than 5 air changes per hour. Definitions for whole-house mechanical ventilation system and local exhaust have been added to Section R202.	
Ventilation Intake Openings	<b>R303.5</b> The minimum vertical clearance between a contaminant source and an outdoor air intake below has increased from 2 feet to 3 feet.	
Stairway Illumination		<b>R303.7, R303.8</b> Interior and exterior stairway illumination provisions have been placed in separate sections. Conflicting language has been removed to clarify the requirements.
Minimum Habitable Room Area		<b>R304.1</b> The requirement for one habitable room with a minimum floor area of 120sf has been removed from the code.

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Topic	2012	2015
<b>Part 2 Building Planning (Chapter 3), Continued</b>		
Ceiling Height		<b>R305</b> The minimum ceiling height for bathrooms, toilet rooms, and laundry rooms has been reduced to 6ft 8in. The exception for allowing beams, girders, ducts or other obstructions to project to within 6ft 4in of the finished floor has been expanded to include basement with habitable space.
Hazardous Locations for Glazing	<b>R308.4</b> The provisions for hazardous locations related to the installation of glazing have been reorganized for ease of use and consistent application. Each item in the numbered list of hazardous locations has been placed in a separate subsection and given a descriptive title.	
Glazing Adjacent to Doors		<b>R308.4.2</b> Glazing installed perpendicular to a door in a closed position and within 24in of the door only requires safety glazing if it is on the hinge side of an in-swinging door.
Glazing and Wet Surfaces	<b>R308.4.5</b> The separate provisions regulating glazing near tubs and swimming pools have been consolidated into one subsection titled Glazing and Wet Surfaces.	<b>R308.4.5</b> The exception from the safety glazing requirement for glazing that is 60 in. or greater from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool has been expanded to include glazing that is an equivalent distance from the edge of a shower, sauna, or steam room.
Glazing Adjacent Stairs and Ramps	<b>R308.4.6</b> The glazing that is not considered to be in a hazardous location, the rule for the minimum height above a tread at the side of a stairway is now 36 inches to correspond to the height of a guard as previously found in the exception. Other revisions to the test clarify the meaning and application of the glazing requirements at stairways.	
Glazing Adjacent to the Bottom Stair Landing	<b>R308.4.7</b> The provisions for glazing installed near the landing at the bottom of a stairway have been revised to clarify the application. The threshold for the minimum height above the walking surface is now 36 inches for determining that the glazing is not in a hazardous location.	<b>R308.4.7</b> Glazing adjacent to the bottom stair landing is now defined as the area in front of the plane of the bottom tread.
Garage Fire Sprinklers	<b>R309.5</b> In a subdivision where all homes are protected with dwelling fire sprinkler systems, nonrated exterior walls of garages are permitted to be constructed on a lot line when the garage is protected with a fire sprinkler system and meets the other conditions of Section R302.1.	
Emergency Escape and Rescue Openings		<b>R310</b> The emergency escape and rescue openings provisions have been reorganized. Separate provisions spell out the requirements for windows and doors used for emergency escape and rescue.



Topic	2012	2015
<b>Part 2 Building Planning (Chapter 3), Continued</b>		
Window Well Drainage	<b>R310.2.2</b> Except for locations with well-drained soils, window wells serving emergency escape and rescue openings now require a means to drain surface water to the foundation drainage system.	
Emergency Escape and Rescue Openings for Additions, Alterations and Repairs		<b>R310.5, R310.6</b> The basement of a dwelling addition does not require an emergency escape and rescue opening if there is access to a basement that does have an emergency escape and rescue opening. Remodeling of an existing basement does not trigger the emergency escape and rescue opening requirements unless a new bedroom is created.
Stair Risers		<b>R311.7.3, R311.7.5.1</b> The total vertical rise in a stairway without an intermediate landing has increased from 144in to 147 in. The provision for allowing open risers has been clarified. It is based on the distance above grade or the floor below, not on the total rise of the stair. A new exception clarifies that open risers are permitted on spiral stairways.
Landing for Stairways	<b>R311.7.6</b> For a turn in a stairway, the IRC now specifically permits angular and curved stair landing with certain dimensions less than 36 inches if the prescribed depth is provided at the walk line and minimum area criteria are satisfied. The maximum vertical rise requirement of 12 feet has been moved from the exception to a new Section R311.7.3.	
Spiral Stairways		<b>R311.7.10.1</b> The code adds a definition of spiral stairway that omits any requirement for a center post to allow for design flexibility. The code now limits the size of spiral stairways by restricting the radius at the walk line to a dimension not greater than 24 ½ ins. The method of measurement for tread depth now matches the winder provisions and measures at the intersection of the walk line and the tread nosing rather than perpendicular to the leading edge of the tread.
Alternating Tread Devices and Ship Ladders		<b>R311.7.11, R311.7.12</b> Alternating tread devices and ship ladders have been added to the stair provisions. Neither device is approved for use as a means of egress.
Ramps		<b>R311.8</b> Ramps that do not serve the required egress door are now permitted to have a slope not greater than 1 unit vertical in 8 units horizontal.
Guard Height		<b>R312.1.2</b> The provision requiring that the guard height be measured from the surface of adjacent fixed seating has been removed from the code.

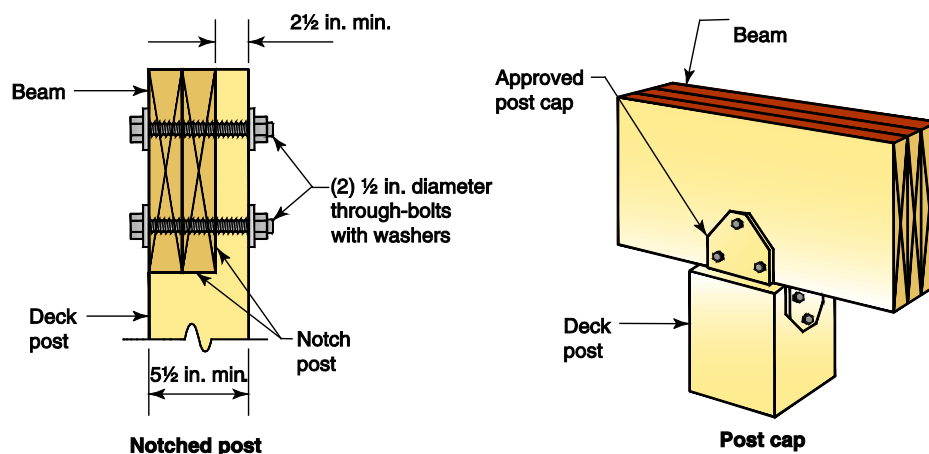
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Topic	2012	2015
<b>Part 2 Building Planning (Chapter 3), Continued</b>		
Window Fall Protection	<b>R312.2</b> The provisions for window fall protection have been relocated from Chapter 6 to Chapter 3. The terminology for window opening control devices has been updated for consistency with the referenced standard ASTM F 2090. Operation criteria found in the 2008 edition of the standard have been deleted from the prescriptive provisions of the IRC.	<b>R312.2</b> The window fall protection provisions have been revised to clarify the meaning, remove redundant language, and achieve consistency with the IBC provisions.
Smoke Alarms	<b>R314</b> The code now specifically recognizes wireless technology in lieu of interconnection for smoke alarm installation in both new and existing dwelling units. The interconnection provisions have been moved out of the sections related to location and power source and placed in a new section.	<b>R314</b> Battery-operated smoke alarms are permitted for satisfying the smoke alarm power requirements when alternations, repairs, and additions occur. Household fire alarm systems no longer require monitoring by an approved supervising station. New provisions address nuisance alarms related to devices installed near bathrooms and cooking appliances.
Carbon Monoxide Alarms	<b>R315</b> The code now specifically recognizes carbon monoxide detection systems with separate detectors and notification appliances installed in accordance with NFPA 720.	<b>R315</b> Carbon monoxide alarms now require connection to the house wiring system with battery backup. Exterior work such as roofing, siding, windows, doors, and decks and porch additions no longer trigger the carbon monoxide alarm provisions for existing buildings. An attached garage is one criterion for requiring carbon monoxide alarms, but only if the garage has an opening into the dwelling. A carbon monoxide alarm is required in bedrooms when there is a fuel-fired appliance in the bedroom and adjoining bathroom. Carbon Monoxide detection systems only require detectors installed in the locations prescribed by the code and not those locations described in NFPA 720.
Thermal Barrier	<b>R316.4</b> Reference to a new standard, NFPA 275, replaces references to previous standards for determining an acceptable thermal barrier material other than 1/2–inch gypsum wallboard.	<b>R316.4</b> 23/32-inch wood structural panels satisfy the thermal barrier requirements for foam plastic insulation.
Thermal Barrier for Floors	<b>R316.5.13</b> New provisions allow the installation of structural insulated panels and other materials containing foam plastic insulation as part of a floor system without requiring a thermal barrier on the upper surface. The code requires a minimum ½-inch wood structural panel or equivalent material to protect the foam plastic insulation.	
Flood Hazards		<b>R322.1, R322.2</b> Section R322.1 is modified to emphasize that the provision applies to existing buildings in flood hazard areas where 50% or more of the structure has damage and requires restoration. Section R322.2 limits the minimum elevation allowed for dwellings in flood hazard areas and defines a Coastal A Zone.
Coastal High-Hazard Areas		<b>R322.3</b> Coastal A Zones are defined and an exception for foundation types in Coastal A Zones is added.

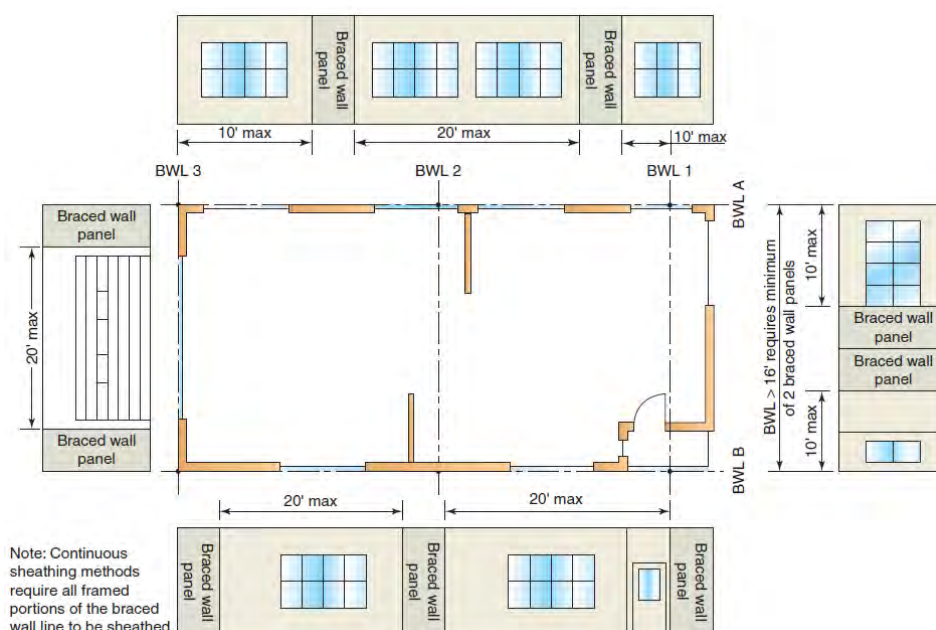
**2015 International Residential Code –Transition from the 2009 IRC**

Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 - 10)</b>		
Mezzanines		<b>R325</b> New provisions place limitations on the construction of mezzanines related to ceiling height and openings consistent with the IBC.
Swimming Pools, Spas and Hot Tubs		<b>R326</b> The design and construction of pools and spas shall comply with the International Swimming Pool and Spa Code (ISPSC). Appendix G, Swimming Pools, Spas and Hot Tubs, has been deleted.
Minimum Footing Size		<b>R403.1.1</b> The table for minimum footing size and thickness is divided into three expanded tables based on the type of construction being supported: light frame, light frame with veneer, and concrete or masonry. The values are also based on the type of foundations: slab on grade, crawl space, or basement.
Footing and Stem Wall Reinforcing in Seismic Design Categories D <sub>o</sub> , D <sub>1</sub> , and D <sub>2</sub>		<b>R403.1.3</b> Updated figures and code provisions in Section R403.1.3 now clearly define minimum required reinforcement in footings and stem walls located in Seismic Design Categories (SDC) D <sub>o</sub> , D <sub>1</sub> , and D <sub>2</sub>
Foundation Anchorage		<b>R403.1.6</b> Anchor bolts are now required to be placed in the middle third of the sill plate.
Masonry Foundation Walls in SDC D <sub>o</sub> , D <sub>1</sub> , and D <sub>2</sub>		<b>R404.1.4.1</b> Minimum vertical reinforcement in masonry stem walls has been increased from No. 3 bars to No. 4 bars spaced in maximum of 4ft on center in grouted cells.
Isolated Masonry Piers	<b>R404.1.9</b> The IRC now includes prescriptive provisions for the construction of isolated masonry pier foundations supporting raised floor systems.	
Retaining Walls		<b>R404.4</b> Retaining walls, freestanding walls not supported at the top, with more than 48ins of unbalanced backfill must be designed by an engineer. Retaining walls resisting additional lateral loads and with more than 24ins of unbalanced backfill must also be designed in accordance with accepted engineering practice.
Foundation Drainage	<b>R405.1</b> A filter membrane is now required for perforated foundation drains.	
Floor Joist Spans for Common Lumber Species		<b>Tables R502.3.1(1), R502.3.1(2)</b> Changes to Southern Pine (SP), Douglas Fir-Larch (DFL), and Hemlock Fir (HF) lumber capacities have changed the floor joist span length in the prescriptive tables of the IRC. Span lengths for Southern Pine have decreased: lengths for DFL and HF joists have increased.

Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 - 10), Continued</b>		
Framing of Floor Openings		<b>R502.10</b> Requirements for header joist and trimmer connections in the framing of floor openings have been deleted. This section conflicted with Section R502.6, which contains minimum bearing lengths for all joists and headers.
Decks	<b>R507</b> All deck provisions have been relocated to a new section. The prescriptive provisions related to the placement of bolts and lags for deck ledger attachment to the band joist have been revised to correlate with the National Design Specifications (NDS) for Wood Construction.	
Deck Ledger Connection to Band Joist		<b>R507.2</b> The deck ledger section is reorganized to better describe the minimum requirements for connection of deck ledgers to band joists.
Alternative Deck Lateral Load Connection		<b>R507.2.4</b> When the prescriptive deck lateral load connection that has appeared in the previous editions of the code is chosen as a design option, the code now requires the two hold-down devices to be within 2 feet of the ends of the deck. A new lateral load connection option prescribes four hold-downs installed below the deck structure.
Decking		<b>R507.4</b> The code sets the maximum allowable spacing for deck joists supporting the various types of common decking materials.
Deck Joists and Beams		<b>R507.5, R507.6, R507.7</b> New sections and tables provide prescriptive methods for joists and beams in deck construction. Section R507.5 describes requirements for deck joists, Section R507.6 lists requirements for deck beams, and Section R507.7 describes minimum bearing requirements for joists and beams.

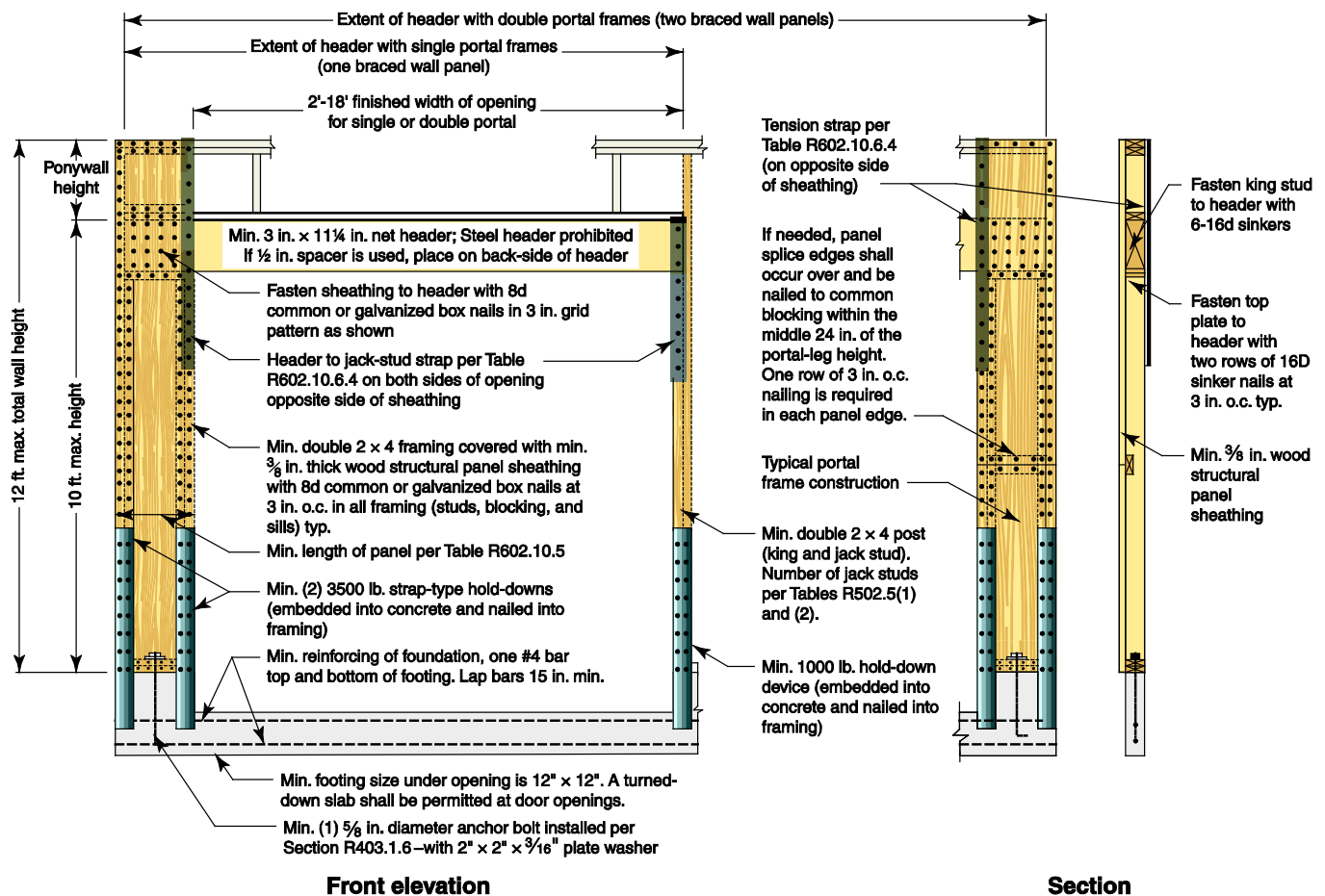


Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 - 10), Continued</b>		
Deck Posts		<b>R507.8</b> New Section R507.8 establishes minimum sizes of wood posts supporting wood decks and describes the requirements for connection of deck posts to the footing.
Fastener Schedule for Structural Members	<b>Table R602.3 (1)</b> Table R602.3 (1) now includes requirements for nailing roof trusses to plates, abutting studs at intersecting wall corners, and connection of rim board to sill plates.	<b>Table R602.3 (1)</b> The Fastening Schedule now contains multiple nail size options. Roof rafter connections at ridge, valley, and hip are revised. Double top plate splicing is clarified. Clarification of the joist-to-band-joist (rim board) connection is added.
Stud Size, Height, and Spacing		<b>R602.3.1</b> Table R602.3.1 is deleted and the exception for walls greater than 10ft tall is added to the text of Section R602.3.1. If studs in a tall wall meet Exception 2, they meet the requirements of the IRC and do not need engineering or use of an alternate standard.
Headers	<b>R602.7, Table R602.7.1</b> The code now includes prescriptive provisions for single member headers under limited conditions.	<b>R602.7, Tables R602.7(1), R602.7(2), R602.7(3), R602.7.5</b> The girder and header span tables of Chapter 5 have been moved to the header section in Chapter 6, Multi-ply and single header tables are combined. A new section describing rim board headers is added.
Braced Wall Lines	<b>R602.10.1</b> The section has been reorganized to address braced wall lines only, including provisions for spacing and offsets.	
Braced Wall Panels	<b>R602.10.2</b> Information on braced wall panels has been placed in one section. Braced wall panels now may be located up to 10 feet from both ends of the braced wall line. Maximum braced wall panel spacing is 20 ft measured edge to edge.	





Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 - 10), Continued</b>		
Required Length of Bracing	<b>R602.10.3</b> Information on the required length of wall bracing is consolidated into one section. Wind wall bracing adjustments have been placed in a separate table from the bracing requirements based on wind speed.	<b>Table R602.10.3(1)</b> Table values for bracing requirements based on wind speed have changed slightly due to use of ultimate design wind speed values to calculate required bracing length.
Construction Methods for Braced Wall Panels	<b>R602.10.4</b> Bracing construction methods and the allowable mixing of bracing methods have been grouped into a single section. Braced wall lines that change from exterior to interior wall lines may now mix bracing methods along the braced wall line.	
Minimum Length of a Braced Wall Panel	<b>R602.10.5</b> Braced wall panel minimum lengths are combined in Table R602.10.5. Other braced wall panel length information also is placed in this section.	<b>Table R602.10.5</b> The contributing length of continuously sheathed portal frames (Method CS-PF) in low-seismic regions has increased by 50%
Construction of Methods ABW, PFH, PFG, CS-PF, and BV-WSP	<b>R602.10.6</b> This change places all of the alternate braced wall panel methods into one section and adds a new Method BV-WSP, Wall Bracing for Dwellings with Stone and Masonry Veneer in Seismic Design Categories D <sub>0</sub> , D <sub>1</sub> , and D <sub>2</sub> .	<b>R602.10.6.2</b> Due to recent testing of Method PFH (Portal Frame with Hold-downs), the minimum required capacity of the hold-downs is lowered to 3500lbs in the 2015 IRC. Additionally, the new testing confirms that two sill plates are sufficient under each braced wall panel of the portal rather than the three plates used in Method PFH for the 2012 IRC.



Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 - 10, Continued)</b>		
Ends of Braced Wall Lines with Continuous Sheathing	<b>R602.10.7</b> Braced wall line end conditions for continuous sheathing have been placed in one section. A fifth end condition is defined for braced wall panel connections. When a 48-inch braced wall panel is at the end of a wall line, the code does not require a return panel or hold-down at the corner.	
Braced Wall Panel Support	<b>R602.10.9</b> Concrete stem walls 48 inches long or less and that are less than 6 inches thick require reinforcement similar to narrow masonry stem walls for supporting braced wall panels.	
Cripple Wall Bracing		<b>R602.10.11</b> A reduction is no longer required in determining the maximum distance between braced wall panels in a cripple wall. References to the bracing length adjustment tables clarify that increased bracing is required if gypsum wall finish is not applied to the cripple wall.
Simplified Wall Bracing	<b>R602.12</b> This new section offers an alternative method to braced wall lines for detached dwellings located in SDC A, B, C and townhouses in SDC A or B. The code also places limitations on wind speed, exposure category, building size and other criteria.	<b>R602.12</b> Simplified wall bracing is now allowed for one-to three-story dwellings and townhouse in Wind Exposure Category B or C with ultimate design wind speeds ( $V_{ult}$ ) of 130 mph or less.
Structural Sheathing over Steel Framing for Stone and Masonry Veneer		<b>R603.9.5</b> Section R603.9.5 addressing the bracing requirements for cold-formed steel framing with stone or masonry veneer has been expanded to include the higher seismic design categories. This section directs the user to increase bracing length when a structure is located in SCD C, D <sub>0</sub> , D <sub>1</sub> , and D <sub>2</sub> and has stone or masonry veneer.
Grouting Requirements for Masonry Construction		<b>R606.3.5</b> With reorganization of the masonry wall provisions in the 2015 IRC, the section covering provisions for grouting above-ground masonry walls now combines all the requirements for single, multiwythe, and reinforced masonry construction in one section. Clarified provisions address grout placement, cleanouts, and construction for all three types of masonry construction.
Drilling and Notching in Structural Insulated Panels		<b>R610.7</b> Drilling and notching provisions for structural insulated panels (SIP) are clarified.
Siding Material Thickness and Attachment		<b>R703.3</b> New code language clarifies limitations of use of Table R703.4 and describes fastener type, length, and penetration criteria. Table R703.4, Weather Resistant Siding Attachment and Minimum Thickness, is simplified.

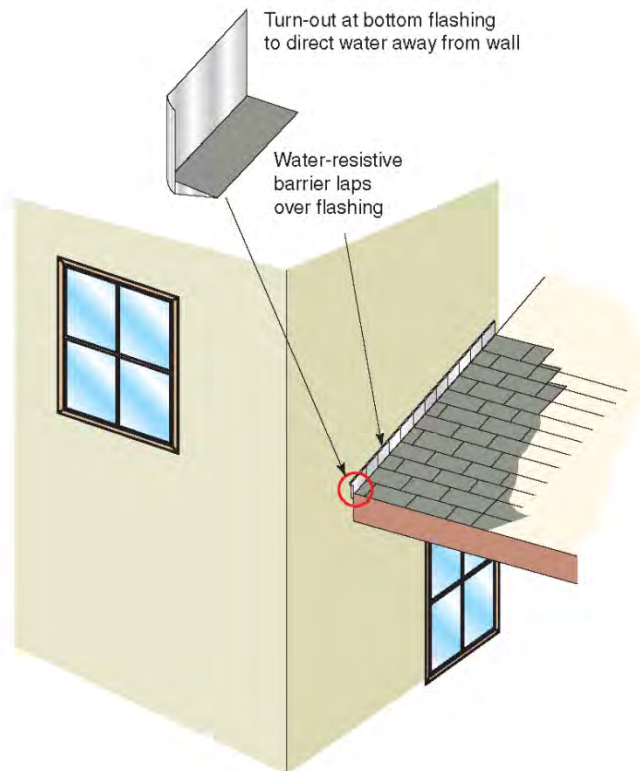
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Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 - 10, Continued)</b>		
Wood, Hardboard, and Wood Structural Panel Siding		<b>R703.5</b> Minimum spacing based on siding thickness has been moved from 2012 IRC Table R703.4 footnote i, siding attachment and minimum thickness, to 2015 IRC Section R703.5.2, panel siding. Requirements for vertical wood siding have moved from 2012 IRC footnote j to 2015 IRC Section R703.5.1 vertical wood siding.
Wood Shakes and Shingles on Exterior Walls		<b>R703.6</b> The provisions for the application of wood shakes and shingles on exterior walls have been reorganized to give more information and for ease of use.
Masonry Veneer Lintel	<b>R703.7.3.2</b> Minimum and Maximum heights of masonry veneer are established for masonry lintels spanning not greater than 18 feet 3 inches.	
Masonry Veneer Anchorage	<b>R703.7.4</b> The fastener and air space requirements for anchored veneer have been placed in a new table for ease of use. The veneer tie spacing requirements have been modified for consistency with Building Code Requirements and Specification for Masonry Structures (TMS 402/ACI 530/ASCE 5).	
Grout Fill Behind Masonry Veneer	<b>R703.7.4.2</b> Mortar is no longer permitted to fill the air space behind anchored masonry veneer.	
Exterior Insulation and Finish Systems		<b>R703.9</b> Limitations for exterior insulation and finish systems (EIFS) with and without drainage have been added to the 2015 IRC. EIFS with drainage is required over all wall assemblies except concrete and masonry.
Vinyl Siding Attachment		<b>R703.11.1</b> This clarifies nailing penetration and spacing requirements for horizontal and vertical vinyl siding.
Adhered Masonry Veneer	<b>R703.12</b> Minimum clearance and flashing requirements have been added to apply to the base of adhered masonry veneer on exterior walls.	
Insulated Vinyl Siding and Polypropylene Siding		<b>R703.13, R703.14</b> New sections set minimum requirements for insulated vinyl siding and polypropylene siding. Polypropylene siding requires a minimum 5-ft fire separation distance and must maintain 10-ft separation from buildings on other lots.
Cladding Attachment over Foam Sheathing		<b>R703.15, R703.16, R703.17</b> Three new sections set minimum requirements for cladding attachment over foam sheathing to wood framing (R703.15), cold-formed steel framing (R703.16), and masonry or concrete walls (R703.17). For light-frame construction, prescriptive requirements are given. Connection to concrete and masonry construction continues to require engineered design in most cases when placing foam over the concrete or masonry wall.

Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 – 10), Continued</b>		
Ceiling Joist and Rafter Span Tables		<b>Tables R802.4, R802.5</b> Changes to Southern Pine, Douglas Fir-Larch, and Hemlock Fir capacities have changed the maximum spans for lumber in the ceiling joist and rafter span tables of the IRC.
Cutting, Drilling, and Notching of Roof Members	<b>R802.7</b> Text in Section R802.7 has been deleted in favor of referencing Section R502.8.1 for provisions related to cutting, drilling, and notching of solid lumber. Provisions for notching of cantilevered rafters are placed in a new section, and the nominal dimension is replaced by the actual minimum dimension of 3 ½ inches for the remaining portion of the rafter. A new section clarifies the limits for taper cuts on the ends of ceiling joists. Two new figures aid in determine the correct application of cantilevered rafters and ceiling joist taper cut requirements.	
Roof Uplift Resistance	<b>802.11</b> The provisions for roof connections to resist wind uplift forces have been updated to current standards and simplified for ease of use. Table R802.11 has been replaced to provide accurate values for both low- and high-slope roofs in Wind Exposure Categories B and C.	
Roof Ventilation	<b>R806</b> The provisions for minimum vent area have been revised by placing two exceptions after the general rule to clarify the meaning. The exception for reducing the ventilation area when a vapor retarder is installed on the ceiling now only applies to cold-weather climates. The reduction in vent area based on cross ventilation now requires no less than 40% and no more than 50% (previously 50% and 80%) of the required ventilating area to be placed in the upper portion of the roof and no more than 3 feet below the ridge. The requirement for the upper vents to be at least 3 feet below the ridge. The requirement for the upper vents to be a least 3 feet above the eave vents has been removed.	
Unvented Attic Assemblies	<b>R806.5</b> The unvented attic provisions apply to rafter assemblies typically used for vaulted or cathedral ceilings in addition to conventional attics. References to vapor retarders now specify the applicable class as defined in Section R202. Insulation board installed as an air-impermeable barrier must have the edges sealed to provide a continuous barrier.	<b>Table R806.5</b> For unvented attics and unvented rafter spaces, Table R806.5 has a new footnote allowing calculation of insulation thickness when the insulation is placed above the structural roof sheathing.

**2015 International Residential Code –Transition from the 2009 IRC**

Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 – 10), Continued</b>		
Roof Flashing Locations	<b>R903.2.1</b> The general roof flashing provisions for Chapter 9 now require a kick-out flashing where the eave of the roof intersects a wall to prevent water intrusion into the wall assembly.	

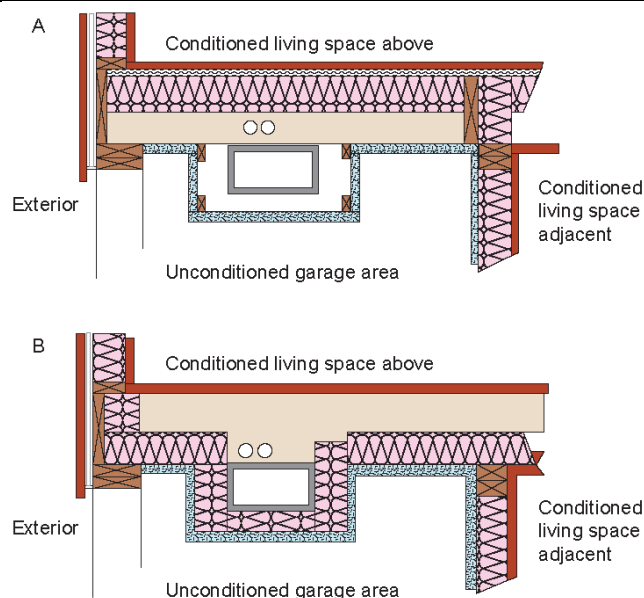


Topic	2012	2015
Crickets and Saddles	<b>R903.2.2</b> Unit skylights or roof windows must be installed in accordance with the manufacturer's installation instructions, which may not require a cricket even when they exceed 30 inches in width.	
Underlayment	<b>R905.2.7.2</b> The requirements for installation of roof covering underlayment have been added for high-wind areas. Adhered underlayment that conforms to ASTM D1970 is exempt from the fastening requirements.	<b>R905.1.1, R905.1.2</b> Roof underlayment provisions have been combined into Section R905.1.1 with three tables listing underlayment type, application, and attachment. Sections on ice barriers from the 2012 IRC are reorganized and combined into Section R905.1.2



Topic	2012	2015
<b>Part 3 Building Construction (Chapters 4 - 10), Continued</b>		
Sidewall Flashing	<b>R905.2.8.3</b> For asphalt shingles, the IRC now recognizes both step and continuous base flashings where sloped roofs meet walls. Where the wall has anchored or adhered masonry veneer, or stucco, the provisions are clarified by referencing the applicable section of the code for counterflashing.	
Roof Drip Edge	<b>R905.2.8.5</b> A roof drip edge is now required for asphalt shingles.	
Wood Shingle Application		<b>R905.7.5</b> The minimum requirements for application of wood shingles are expanded. Fastener type is clarified and a new table lists minimum sizes for box nails. Labeling requirements for fastener packaging have also been added.
Wood Shake Installation		<b>R905.8.6</b> The minimum requirements for application of wood shakes are expanded. Fastener type is clarified, and a new table lists minimum sizes for box nails. Labeling requirements for fastener packaging have also been added.
Photovoltaic Shingles		<b>R905.16</b> Additional requirements and limits for photovoltaic shingles have been added to Section R905.16
Rooftop-Mounted Photovoltaic Systems		<b>907</b> This code provision describes the requirements and limits of rooftop-mounted photovoltaic.
Recovering versus Replacement of Roofing	<b>R907.3</b> The hail exposure map, related definitions, and the limitations on reroofing in hail zones have been deleted from the code. A new exception clarifies that the reroofing provisions do not require the removal of self-adhered ice barrier underlayment.	
Masonry Chimney Caps and Rain Caps	<b>R1003.9.1, R1003.3.3</b> New language includes provisions for commonly used masonry chimney caps and rain caps consistent with ASTM C 1283.	
Factory-Built Chimney Offsets	<b>R1005.7</b> Factory-built chimney assemblies must be installed vertically with no offsets greater than 30 degrees. No more than four elbows are permitted within the entire length of chimney assembly.	
<b>Part 4 Energy Conservation (Chapter 11)</b>		
Energy Efficiency	<b>Chapter 11</b> The IRC energy efficiency provisions have been replaced with the applicable residential requirements of the IECC.	
Compliance Paths		<b>N1101.13</b> The compliance paths in the energy provisions have been clarified. The mandatory provisions combined with either the prescriptive provisions or the performance provisions are deemed to comply with the code.

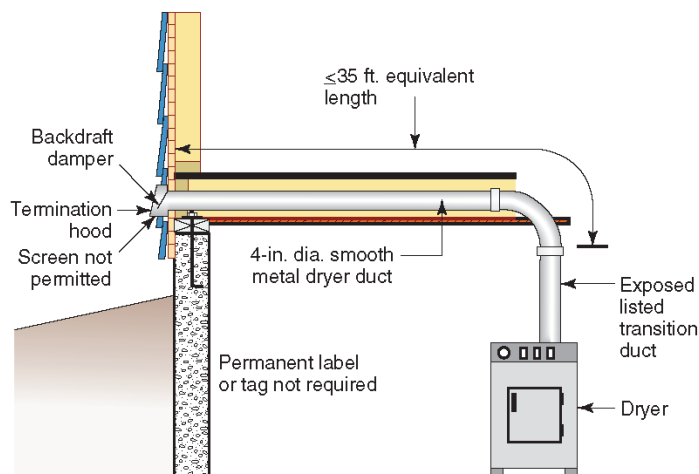
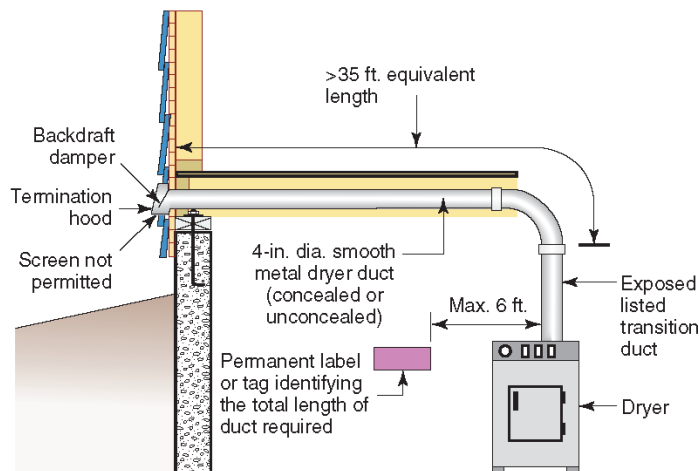
Topic	2012	2015
<b>Part 4 Energy Conservation (Chapter 11), Continued</b>		
Permanent Energy Certificate	<b>N1101.14 (N1101.16)</b> The permanent certificate must list the results of the blower door test for air leakage of the building envelope and the results of required duct system testing.	<b>N1101.14</b> The code now requires the permanent energy certificate to be placed on a wall in proximity to the furnace, in a utility room, or in another approved location inside the building.
R-Value Computation-Insulated Siding		<b>N1102.1.3</b> The code now allows insulated siding to be used in the calculation for satisfying the wall insulation R-value. The labeled R-value for the siding must be reduced by R-0.6 for calculation purposes.
Access Hatches and Doors		<b>N1102.2.4</b> Vertical doors that access unconditioned attics and crawl spaces do not require an R-value to match the required wall insulation. Such doors must comply with the fenestration U-factor requirements of Table N1102.1.2.
R-Value Reduction for Walls with Partial Structural Sheathing		<b>N1102.2.7, Table N1102.1.2</b> The allowed R-value reduction for portions of walls with structural sheathing and requiring continuous insulation has been moved from footnote h of Table N1102.1.2 and placed in a new section to clarify the application.
Floor Framing Cavity Insulation		<b>N1102.2.8, Table N1102.4.1.1</b> The code now permits an air space above required insulation installed in a floor framing cavity above unconditioned space. Table N1102.4.1.1 has been reformatted into three columns to separate the air barrier requirements from the insulation requirements.
Insulation at Wall Corners and Headers		<b>Table N1102.4.1.1</b> Insulation requirements at framed wall corners and headers only apply when there is space to install insulation. The minimum insulation thermal resistance is R-3 per inch of insulation.



Two options for floor insulation above unconditioned space

Topic	2012	2015
<b>Part 4 Energy Conservation (Chapter 11), Continued</b>		
Building Thermal Envelope Testing	<b>N1102.4.1.2</b> The code requires a blower door test to be performed on all dwelling units to determine compliance with the maximum air leakage rate for the applicable climate zone.	
Wood-burning Fireplace Doors		<b>N1102.4.2, Table N1102.4.1.1</b> Doors on wood-burning fireplaces must be listed for the application. The requirement for gasketed doors on fireplaces has been removed.
Duct Sealing and Testing		<b>N1103.3</b> The duct sealing and testing provisions have been reorganized to clarify the application. The maximum duct leakage rates are now prescriptive rather than mandatory provisions to accommodate design flexibility.
Building Cavities	<b>N1103.3.5 (N1103.2.3)</b> Building framing cavities are no longer permitted to be used for ducts or plenums.	
Heated Water Circulation and Temperature Maintenance Systems		<b>N1103.5</b> The code now requires automatic controls to maintain hot water temperature for heated water circulation systems and for heat trace temperature maintenance systems when such systems are installed. To save energy, continuously operating circulation pumps are no longer permitted. Heat trace systems must comply with one of the referenced standards.
Hot Water Pipe Insulation	<b>N1103.5.3 (N1103.4.2)</b> The code sets minimum insulation requirements for hot water piping.	
Lighting Equipment	<b>N1104.1</b> High-efficacy lamps are required in at least 75 percent of permanent lighting fixtures.	
<b>Part 5 Mechanical (Chapters 12 through 23)</b>		
Identification and Certification of Pipe, Tubing, and Fittings	<b>M1301</b> All pipe, tubing, and fittings used in mechanical systems now require a manufacturer's mark and third-party testing or certification. New definitions supplement the provisions.	
Locking Access Port Caps	<b>M1411.6</b> The code now recognizes any approved means to prevent unauthorized access to outdoor refrigerant ports.	

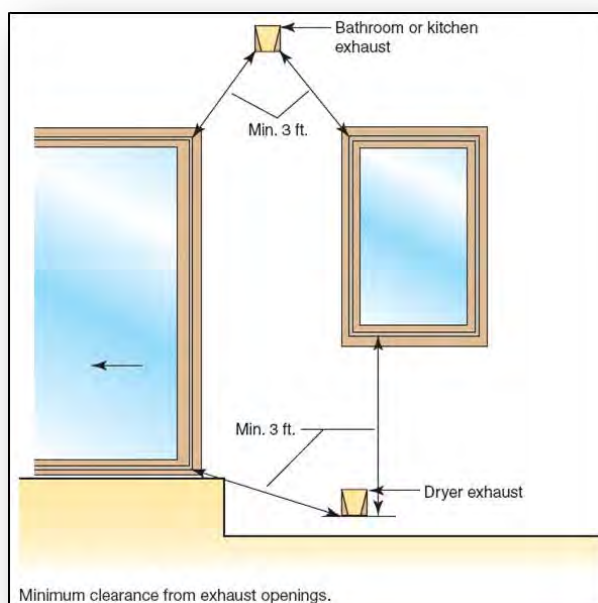
Topic	2012	2015
<b>Part 5 Mechanical (Chapters 12 through 23), Continued</b>		
Dryer Exhaust Duct	<b>M1502.4</b> The maximum support spacing for dryer exhaust ducts has increased from 4 feet to 12 feet. Dryer exhaust ducts now specifically require mechanical fastening. Screw fasteners are permitted to penetrate the exhaust duct no more than 1/8 inch. The maximum specified length of dryer exhaust duct has been increased from 25 to 35 feet and now matches the corresponding dryer exhaust provisions of the IMC, IFGC, and the IRC fuel-gas provisions.	
Dryer Exhaust Duct Power Ventilators		<b>M1502.4.4, M1502.4.5</b> The code now recognizes the use of dryer exhaust duct power ventilators (DEDPVs) to increase the allowable exhaust duct length for clothes dryers.
Dryer Duct Length Identification		<b>M1502.4.6</b> A permanent label identifying the concealed length of the dryer exhaust duct is no longer required where the equivalent duct length does not exceed 35ft. For the dryer exhaust duct exceeding 35ft, a label or tag is required whether the duct is concealed or not.



A permanent label or tag is only required when the equivalent length of the dryer exhaust duct exceeds 35 feet.

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Topic	2012	2015
<b>Part 5 Mechanical (Chapters 12 through 23), Continued</b>		
Makeup Air for Range Hoods		<b>M1503.4</b> Automatic operation of a mechanical damper is no longer required for supplying makeup air for kitchen exhaust systems exceeding a rating of 400 cubic feet per minute (cfm). Transfer openings are permitted to obtain makeup air from rooms other than the kitchen.
Exhaust Openings	<b>M1506</b> A minimum clearance of 3 ft is required between air exhaust terminations and openings into the building.	



Topic	2012	2015
Exhaust Duct Length		<b>M1506.2</b> The code establishes maximum exhaust duct lengths based on duct diameter, type of duct and the exhaust fan airflow rating.
Mechanical Ventilation	<b>M1507</b> Prescriptive design criteria for whole-house ventilation systems have been added to the mechanical ventilation provisions. Mechanical ventilation of kitchens and bathrooms is now described as local exhaust. New definitions for whole-house ventilation and local exhaust have been added to Section R202.	
Above-Ground Duct Systems	<b>M1601.1</b> Stud cavities of exterior walls are no longer permitted to be used for return air plenums.	
Above-Ground Duct Systems		<b>M1601.1.1, Table M1601.1.1, M1601.2</b> The list of duct system requirements has been revised to reference the applicable standards and delete redundant language. The table for material thickness of metal ducts was replaced with what is

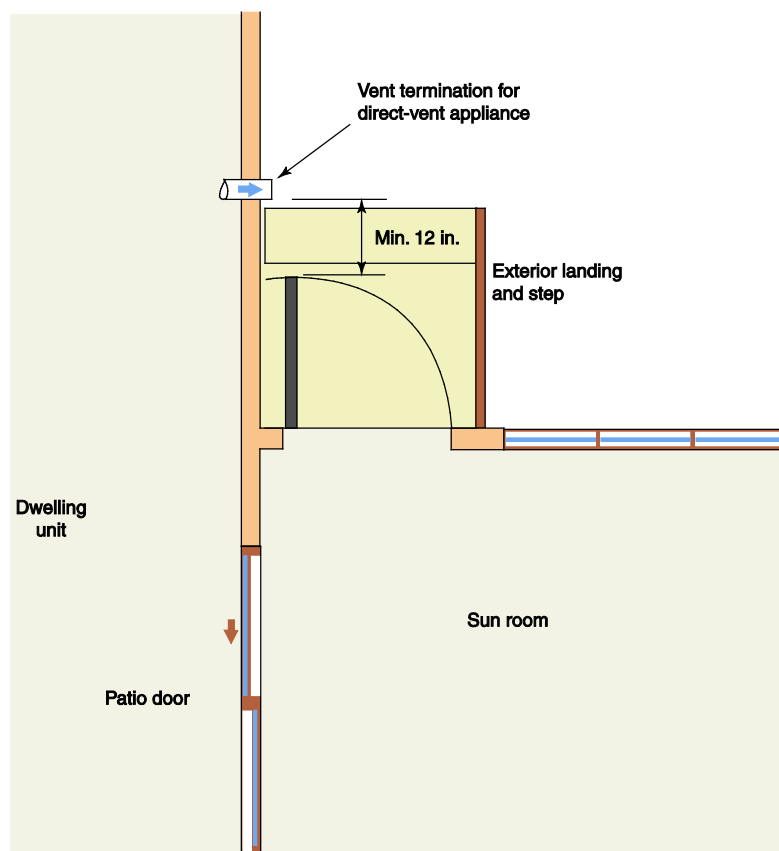


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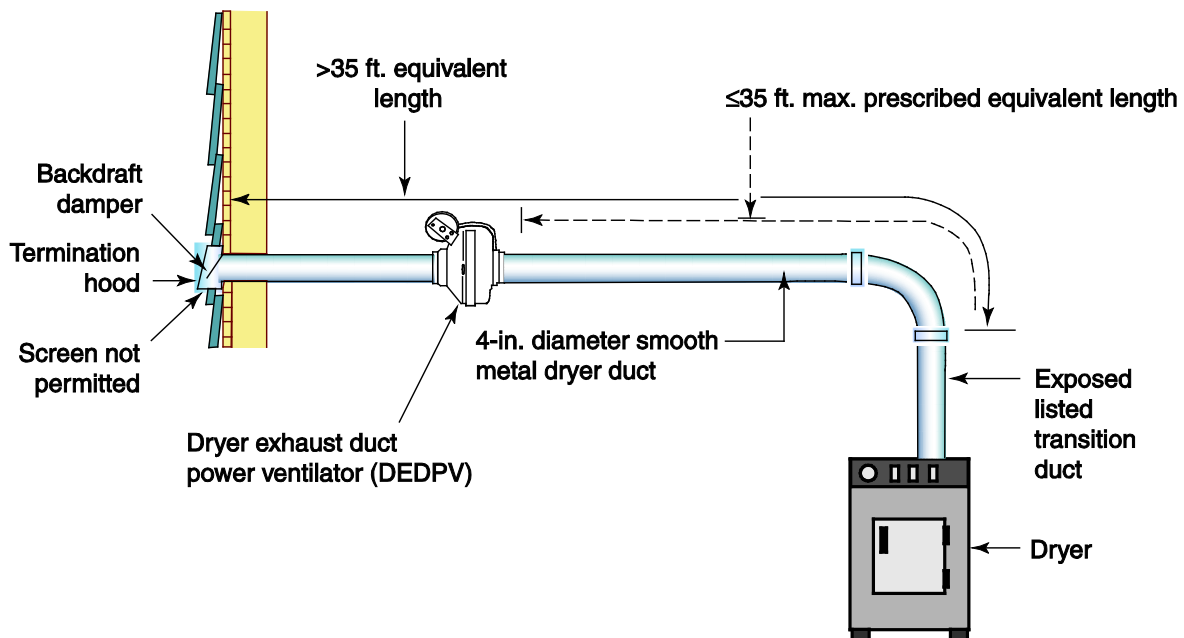
Topic	2012	2015
		currently consistent with the SMACNA sheet metal construction standard.
<b>Part 5 Mechanical (Chapters 12 through 23), Continued</b>		
Duct Installation		<b>M1601.4</b> Tapes and mastics used to seal sheet metal ducts must be listed to UL 181 B as has been required for sealing flexible ducts. Snap-lock and button-lock seams are no longer exempt from the sealing requirements.
Duct Joints, Seams and Connections	<b>M1601.4.1</b> The IRC provisions for duct connections have been replaced with language from the IMC and now reference the SMACNA HVAC Duct Construction Standards. Unlisted duct tape is not permitted for sealing joints or seams of ductwork.	
Return Air		<b>M1602</b> The provisions for return air have been simplified and clarified to improve understanding while preserving the intent of keeping contaminants out of the airstream of the heating, ventilation and air-conditioning (HVAC) system. The provisions for outdoor air openings have been removed and the code now references the applicable provisions for outdoor air in Chapter 3.
Prohibited Sources of Outdoor and Return Air	<b>M1602.2</b> The prohibition on taking return air from a garage does not apply to an HVAC system that serves the garage only. Mechanical rooms are no longer listed as prohibited sources of return air. Modifications of the 10-foot rule for separation of return air inlets and fuel-burning appliances clarifies that the requirement applies to the draft hood and open combustion chamber of atmospheric burner appliances, not direct vent appliances with sealed combustion chambers.	
Ranges and Ovens	<b>M1901</b> The provisions for kitchen ranges have been updated to match those for gas-fired ranges in Section G2447. References in Sections M1504.1 and M1505.1 alert the code user to specific provisions related to installation of cooking appliances above ranges and clearances for open-top broiler units. Mandatory code language now clarifies that cooking appliances used in swellings must be listed and labeled for household use. Commercial cooking appliances are not permitted in dwelling units.	

Topic	2012	2015
<b>Part 6 Fuel Gas (Chapter 24)</b>		
Condensate Pumps		<b>G2404.11</b> Condensate pumps located in uninhabitable spaces must be connected to the appliance to shut down the equipment in the event of pump failure.
Reduced Clearance to Combustible Materials	<b>G2409.1</b> Gypsum board is now specifically identified as a combustible material for purposes of determining required clearances around gas-fired appliances.	
Electrical Bonding of Corrugated Stainless Steel Tubing		<b>G2411.1.1</b> The maximum allowable length of the bonding jumper for corrugated stainless steel tubing (CSST) is 75ft. Bonding methods must comply with NFPA 70 and devices, such as clamps, must be listed in accordance with UL 467.
Pipe Identification and Certification	<b>G2412, G2415</b> All pipe, tubing, and fittings used in a fuel-gas system now require a manufacture’s mark and third-party testing or certification. New definitions supplement the provisions.	
Maximum Gas Demand		<b>G2413.2</b> Table G2413.2 and the reference to it were deleted to clarify that the code requires the actual maximum input rating of the appliances to be known and used for gas pipe sizing purposes.
Plastic Pipe, Tubing and Fitting		<b>G2414.6</b> PVC and CPVC pipe are expressly prohibited materials for supplying fuel gas.
Fittings in Concealed Locations		<b>G2415.5</b> This section retains the basic intent while being completely reorganized to clarify the correct application. Threaded elbows, tees and coupling are now specifically approved for concealed locations as the code always intended. The code now provides the applicable referenced standards for fittings that are listed for concealed locations.
Protection of Concealed Piping Against Physical Damage		<b>G2415.7</b> The section on protection of piping has been completely rewritten to address more than just bored holes and notches in structural members. It now addresses piping parallel to framing members and piping within framing members. The new text requires that the protection extend well beyond the edge of members that are bored or notched.
Sediment Trap	<b>G2419.4</b> A new figure illustrates the correct configuration of a sediment trap. Gas-fired decorative vented appliances installed in vented fireplaces and gas fireplaces are not required to be equipped with a sediment trap.	
Medium-Pressure Regulators		<b>G2421.2</b> Medium-Pressure (MP) line regulators installed in rigid piping must have a union installed to allow removal of the regulator.

Topic	2012	2015
<b>Part 6 Fuel Gas (Chapter 24), Continued</b>		
Connecting Portable and Movable Appliances		<b>G2422.1</b> Where portable gas appliances are used outdoors, such as gas grills, fire pits, and patio heaters, the options for connecting to the gas distribution system are practically limited to gas hoses designed for the purpose. Such hoses must comply with ANSI Z21.54.
Door Clearance to Vent Terminals		<b>G2426.7.1</b> An appliance vent terminal is not permitted in a location with 12 inches of the arc of a swinging door.



Topic	2012	2015
<b>Part 6 Fuel Gas (Chapter 24), Continued</b>		
Plastic Piping for Appliance Vents		<b>G2427.4.1, G2427.6.8.3</b> The approval of plastic pipe for venting appliances is no longer a responsibility of the building official and, instead that responsibility rests with the appliance manufacturer and the appliance listing agency. The code previously addressed only vents, which are defined as listed and labeled factory-made products. The code is no longer silent on the sizing of plastic pipe vents that do not fall under the definition of “vent”.
Venting System Termination Location		<b>G2427.8</b> New text addresses the location of sidewall vent terminals with respect to adjoining buildings. A 10-foot separation is required when a vent discharges in the direction of an opening in an adjacent building.
Clothes Dryer Exhaust Ducts		<b>G2439.4, G2439.7</b> New text recognizes the use of dryer exhaust duct power ventilators (DEDPVs) to increase the allowable exhaust duct length for clothes dryers. A permanent label identifying the concealed length of dryer exhaust duct is no longer required where the equivalent duct length does not exceed 35ft. For dryer exhaust duct exceeding 35ft, a label or tag is required whether the duct is concealed or not. Instead of prohibiting all duct fasteners such as screws and rivets, the code now limits the penetration of fasteners, where installed.

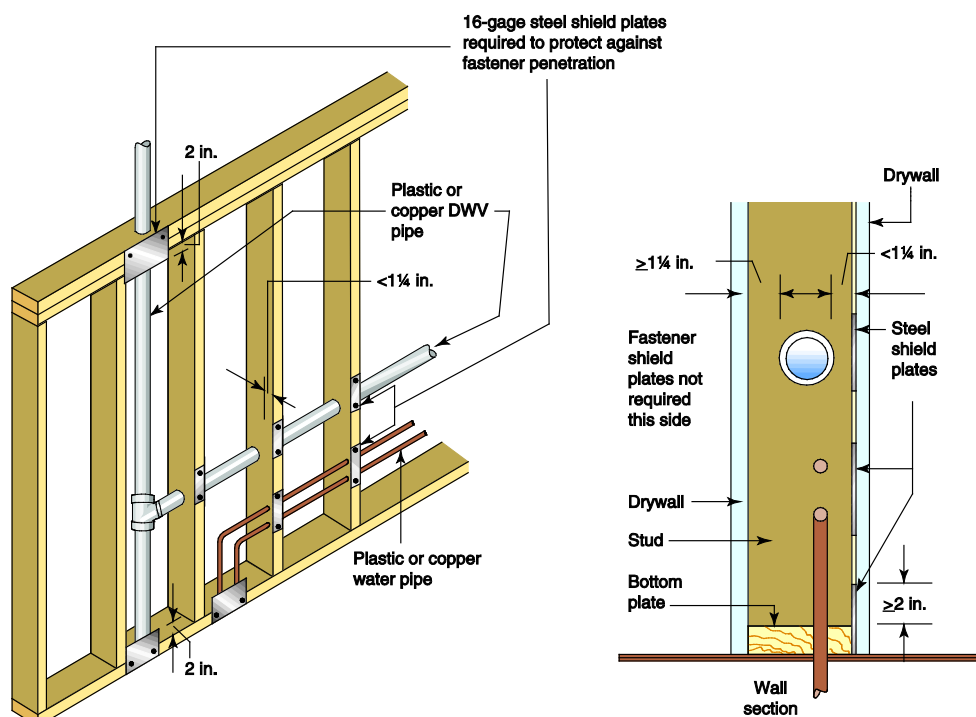


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Topic	2012	2015
<b>Part 6 Fuel Gas (Chapter 24), Continued</b>		
Prohibited Sources of Outdoor and Return Air	<b>G2442.4</b> For an HVAC system that services the garage only, return air is permitted to be taken from the garage. The requirement for a 10-foot separation between return air inlets and fuel-burning appliances applies only to the draft hood and open combustion chamber of atmospheric burner appliances, not direct vent appliances with sealed combustion chambers.	
Prohibited Location of Commercial Cooking Appliances		<b>2447.2</b> The code does not prohibit the installation of cooking appliances that are listed as both commercial and domestic appliances.
<b>Part 7 Plumbing (Chapter 25 through 33)</b>		
Inspection and Tests for Building Sewer		<b>P2502.1, P2503.4</b> New text clarifies the method for examining existing building sewers and building drains when the entire sanitary drainage system is replaced. Internal examination is required to verify the size, slope, and condition of the existing piping. A new provision prescribes a pressure test for a forced sewer at a test pressure of 5psi (34.5 kPa) greater than the pump rating.
Drain, Waste, and Vent Systems Testing		<b>P2503.5</b> The head pressure for a water test on drain, waste, and vent (DWV) systems has been reduced from 10ft to 5ft.
Rough Plumbing Test	<b>P2503.5.1</b> The IRC no longer permits air testing of plastic piping in DWV systems.	
Connections to Drainage Systems	<b>P2601.2</b> Waste water from lavatories, bathtubs, showers, clothes washers, and laundry trays I now defined as gray water and is permitted to be discharged to an approved gray-water system.	



Topic	2012	2015
<b>Part 7 Plumbing (Chapter 25 through 33), Continued</b>		
Protection Against Physical Damage		<p><b>P2603.2.1</b></p> <p>For piping installed through bored holes or in notches, the minimum clearance distance from the concealed piping to the edge of the framing member has been reduced from 1 ½ in to 1 ¼ in. Protection is required for piping installed less than 1 ¼ in from the edge of the framing member.</p>

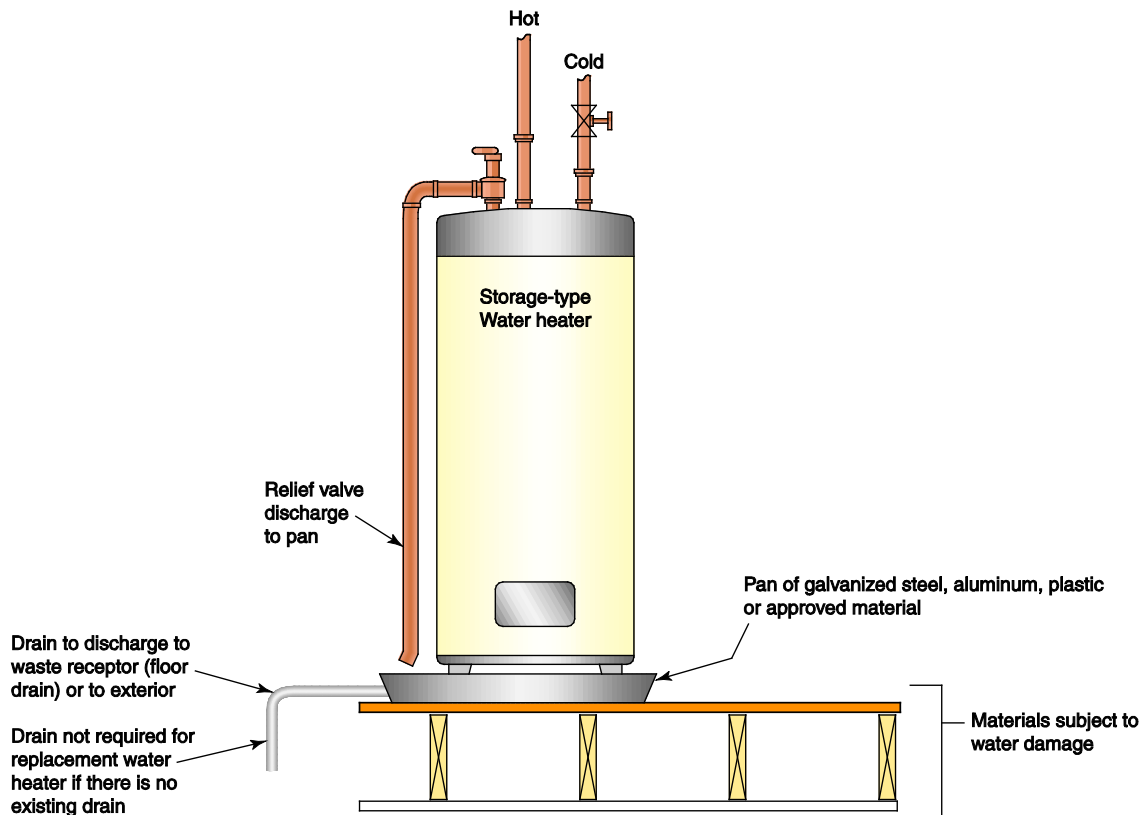


Topic	2012	2015
Protection Against Corrosion		<p><b>P2603.3</b></p> <p>The minimum thickness of sheathing material for protection of piping against corrosion has been reduced from 0.025 in to 0.008 in (8mil). The corrosion protection requirement applies to metallic piping other than cast iron, ductile iron, and galvanized steel that is in direct contact with concrete, masonry or steel framing. Previously, protection was only required for materials passing through walls and floors of these materials. All metallic piping requires corrosion protection when located in corrosive soils.</p>
Pipes through Foundation Walls	<p><b>P2603.4</b></p> <p>A sleeve or relieving arch is not required for pipes passing under a footing.</p>	
Piping Support		<p><b>Table P2605.1</b></p> <p>Support spacing requirements for PEX and PE-RT tubing 1 ¼ in and greater in diameter have been added to the table. Footnote b of Table P2605.1 clarifies the mid-story guide requirements for some types of vertical pipe 2 ins and smaller in diameter.</p>

**2015 International Residential Code –Transition from the 2009 IRC**

Topic	2012	2015
<b>Part 7 Plumbing (Chapter 25 through 33), Continued</b>		
Sealing of Annular Spaces	<b>P2606</b> Provisions for sealing pipe penetrations of the building envelope have been placed in a new section and revised to more precisely prescribe the approved types of materials and their correct application. The new language also correlates with the provisions for sealing against air leakage in the IECC.	
Identification and Certification	<b>P2609.1, 2609.4</b> Pipe, fittings, and plumbing components are required to meet the marking requirements of the applicable referenced standard in addition to bearing the identification of the manufacturer. The code now requires all plumbing products and materials to be listed by a third-party certification agency. Table P2608.4 and third-party testing requirements have been deleted.	
Plumbing Fixtures, Waste Receptors	<b>P2702.1, P2706.1</b> The definition of plumbing fixture has been revised to include receptacles and devices that discharge to the drainage system but are not connected to a water supply, such as a floor drains and standpipes. The requirement for strainers on plumbing fixture outlets has been clarified by specifically excluding hub drains and standpipes. Attics and crawlspaces are now listed as prohibited locations for waste receptors and standpipes. Clothes-washer standpipes are permitted to be installed in bathrooms.	<b>P2702.1, P2706.1</b> A definition of waste receptor has been added to the code. Waste receptors are now permitted in bathrooms and closets.
Shower Receptors and Lining	<b>P2709.1, P2709.2</b> The distance shower liners must extend above finished thresholds has been reduced from 3 inches to 2 inches. Minimum thickness requirements for PVC and CPE shower liners have been deleted in favor of requirements in referenced standards.	
Dishwashing Machines		<b>P2717</b> The code now references the applicable standards for integral air gaps protecting the potable water supply to dishwashers. The term “food waste disposer” replaces “food waste grinder.” Section P2717.2 and P2717.3 regarding dishwasher discharge to the sink tailpiece or the food waste disposer have been combined into a single Section P2717.2, eliminating redundant language and improving understanding of the provisions.

Topic	2012	2015
<b>Part 7 Plumbing (Chapter 25 through 33), Continued</b>		
Water Heater Drain Valves and Pans	<p><b>P2801.5</b></p> <p>The provisions for safety pans under water heaters have been clarified by prescribing such protection for water heaters with storage tanks only. Tankless water heaters do not require pans.</p>	<p><b>P2801</b></p> <p>The code now specifically requires drain valves with a threaded outlet for water heaters. The water heater pan requirements have been expanded to accept aluminum and plastic pans of the prescribed thickness. The code clarifies that a pan drain is not required when a water heater is replaced and there is no existing drain.</p>



Topic	2012	2015
Water Heater Relief Valve Discharge Piping		<p><b>P2804.6.1</b></p> <p>The temperature and pressure (T&amp;P) relief valve discharge pipe termination must have an air gap suitable to protect the potable water supply distribution system of the building. PEX and PE-RT tubing used for relief valve discharge piping must be one size larger than the T&amp;P valve discharge outlet, and the outlet end of the tubing must be fastened in place.</p>

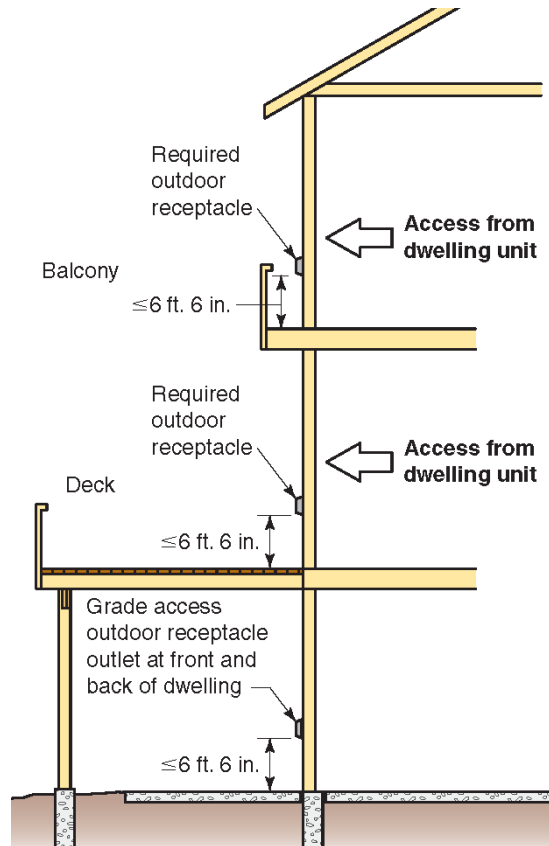
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Topic	2012	2015
<b>Part 7 Plumbing (Chapter 25 through 33), Continued</b>		
Nonpotable Water Systems		<b>P2901, P2910 through P2913</b> Nonpotable water outlets, such as hose connections, that utilize nonpotable water must be identified with a warning and a symbol that nonpotable water is being used. The color purple is established for identifying distribution piping conveying nonpotable water. New Sections P2910 through P2913 are extracted from the IgCC and intend to provide guidance on the collection, storage, and distribution of various types of nonpotable water for residential buildings.
Minimum Fire Sprinkler Separation from Obstructions	<b>P2904.2.4.2</b> A new figure provides prescriptive values for minimum separation distances between fire sprinklers and obstructions. Lesser distances are permitted in accordance with the manufacturer's installation instructions.	
Heated Water Distribution Systems		<b>P2905</b> Pointers have been added to the IRC plumbing provisions to direct the user to the applicable energy conservation provisions of IRC Chapter 11 related to heated water distribution systems. Section N1103.5 requires automatic controls to maintain hot water temperature for heated water circulation systems and for heat trace temperature maintenance systems when such systems are installed.
Lead Content of Drinking Water Pipe and Fittings		<b>P2906.2</b> The code has a more stringent limitation for lead content in pipe, pipe fittings, joints, valves, faucets, and fixture fittings that convey water used for drinking and cooking.
Solvent Cementing of PVC Joints		<b>P3003.9</b> The application of a primer to drain, waste, and vent PVC pipe and fittings prior to solvent cementing is not required for 4-inch pipe size and smaller, provided that the piping is for a non-pressure application.
Joints between Drainage Piping and Water Closets	<b>P3003.19</b> Use of waste connector and sealing gasket is now permitted as an alternative to a flanged connection for floor-mounted water closets.	
Cleanouts		<b>P3005.2</b> The section on cleanouts has been completely reorganized and reworded for clarity. Brass cleanout plugs are only permitted for metallic piping. Where located at a finished wall, the cleanout must be within 1 ½ in of the finished surface. A cleanout is no longer required at the base of each waste or soil stack.

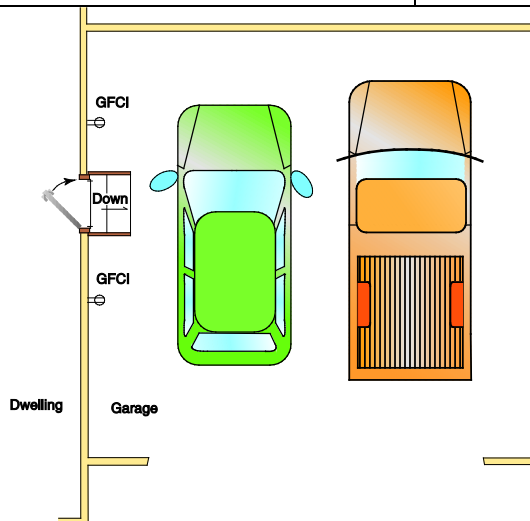
Topic	2012	2015
<b>Part 7 Plumbing (Chapter 25 through 33), Continued</b>		
Ejector Connection to the Drainage System	<b>P3007.3.5</b> The discharge from ejector pumps is now permitted to connect to soil stacks, waste stacks, and horizontal branch drains in addition to building sewers and building drains.	
Backwater Valves		<b>P3008.1</b> For existing buildings, fixtures that are located above the next upstream manhole cover are allowed to discharge through a backwater valve.
Vent Terminals		<b>P3103.1, P3103.2</b> Where a minimum 3-inch diameter vent terminal is required to prevent frost blockage in cold climates, the 3-inch diameter pipe must extend at least 12 in inside the building's thermal envelope. The minimum 7-foot height requirement for vent terminations applies only to roofs used for purposes similar to residential decks, patios and balconies.
Location of Vent Terminal	<b>P3103.5</b> The minimum clearance to vent terminations above openings within 10 feet has been increased from 2 feet to 3 feet.	
Trap Seal Protection Against Evaporation		<b>P3201.2</b> Trap seal protection against evaporation can now be accomplished in a variety of ways, including trap seal primer valves supplied with nonpotable water and barrier-type trap seal protection devices
<b>Part 8 Electrical (Chapters 34 through 43)</b>		
Concrete-Encased Electrodes	<b>E3608.1.2</b> The provisions for concrete-encased electrodes have been broken into separate parts to clarify the meaning and application.	
Supplemental Electrode Required	<b>E3608.4</b> A rod, pipe, or plate electrode requires a supplemental electrode unless testing confirms that the single electrode has a resistance to earth of 25 ohms or less.	



Topic	2012	2015
<b>Part 8 Electrical (Chapters 34 through 43), Continued</b>		
Outdoor Outlets	<b>E3901.7</b> An outdoor outlet is now required for any size of deck, porch, or balcony that is accessible from inside the dwelling unit.	



Topic	2012	2015
Receptacle Outlets for Garages		<b>E3901.9</b> Garage receptacle outlets must be served by a separate branch circuit that does not supply other outlets. At least one receptacle outlet is required for each car space in a garage.



Topic	2012	2015
<b>Part 8 Electrical (Chapters 34 through 43), Continued</b>		
Receptacle Outlets in Foyers	<b>E3901.11</b> When exceeding 60 square feet in area, foyers in dwelling units now require receptacle outlets.	
Ground-Fault Circuit Interrupter Protection		<b>E3902.8, E3902.9, E3902.10</b> Laundry areas have been added to the list of locations requiring ground-fault circuit interrupter (GFCI) protection. Receptacles within 6 feet of bathtubs and showers, and receptacles for dishwashers also require CFGI protection.
Location of Ground-Fault Circuit Interrupters	<b>E3902.11</b> When provided, ground-fault circuit interrupter devices must be placed in a readily accessible location.	
Boxes at Fan Outlets	<b>E3905.8</b> When a ceiling outlet box is wired for a future ceiling fan, the box must be listed for the support of a ceiling fan.	
Switching Controlling Lighting Loads	<b>E4001.15</b> Unless a means of access for rewiring is provided, a grounded circuit conductor must be provided at the switch outlet.	
Tamper-Resistant Receptacles	<b>E4002.14</b> Receptacles that are located more than 5-1/2 feet above the floor, are part of a luminaire or appliance, or in a dedicated space for an appliance are no longer required to be tamper-resistant.	
Location of Low-Voltage Luminaires Adjacent to Swimming Pools		<b>E4203.4.3</b> Listed low-voltage luminaires meeting the prescribed conditions are permitted to be located less than 5 feet from the water's edge of swimming pools, spas, and hot tubs.
Bonded Parts of Pools, Spas, and Hot Tubs	<b>E4204.2</b> Where walls are at least 5 feet high and less than 3 feet from the edge of the pool, equipotential bonding is required on the pool side of the wall only. Metal parts, including awnings, fences, and door and window frames constructed of metal, require bonding if located within 5 feet of the edge of the pool.	
Accessibility to Electrical Equipment of Hydromassage Bathtubs	<b>E4209.3</b> When located behind access panels and serving hydromassage bathtubs, receptacle outlets must have their face in direct view and within 1 foot of the access opening.	

**2015 International Residential Code –Transition from the 2009 IRC**

Topic	2012	2015
<b>Part 9 Appendices</b>		
Light Straw-Clay Construction		<b>Appendix R</b> Prescriptive requirements for light straw-clay construction have been added as an appendix to the 2015 IRC. Light straw-clay walls are non-bearing infill around a structural frame.
Strawbale Construction		<b>Appendix S</b> Prescriptive requirements for strawbale construction have been added as an appendix to the 2015 IRC. Strawbale walls may be non-bearing infill around a structural frame or bearing walls depending upon the method of construction and detailing. Appendix S contains requirements for both construction methods.

**Notes**

**Notes**



**Notes**

# 2018 IRC Update

*Based on the 2018 International Residential Code,® (IRC®)*

ICC LEARNING CENTER

The *International Residential Code*® (IRC®) establishes minimum regulations for residential construction. This handout will identify important changes in the IRC from 2015 to 2018 edition. Participants will be presented with those changes that will most impact their use of the code when they adopt these I-Codes. The learner will receive an overview of the most important code changes.

## Goal

Participants will be able to use this document to identify changes between the 2015 and 2018 IRC allowing them to apply these code requirements to design, plan submittals and/or inspection.

The lecture and activity format allows participants to discuss the changes, reasons for the changes, and answer knowledge review questions. Information presented will allow participants to apply these new code requirements to design, plan review, and/or inspection.

## Objectives

Upon completion, participants will be better able to:

- Identify the most significant differences between the 2015 and the 2018 IRC.
- Explain the differences between the current and previous edition.
- Identify changes in organization and code requirements.
- Identify the applicability of design, plan review and inspection requirements.

## Content

Chapters of the IRC included in this handout:

- |  |   |   |
|--|---|---|
| • Chapter 1, Scope and Administration  | • Chapter N11, Energy Efficiency                      | • Chapter P30, Sanitary Drainage                      |
| • Chapter 3, Building Planning         | • Chapter M13, General Mechanical System Requirements | • Chapter P31, Vents                                  |
| • Chapter 4, Foundations               | • Chapter M16, Duct Systems                           | • Chapter E37, Branch Circuit and Feeder Requirements |
| • Chapter 5, Floors                    | • Chapter M21, Hydronic Piping                        | • Chapter E39, Power and Lighting Distribution        |
| • Chapter 6, Wall Construction         | • Chapter G24, Fuel Gas                               | • Chapter E41, Appliance Installation                 |
| • Chapter 7, Wall Covering             | • Chapter P 25, Plumbing Administration               | • Appendix Q, Tiny Homes                              |
| • Chapter 8, Roof-ceiling Construction | • Chapter P27, Plumbing Fixtures                      |   |
| • Chapter 9, Roof Assemblies           | • Chapter P28, Water Heaters                          |   |
| • Chapter 10, Chimneys and Fireplaces  | • Chapter P29, Water Supply and Distribution          |   |

Chapter 1: Scope and Administration			
Code Section		Section Title	Description of Change
2018	2015		
Modification R101.2	R101.2	<b>Scope</b>	All instances where the International Building Code (IBC) permits construction under the IRC are now listed in the exception to the scope of the IRC.
Clarification R105.1, R110.1, R202	R105.1, R110.1, R202	<b>Change of Occupancy</b>	A definition for “Change of Occupancy” has been added and the requirement for a certificate of occupancy when there is a change of occupancy or use has been clarified.

Chapter 3: Building Planning			
Code Section		Section Title	Description of Change
2018	2015		
Modification Table R301.2(1)	Table R301.2(1)	<b>Climatic and Geographic Design Criteria</b>	The requirement for a Manual J assessment or engineered equivalent has been in the International Residential Code for several editions. To assist the designer, jurisdictions will now include variables for Manual J assessments with other climatic and geographic design criteria available from the building department.
Modification R301.2.2.1	R301.2.2.1	<b>Seismic Design Category</b>	New seismic design category (SDC) maps are included in the 2018 IRC. One map contains the most conservative ‘good quality’ soil type, assuming Site Class C or D, and may increase the local SDC. The second map is allowed if the site is identified as being Site Class A, B or D by geotechnical report or known local soil conditions; this map may lower the design spectral response acceleration, $S_{DS}$ , potentially lowering the seismic design category.
Modification R302.1	R302.1	<b>Exterior Walls</b>	References to the International Building Code (IBC) offer additional options and provide flexibility in determining the fire resistance rating of exterior wall assemblies. Table footnotes have been revised to clarify the correlation between gable end vents and the fire resistance requirements for projections.
Modification R302.2	R302.2	<b>Townhouse Separation</b>	Two paths for achieving the fire-resistant separation between townhouse dwelling units – two 1-hour walls or a common wall – are spelled out in the townhouse provisions.
Modification R302.13	R302.13	<b>Fire Protection of Floors above Crawl Spaces</b>	Fire-resistant membrane protection is now required for the applicable floor framing materials above crawl spaces containing fuel-fired or electric-powered heating appliances.

Chapter 3: Building Planning, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification R308.4.2	R308.4.2	<b>Glazing Adjacent to Doors</b>	Glazing within 24 inches of the hinge side of an in-swinging door now requires safety glazing where the glazing is at an angle less than 180 degrees from the plane of the door.
Modification R308.4.4	R308.4.4	<b>Glazing in Guards and Railings</b>	Unless laminated glass is used, structural glass baluster panels in guards now require an attached top rail or handrail.
Clarification R308.4.7	R308.4.7	<b>Glazing Adjacent to the Bottom Stair Landing</b>	Figure R308.4.7 has been replaced with a new figure and the caption modified to more accurately reflect when safety glazing is required near the bottom landing.
Modification R310.1	R310.1	<b>Emergency Escape and Rescue Openings</b>	Emergency escape and rescue openings are no longer required for bedrooms in basements when the dwelling unit is protected with an automatic fire sprinkler system and other conditions are met.
Modification R310.3	R310.3	<b>Area Wells for Emergency Escape and Rescue Doors</b>	For emergency escape and rescue doors in basements, a change in terminology replaces "bulkhead enclosures" with "area wells" and provisions for ladders and steps for area wells are added.
Modification R311.7.1, R311.7.8	R311.7.1, R311.7.8	<b>Handrail Projection</b>	A new exception to the handrail projection limitation provides for adequate clearance behind the handrail when it passes the projection of a floor, landing or tread return.
Modification R311.7.3	R311.7.3	<b>Maximum Stair Rise between Landings</b>	The maximum rise of a flight of stairs has increased by 4 inches, from 147 to 151 inches.
Modification R311.7.11, R311.7.12	R311.7.11, R311.7.12	<b>Alternating Tread Devices and Ships Ladders</b>	Alternating tread devices and ships ladders are now permitted as a means of egress for lofts with an area that does not exceed 200 square feet.
Clarification R312.1	R312.1	<b>Guards</b>	The guard requirements only apply to the specific portion of a walking surface that exceeds 30 inches above grade.
Modification R314	R314	<b>Smoke Alarms</b>	The exemption for interconnection of alarms during alterations based on feasibility has been removed from the code.
Modification R315	R315	<b>Carbon Monoxide Alarms</b>	Interconnection is now required where multiple carbon monoxide alarms are required in a dwelling unit.

Chapter 3: Building Planning, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification R322.3	R322.3	<b>Coastal High-Hazard Flood Zones</b>	In coastal high-hazard areas (V Zones) and Coastal A Zones, the IRC now provides specific guidance for the design and construction of concrete slabs, stairs, guards, decks and porches to reduce damage to the dwelling in a flood event.
Addition R324.6		<b>Roof Access for Photovoltaic Solar Energy Systems</b>	Requirements for roof access and pathways for firefighters have been introduced into the IRC provisions for rooftop mounted photovoltaic solar energy systems.
Addition R324.6.2.2		<b>Solar Panels near Emergency Escape and Rescue Openings</b>	Rooftop mounted photovoltaic solar energy panels and modules are not permitted to be installed below emergency escape and rescue openings.
Modification R325.3		<b>Mezzanine Area Limitation</b>	The area limitation for mezzanines has been increased from one-third to one-half of the area of the room containing the mezzanine under certain conditions.
Addition R325.6, R202		<b>Habitable Attics</b>	The definition of habitable attic has been revised and the technical requirements have been placed with mezzanines.

Chapter 4: Foundations			
Code Section		Section Title	Description of Change
2018	2015		
Modification Table R403.3(1)	Table R403.3(1)	<b>Insulation requirements for frost protected footings</b>	Insulation thickness requirements for Type II and IX extruded polystyrene (EPS) have changed. The minimum R-value for specific types of EPS has been clarified while requirements for horizontal insulation were added.
Modification Table R403.4	Table R403.4	<b>Crushed stone footings</b>	Table R403.4 is updated to include both the minimum depth and width of a crushed stone footing for a precast concrete wall.
Modification R408.3	R408.3	<b>Unvented crawl space</b>	Ventilation of the under-floor space is not required when an adequately-sized dehumidifier is provided.



Chapter 5: Floors			
Code Section		Section Title	Description of Change
2018	2015		
Modification R507	R507	<b>Decks</b>	Section R507 is reorganized for ease of use and additional provisions are added to simplify prescriptive construction of a deck.
Modification R507.2	R507.2, R507.3	<b>Deck materials</b>	Section R507.2 adds requirements for fasteners and fastener connections, flashing and alternative materials.
Addition R507.3		<b>Deck footings</b>	A new section on footing minimum size is added to help describe minimum prescriptive (non-engineered) requirements for an exterior deck footing based on snow load, soil quality, and footing shape and size.
Clarification R507.6	R507.5	<b>Deck joists</b>	Maximum joist spacing and total length have been clarified. In Table R507.6, maximum span length is listed followed by maximum cantilever length.
Clarification R507.7- R507.9	R507.2, R507.4	<b>Decking, Vertical and Lateral Support</b>	Decking material options and fastener systems are clarified. Vertical and horizontal support of an exterior deck is updated while support and attachment of ledgers is added to the decking section.

Chapter 6: Wall Construction			
Code Section		Section Title	Description of Change
2018	2015		
Addition Table R602.3(6)		<b>Alternate Stud Height</b>	To help clarify when studs greater than 10 feet long may be used, an exception is added to Section R602.3.1 as well as a reference to new Table R602.3(6) which applies only to 11- and 12-foot tall walls in one- and two-story buildings.
Modification Tables R602.7(1), R602.7(2)	Tables R602.7(1), R602.7(2)	<b>Girder and Header Spans</b>	Girder and header spans are updated assuming No. 2 Southern Pine rather than No. 1 Southern Pine as used in the 2015 IRC. A footnote is added to clarify that headers and girders are assumed to be braced; for headers with pony walls above, a further reduction in span is taken for 2x8 and larger headers.
Modification Table R602.7.5	Table R602.7.5	<b>Support for headers</b>	The 2015 IRC full height stud table is significantly altered. The table increases the number of king studs in higher wind regions and requires only one or two king studs at each end of a header in regions with 115 mph wind speeds.
Modification Table R602.10.3 (4)	Table R602.10.3 (4)	<b>Seismic Adjustment Factors</b>	Attempts to clarify roof and ceiling dead loads in the top story of a multi-story dwelling and use of the BV-WSP bracing method have been added. Table R602.10.3(4) now allows use of Methods WSP and CS-WSP with brick veneer in the second story of a dwelling.

Chapter 6: Wall Construction, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification R602.10.4.1	R602.10.4.1	<b>Mixing bracing methods</b>	Mixing of continuous sheathing methods with an intermittent alternate bracing method is clarified. Braced wall line(s) containing an alternate method must have sufficient bracing length for an intermittent method, not just for the continuous sheathing method when the alternate method is Method PFH, PFG or ABW.
Modification R602.10.6.5	R602.10.6.5	<b>Method BV-WSP</b>	An attempt to clarify use of the BV-WSP method is made. New limits are added to Section R602.10.6.5.
Modification Tables R603.3.1, R603.3.1.1 (2)	Tables R603.3.1, R603.3.1.1 (2)	<b>Cold-Formed Steel Wall Construction</b>	Cold-formed steel connection tables are updated for wind speeds less than 140 miles per hour. Values in the IRC tables now match AISI S230, Standard for Cold-Formed Steel Framing - Prescriptive Method for One- and Two-Family Dwellings.

Chapter 7: Wall Covering			
Code Section		Section Title	Description of Change
2018	2015		
Modification R703.2	R703.2	<b>Water-resistive barrier</b>	Water-resistive barrier materials other than No. 15 asphalt felt must be installed following the manufacturer's installation instructions. The exemption for detached accessory buildings is deleted.
Modification R703.3.1	R703.3.1, R703.11.1.4	<b>Soffit installation</b>	Requirements for wood structural panel soffits are added to Section R703.3.1 and vinyl soffit requirements are clarified.
Modification R703.8.4	R703.8.4	<b>Veneer anchorage through insulation</b>	Masonry veneer is explicitly allowed to attach to through insulation into the underlying wood structural panels. Attachment must follow Table R703.8.4(2).
Modification R703.11.2	R703.11.2	<b>Vinyl siding installation over foam plastic sheathing</b>	Testing has been done on vinyl siding over insulation in an attempt to determine fastener requirements for vinyl siding attachment in high wind regions. New Table R703.11.2 gives design wind pressures for vinyl siding resisting all wind loads without reliance on wood structural panel sheathing.

Chapter 8: Roof-Ceiling Construction			
Code Section		Section Title	Description of Change
2018	2015		
Modification R802	R802	<b>Roof Framing</b>	Section R802, Design and construction of roofs, has been clarified by dividing the content into three separate sections on roof ridges, rafters and ceiling joists.
Modification R802.1.5.4	R802.1.5.4	<b>Labeling</b>	Each stick of fire-retardant-treated lumber and individual wood structural panel will be labeled with eight specific items of information
Modification R806.2	R806.2	<b>Minimum vent area</b>	The minimum vent area exception is clarified, stating that net free ventilation may be less than 1/150 only if two required conditions are met. Lower vents must be located in the bottom third of the attic space.

Chapter 9: Roof Assemblies			
Code Section		Section Title	Description of Change
2018	2015		
Addition R905.17		<b>Building Integrated Photovoltaic Panels</b>	New Section R905.17 addresses installation and attachment of building-integrated photovoltaic (BIPV) roof panels.

Chapter 10: Chimneys and Fireplaces			
Code Section		Section Title	Description of Change
2018	2015		
Addition R1005.8		<b>Chimney insulation shield</b>	Factory-built chimneys, which have been required to maintain a minimum clearance to insulation, are now required to have an insulation shield to provide the clearance to the insulation.

Chapter 11: Energy Efficiency			
Code Section		Section Title	Description of Change
2018	2015		
Clarification N1101.6, Tables N1101.10.3 (1) and N1101.10.3 (2)	N1101.6, Tables N1101.10.3 (1) and N1101.10.3 (2)	<b>Fenestration Definitions and U-Factors</b>	The definitions for skylights and vertical fenestration have been moved under the definition for fenestration, and a definition for opaque door has been added.

Chapter 11: Energy Efficiency, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification N1102.1	N1102.1	<b>Building Thermal Envelope for Log Homes</b>	Log homes are now exempt from the prescriptive building thermal envelope requirements when designed in accordance with ICC-400, <i>Standard on the Design and Construction of Log Structures</i> .
Modification N1102.1.2 and N1102.1.4	N1102.1.2 and N1102.1.4	<b>Insulation and Fenestration Requirements</b>	The prescriptive U-factors for fenestration have been lowered to improve the energy efficiency of dwellings and townhouses.
Modification N1102.2.2	N1102.2.2	<b>Reduction of Ceiling Insulation</b>	When applying the exception for insulation in ceilings without attics, the insulation must extend to the outside of the top plate.
Clarification N1102.2.5	N1102.2.5	<b>Mass Walls</b>	The mass wall provisions have been itemized in a numbered list to bring accuracy and clarity to the technical requirements.
Modification N1102.2.6	N1102.2.6	<b>Cold-Formed Steel Framing R-Values</b>	Conflicting entries have been removed from the table establishing cold-formed steel R-values equivalent to those for wood framing.
Modification N1102.4	N1102.4	<b>Testing for Air Leakage</b>	A new standard for air-leakage testing, RESNET/ICC 380, is now referenced in the IRC to provide flexibility for the testing industry.
Addition N1103.3.6 and N1103.3.7		<b>Ducts Buried within Ceiling Insulation</b>	New provisions address the methods, minimum coverage requirements and thermal benefits for ducts buried within ceiling insulation, and when those ducts are considered inside the building thermal envelope.
Modification N1104.1	N1104.1	<b>Lighting</b>	The required percentage of permanent lighting fixtures having high-efficacy lamps has increased from 75 to 90 percent.
Modification N1106.3, N1106.4	N1106.3, N1106.4	<b>Maximum Energy Rating Index</b>	The maximum rating index values based on climate zone have increased slightly to make the ERI provisions less restrictive and improve the flexibility of the energy provisions.

Chapter M13: General Mechanical System Requirements			
Code Section		Section Title	Description of Change
2018	2015		
Deletion M1305.1.1	M1305.1.1	<b>Access to Furnaces within Compartments</b>	The appliance access requirements for furnaces in compartments have been removed from the code in favor of other code provisions and the manufacturer's instructions.
Modification M1305.1.3.2	M1305.1.4.2	<b>Appliances Installed in Pits</b>	The requirements for appliance installation in pits has been expanded to provide more detail and to be similar to language found in other ICC codes. The minimum bottom clearance has been reduced from 6 inches to 3 inches.

Chapter 15: Exhaust Systems			
Code Section		Section Title	Description of Change
2018	2015		
Modification M1502.3.1	M1502.3.1	<b>Dryer Exhaust Duct Termination</b>	A minimum area of 12.5 square inches has been established for the terminal outlet of dryer duct exhaust.
Modification M1502.4.2	M1502.4.2	<b>Concealed Dryer Exhaust Ducts</b>	Wall and ceiling cavities enclosing dryer exhaust duct must provide sufficient space that the 4-inch duct is not squeezed out of its round shape.
Modification M1503.6	M1503.6	<b>Makeup Air for Kitchen Exhaust Systems</b>	Makeup air for domestic cooking exhaust systems is no longer required if all fuel-burning appliances in the dwelling unit have a direct vent or mechanical draft vent system.

Chapter M16: Duct Systems			
Code Section		Section Title	Description of Change
2018	2015		
Modification M1601.1.2	M1601.1.2	<b>Underground Duct Systems</b>	Underground ducts, including both direct-burial ducts and those encased in concrete, require sealing and testing.



Chapter M21: Hydronic Piping			
Code Section		Section Title	Description of Change
2018	2015		
Modification M2101.10	M2101.10	<b>Pressure Tests for Hydronic Piping</b>	Compressed air testing of PEX hydronic piping is now allowed when testing is in accordance with the manufacturer's instructions.
Modification M2103.2	M2103.2	<b>Thermal Barrier for Radiant Floor Heating Systems</b>	For hydronic floor heating systems, the minimum insulation R-values have been removed from Section M2103.2 and a reference to the energy provisions of Chapter 11 has been added.

Chapter G24: Fuel Gas			
Code Section		Section Title	Description of Change
2018	2015		
Modification G2406.2	G2406.2	<b>Prohibited Locations for Appliances</b>	A gas-fired clothes dryer is now allowed to be installed in a bathroom and toilet room where a permanent opening communicates with other permitted spaces.
Modification G2411.2, G2411.3	G2411.2, G2411.3	<b>Electrical Bonding of CSST</b>	The existing provisions for electrical bonding apply to CSST without an arc-resistant jacket or coating and a new section addresses electrical continuity and bonding of arc-resistant CSST.
Modification G2414.4.2, G2414.10.1	G2414.4.2, G2414.10.1	<b>Schedule 10 Steel Gas Piping</b>	The code now allows Schedule 10 steel pipe to be used for fuel gas piping.
Modification G2415.11	G2415.11	<b>Protection against Corrosion</b>	Reorganization of this section includes new provisions to address corrosion protection of underground steel gas piping and protection for steel risers other than anodeless risers.
Clarification G2420.5.1	G2420.5.1	<b>Shutoff Valve Location</b>	Shutoff valves located behind movable appliances are considered as meeting the requirement for access.
Addition G2420.6		<b>Support for Shutoff Valves in Tubing Systems</b>	Shutoff valves in gas tubing systems require rigid support separate from the tubing to prevent damage at the valve connection.
Deletion G2442.2	G2442.2	<b>Forced Air Furnace Duct Size</b>	The prescriptive duct size requirements for forced air furnaces have been deleted in favor of other sizing methods specific to the appliance.
Modification G2447.2	G2447.2	<b>Commercial Cooking Appliances</b>	Commercial cooking appliances are now permitted in dwelling units when installed in accordance with an engineered design and the manufacturer's instructions.

Chapter P25: Plumbing Administration			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2503.7	P2503.7	<b>Air Testing of PEX Piping</b>	Compressed air testing of PEX water supply piping is now allowed when testing is in accordance with the manufacturer's instructions.

Chapter P26: General Plumbing Requirements			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2602.1	P2602.1	<b>Connections to Public Sewer or Private Sewage Disposal System</b>	The International Private Sewage Disposal Code (IPSDC) is referenced for installation of private sewage disposal systems where there are no state or local requirements for such systems.

Chapter P27: Plumbing Fixtures			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2704	P2704	<b>Slip Joint Connections</b>	Slip joint connections are permitted anywhere between the fixture outlet and the drainage piping, and are no longer limited to the trap inlet, outlet and trap seal locations.
Modification P2713.1	P2713.1	<b>Bathtub Overflow</b>	Bathtub overflow outlets are no longer required.

Chapter P28: Water Heaters			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2801.6	P2801.6	<b>Plastic Pan for Gas-Fired Water Heaters</b>	Plastic safety pans are now allowed under gas water heaters provided the material falls within the prescribed flame spread and smoke developed indices.

Chapter P29: Water Supply and Distribution			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2902.5.4, P2904.	P2902.5.4, P2904.	<b>Backflow Protection for Fire Sprinkler Systems</b>	Sections P2902.5.4 and P2904.1 are revised and coordinated to clarify that stand-alone and multipurpose fire sprinkler systems complying with Section P2904 or NFPA 13D do not require backflow protection under most circumstances.
Modification P2903.5	P2903.5	<b>Water Hammer Arrestors</b>	A water hammer arrestor is now required where quick-closing valves are used in the water distribution system.
Addition P2906.6.1	P2906.6.1	<b>Saddle Tap Fittings on Water Distribution Piping</b>	Saddle tap fittings are no longer permitted on water distribution system piping.
Modification P2906.18.2	P2906.18.2	<b>Joints between PVC and CPVC Piping</b>	A single solvent-cement transition joint is now an acceptable method for connecting a CPVC water distribution system to a PVC water service pipe.

Chapter P30: Sanitary Drainage			
Code Section		Section Title	Description of Change
2018	2015		
Modification P3003.2	P3003.2	<b>Prohibited Joints for Sanitary Drainage</b>	A solvent cement joint is now permitted for joining ABS and PVC piping at the connection of the building drain to the building sewer.
Modification P3005.1.6	P3005.1.6	<b>Reduction in Pipe Size</b>	Water closet flanges, offset bend fittings and offset flanges are now specifically listed as exceptions to the provision that drainage piping must not be reduced in size in the direction of flow.

Chapter P31: Vents			
Code Section		Section Title	Description of Change
2018	2015		
Modification P3103.1	P3103.1	<b>Vent Pipe Terminations</b>	The provisions for vent terminals have been reorganized and a new option has been added to allow a 2-inch vent extension through a sloped roof when the vent is covered.
Modification P3111	P3111	<b>Combination Waste and Vent System</b>	Food waste disposers and drinking fountains are now permitted to connect to a combination waste and vent system.
Modification P3114.8	P3114.8	<b>Prohibited Installations for Air Admittance Valves</b>	An air admittance valve cannot be used to resolve the problem of an open vent terminal that is too close to a building air intake.

Chapter E37: Branch Circuit and Feeder Requirements			
Code Section		Section Title	Description of Change
2018	2015		
Addition E3703.5		<b>Garage Branch Circuits</b>	A separate 20-ampere branch circuit is now required to serve receptacle outlets of attached garages and detached garages with electric power.

Chapter E39: Power and Light Distribution			
Code Section		Section Title	Description of Change
2018	2015		
Modification E3901.2	E3901.2	<b>Wall Space for Receptacle Distribution</b>	Cabinets with countertops are now considered wall space in determining required locations for general purpose receptacle outlets.
Modification E3901.3	E3901.3	<b>Appliances on 15 Amp Circuits</b>	An individual 15-ampere branch circuit is permitted to serve any specific kitchen appliance.
Addition E3902.4		<b>GFCI Protection for Crawl Space Lighting Outlets</b>	Ground-fault circuit-interrupter (GFCI) protection is now required for lighting outlets of crawl spaces.
Addition E3905.2.1		<b>Nonmetallic-Sheathed Cable and Metal Boxes</b>	Where entering a metal box, nonmetallic-sheathed cable must extend into the box at least 1/4 inch and extend past the cable clamp.

Chapter E41: Appliance Installation			
Code Section		Section Title	Description of Change
2018	2015		
Modification E4101.3	E4101.3	<b>Cord- and-Plug-Connected Appliances</b>	The maximum cord lengths for range hoods and built-in dishwashers have increased and the code clarifies that the receptacle outlet for the dishwasher has to be in the space adjacent to the appliance.

Appendix Q: Tiny Houses			
Code Section		Section Title	Description of Change
2018	2015		
Appendix Q Addition		<b>Tiny Houses</b>	A new Appendix Q covers provisions for tiny houses, defined as dwellings with a maximum floor area of 400 square feet.



**Home Innovation**  
RESEARCH LABS™

## ESTIMATED COSTS OF THE 2018 IRC CODE CHANGES

*Prepared For*  
**National Association of Home Builders**

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## ACRONYMS, ABBREVIATIONS, AND DEFINITIONS

ACCA	Air Conditioning Contractors Association
ACH50	Air changes per hour at a test pressure differential of 50 Pascals
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigeration and Air-Conditioning Engineers
BPS	Builder Practices Survey—national survey conducted annually by Home Innovation Research Labs
Bsmt.	Basement
BWL	Braced wall line
ccSPF	Closed-cell spray polyurethane foam insulation
CF	Cubic feet
CFM	Cubic feet per minute (a measure of flow)
CS-PF	Bracing method consisting of a continuously sheathed portal frame around a large door or window opening
CY	Cubic yards
CZ	Climate Zone, as defined by the International Code Council (ICC)
DOE	Department of Energy
EA	Each
ERI	Energy Rating Index
ERV	Energy recovery ventilator
FEMA	Federal Emergency Management Agency
Gal	Gallon
HERS	Home Energy Rating System
HR	Hour
HRV	Heat recovery ventilator
HVAC	Heating, ventilation, and cooling
ICC	International Code Council
IECC	International Energy Conservation Code
IRC	International Residential Code
LB	Pounds
LF	Linear feet
MPH	Miles per hour
NEHRP	National Earthquake Hazard Reduction Program
O&P	Overhead and profit
OSB	Oriented strand board
PF	Portal frame
PSF	Pounds per square foot

RCD	Residential Cost Data 2017, RSMeans
SDC	Seismic design category
SF	Square feet
SHGC	Solar heat gain coefficient, a measure of the reflectivity versus the absorbed radiation of glass; the lower the SHGC number, the less radiation is absorbed by the glass unit
SOG	Slab-on-grade
U-Factor	U-value; a measure of the conductance of building components like windows and doors; the lower the U-Factor the less conductive the component, or the higher the R-value, which is the inverse of U-value
USGS	United States Geological Society
WRB	Water-resistive barrier
XPS	Extruded polystyrene (rigid foam sheathing)



## BACKGROUND

The National Association of Home Builders (NAHB) provided a list of code changes approved for the 2018 International Residential Code (2018 IRC).<sup>1</sup> Home Innovation Research Labs (Home Innovation) estimated the expected cost impact of these code changes on construction practices and materials for a number of reference houses sited in various cities nationwide. Cost estimates are aggregated in ranges of high to low based on various methods or components that might be used to comply with the code.

## METHODOLOGY

### National Construction Cost

Reference houses and their site locations were initially defined in a report titled *Estimated Costs of the 2015 Code Changes*.<sup>2</sup> The four reference houses were selected for their similarity to new home offerings in the six metropolitan areas selected as site locations - Miami, Dallas, Los Angeles, Seattle, New York, and Chicago, and their size proximity to a national average of 2,607 SF.<sup>3</sup> Elevations and floor plans for these reference houses are provided in *Appendices C through F*. These single-family detached houses define the reference or base house that provides the starting point for estimation of the added cost (or savings) of each code change for the 2018 IRC relative to the 2015 IRC or IECC.

Cost impacts in this analysis have been developed primarily with data adapted from the following sources: (1) RSMeans' *Residential Cost Data 2017*;<sup>4</sup> (2) ASHRAE 1481 RP<sup>5</sup> and similar reports by Home Innovation; (3) U.S. government reporting from the Census<sup>6</sup> and the Bureau of Labor Statistics;<sup>7</sup> and (4) distributors' or big box retailers' websites. Where a source other than these is used, it is cited in *Appendix A* when applicable to a specific code change.

Costs are reported at the national level and can be modified for a region using builders' known bid prices or by applying a location factor adjustment shown in *Appendix B*. For individual code changes shown in *Appendix A*, costs are reported as both total to the builder and total to consumer. The total cost to builder includes overhead and profit (designated in the tables as "w/O&P") applied to individual component costs (i.e., materials and labor) to represent the cost charged by the sub-contractor. The total cost to consumer is based on the builder's gross margin, reported as 18.9% of construction cost in the *2016 Cost of Doing Business*<sup>8</sup>. The cost summaries shown in Table 6 and Table 7 show the total cost to consumer only.

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<sup>1</sup> International Code Council, [www.iccsafe.org/Pages/default.aspx](http://www.iccsafe.org/Pages/default.aspx)

<sup>2</sup> [www.homeinnovation.com/trends\\_and\\_reports/featured\\_reports/estimated\\_costs\\_of\\_the\\_2015\\_irc\\_code\\_changes](http://www.homeinnovation.com/trends_and_reports/featured_reports/estimated_costs_of_the_2015_irc_code_changes)

<sup>3</sup> Taylor, Heather. 2014. *Cost of Constructing a House*.

[www.nahb.org/generic.aspx?sectionID=734&genericContentID=221388&channelID=311](http://www.nahb.org/generic.aspx?sectionID=734&genericContentID=221388&channelID=311)

<sup>4</sup> <http://rsmeans.reedconstructiondata.com>

<sup>5</sup> NAHB Research Center, 2009. Economic Database in Support of ASHRAE 90.2 1481 RP.

<https://www.google.com/#q=ashrae+1481+rp>

<sup>6</sup> <http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>

<sup>7</sup> [http://www.bls.gov/oes/current/oes\\_nat.htm#47-0000](http://www.bls.gov/oes/current/oes_nat.htm#47-0000)

<sup>8</sup> National Association of Home Builders. 2016. Cost of Doing Business Study: 2016 Edition. <https://builderbooks.com>

## Reference House Configurations

The four building designs (see *Appendices C-F*) used in this analysis are based on the data contained in the Census Bureau report, *Characteristics of New Single-Family Construction Completed*.<sup>9</sup> The report provides information about building foundation type (Table 1) and number of stories for new single-family detached construction over the previous nine-year period. (Table 2).

**Table 1. New Construction Foundation Types**

Slab	54%
Crawlspace	17%
Basement	30%

**Table 2. New Construction Number of Stories**

One-story	53%
Two-story	43%
Three-story	3%

The Census data supports defining the four reference houses as follows to encompass approximately 85% of the last decade's new single-family construction:

- One-story on slab foundation
- Two-story on slab foundation
- One-story on basement foundation
- Two-story on basement foundation

Table 3 covers the locations where each type of reference house foundation would be pragmatically constructed. All of these selected cities, except Chicago, lie within the top ten states for construction starts in 2013.<sup>10</sup> Chicago was selected to represent a Climate Zone 5 house.

**Table 3. Sites for Reference Houses**

Reference House	Climate Zone	1	2	3	4
Foundation		Slab	Slab	Basement	Basement
Miami	1	X	X		
Los Angeles	3	X	X		X*
Dallas	3	X	X		X*
Seattle	4	X	X	X	X
New York	4	X	X	X	X
Chicago	5			X	X
Fairbanks	8			X	X

Based on the data compiled by Home Innovation from the *2013 Builder Practices Survey (BPS)*<sup>11</sup>, a nationwide annual survey, the typical Heating, Ventilation, and Cooling (HVAC) systems used in new

<sup>9</sup> [www.census.gov/construction/charts/completed.html](http://www.census.gov/construction/charts/completed.html)

<sup>10</sup> [www.census.gov/construction/bps/pdf/2013statepiechart.pdf](http://www.census.gov/construction/bps/pdf/2013statepiechart.pdf)

<sup>11</sup> [www.homeinnovation.com/trends\\_and\\_reports/data/new\\_construction](http://www.homeinnovation.com/trends_and_reports/data/new_construction)

houses are summarized in Table 4. According to the BPS, 44% of new homes are cooled with a central air conditioner. These results influenced the selection of a gas furnace with central (electric) air conditioner as the HVAC system in each of the reference houses.

**Table 4. Typical HVAC Systems Supplied with New Houses**

<b>Feature</b>	<b>% of Stock</b>
Furnace or Boiler, natural gas or propane	48%
Central Air Conditioner, electric	44%
Standard Heat Pump with Backup Heat	41%
Geothermal Heat Pump	4%
Electric furnace, baseboard, or radiant	4%
Furnace or Boiler, oil	2%

### Reference House Features

The statistics presented in the foregoing tables support reference house features that are detailed in Table 5.

**Table 5. Features of the Reference Houses**

<b>Reference House</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Square Feet	2,607	2,607	2,607	2,607
Foundation	Slab	Slab	Basement	Basement
Number of Stories	1	2	1	2
Number of Bedrooms	3	4	3	4
Number of Bathrooms	2	2.5	2	3
Garage, attached	2-car	2-car	2-car	2-car
Heat, Gas Furnace	Yes	Yes	Yes	Yes
Cooling, (Electric) central air	Yes	Yes	Yes	Yes
Hot Water, Gas 50 gallon tank	Yes	Yes	Yes	Yes
9 ft. Ceilings, 1 <sup>st</sup>	Yes	Yes	Yes	Yes
8 ft. Ceilings, 2 <sup>nd</sup>	n/a	n/a	Yes	Yes
Energy Star appliances	Yes	Yes	Yes	Yes
Laundry Room	Yes - Mudroom	Yes	Yes - Mudroom	Yes - Closet
Walls, 2x4 (Climate Zones 1 & 2)	Yes	Yes	n/a	n/a
Walls, 2x6 (Climate Zones 3 thru 8)	n/a	n/a	Yes	Yes
Bsmt., Conditioned, Unfinished	n/a	n/a	Yes	Yes
Furnace Location	Attic	Attic	Basement	Basement
Water Heater Location	Interior	Garage	Basement	Basement
Window SF/% gross wall	360/18%	315/12%	360/18%	330/12%
Cladding	Brick, 4 sides	Brick, 4 sides	Brick, 4 sides	Stucco
Roof Pitch	12/12	6/12	9/12	4/12

The furnace location has been designated as a platform in the attic for both slab reference houses, a practice that is common in Florida and Texas, where the weather is temperate year-round, and thus, the location is practical. A house built on a slab foundation in a cold climate zone would have the HVAC and water heating equipment located within conditioned space.

## RESULTS

### Estimated Cost of 2018 Code Compliance for Reference Houses by Location

Table 6 summarizes the estimated cumulative impact of the 2018 code changes on the cost of constructing the reference houses. For the purpose of cost aggregation, it was assumed that reference houses were not built in coastal zones or subject to flooding. The aggregated costs are reported in ranges of “High” and “Low” impact based on the applicability of the changes to the features of the reference houses. These changes typically affect elements required or provided in the majority of houses constructed, or non-mandatory code provisions likely to be used by a builder. The results are grouped into four climate zone categories to accommodate the energy efficiency changes in this code edition.

Table 7 summarizes the cost estimates of the code changes that do not apply to the selected reference houses and locations and are not included in the aggregated summary. These changes typically apply only in specific locations (e.g. hurricane-prone areas or flood zones), to items that would be an optional feature for most homes (e.g. decks), or to alternative methods of compliance. Those costs can be added to or subtracted from the aggregated costs in Table 6 as applicable to a particular location or a specific building. A detailed analysis of each individual code change is provided in *Appendix A*.

**Table 6. Estimated Cost to Consumer of 2018 Code Compliance**

		Selected Cities		Miami, Los Angeles		Dallas, Seattle, New York		Chicago		Fairbanks		
		Climate Zones		1 & 2		3 & 4		5 - 7		8		
		Reference Houses		1 & 2		1, 2, 3, & 4		3 & 4		3 & 4		
Ref #	Code Change	2018 IRC Chapter	2018 IRC Reference	Cost Range (\$)								Notes
				High	Low	High	Low	High	Low	High	Low	
R-8 (RB229)	Support for headers: revises table for minimum number of king studs; now only requires 1 or 2 for low-wind urban and suburban conditions.	Wall Construction	R602.7.5	(493)	(516)	0	(210)	0	(90)	0	(90)	Houses with wall openings greater than 3 feet.
R-11 (RB303)	Masonry veneer: adds new provisions for brick tie attachment over foam sheathing and direct to 7/16" sheathing.	Wall Covering	R703.8.4	N/R	N/R	N/R	N/R	325	(73)	325	(73)	Houses with brick veneer and continuous insulation
E-1 (RE31)	Reduces the maximum window U-factor requirement in Climate Zones 3-8.	Energy Efficiency	Table N1102.1.2	N/A	N/A	85	74	85	78	85	78	Houses in Climate Zones 3-8
E-6 (RE127)	Lighting efficiency: increases the percent of permanently installed lighting fixtures that must contain high-efficacy lamps from 75% to 90%.	Energy Efficiency	N1104.1	8	8	8	8	8	8	8	8	Houses in all climate zones
M-1 (RM36)	Duct sealing: eliminates the requirement for sealing longitudinal seams of snap-lock and button-lock types of HVAC ducts located inside conditioned space	Duct Systems	M1601.4.1	0	(129)	0	(471)	(348)	(471)	(348)	(471)	Houses with metal HVAC ducts located inside conditioned space
Total to Consumer				(485)	(637)	93	(599)	70	(548)	70	(548)	



**Table 7. Additional Costs to Consumer of 2018 Code Compliance Not Attributed to the Reference Houses**

		Selected Cities		Miami, Los Angeles		Dallas, Seattle, New York		Chicago		Fairbanks		Notes
		Climate Zones		1 & 2		3 & 4		5 - 7		8		
		Reference Houses		1 & 2		1, 2, 3, & 4		3 & 4		3 & 4		
Ref #	Code Change	2018 IRC Chapter	2018 IRC Reference	Cost Range (\$)								
				High	Low	High	Low	High	Low	High	Low	
R-1 (RB17)	Seismic Design Categories: updates the seismic design maps in Section R301.2 to be consistent with those in the 2014 NEHRP Provisions and ASCE 7-16.	Building Planning, Seismic Design Category	R301.2.2.1	7,111	2,446	7,111	2,446	7,111	2,446	7,111	2,446	Applicable where the revised map triggers a change in the assigned SDC
R-2 (RB160)	Flood-Resistant Construction: adds new requirements for exterior slabs (e.g. parking pads, sidewalks) based on ASCE 24.	Building Planning, Flood-Resistant Construction	R322.3.4	2,092	(1,084)	2,092	(1,084)	2,092	(1,084)	2,092	(1,084)	Applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.
R-3 (RB161)	Flood-Resistant Construction: adds new provisions requiring stairways and ramps to be flood resistant, breakaway or be able to be raised.	Building Planning, Flood-Resistant Construction	R322.3.6	11,107	(823)	11,107	(823)	11,107	(823)	11,107	(823)	Applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.
R-4 (RB200)	Decks: reorganizes deck beam requirements and adds minimum spans for single ply beams.	Floors, Exterior Decks	R507	0	(101)	0	(101)	0	(101)	0	(101)	Applicable if a deck is installed
R-5 (RB207)	Decks: adds minimum footing size table for decks and pointer to frost depth requirements.	Floors, Exterior Decks	R507.3	127	(72)	127	(72)	127	(72)	127	(72)	Applicable if a deck is installed
R-6 (RB212)	Decks: relocates deck post section and adds 8x8 posts to the table. Clarifies maximum height for 4x4 posts.	Exterior Decks	R507.4	199	0	199	0	199	0	199	0	Applicable if a deck is installed
R-7 (RB218)	Stud Size, Height & Spacing: adds new table for 11' and 12' tall load-bearing studs.	Wall Construction	R602.3.1	(462)	(998)	(462)	(998)	(435)	(971)	(435)	(971)	Applicable for bearing walls exceeding 10' tall but not exceeding 12' tall.

		Selected Cities		Miami, Los Angeles		Dallas, Seattle, New York		Chicago		Fairbanks		
		Climate Zones		1 & 2		3 & 4		5 - 7		8		
		Reference Houses		1 & 2		1, 2, 3, & 4		3 & 4		3 & 4		
Ref #	Code Change	2018 IRC Chapter	2018 IRC Reference	Cost Range (\$)								Notes
				High	Low	High	Low	High	Low	High	Low	
R-9 (RB276)	Vapor Retarders: adds polypropylene siding to list of vented cladding products.	Wall Covering	R702.7.3	N/A	N/A	(119)	(381)	(119)	(381)	(119)	(381)	Applicable in CZ 4C (Marine) and 5 through 8
R-10 (RB284)	Water-Resistive Barriers: deletes exception for detached accessory buildings.	Wall Covering	R703.2	271	51	271	51	271	51	271	51	Applicable for detached accessory buildings
R-11 (RB303)	Masonry Veneer: adds new provisions for brick tie attachment over foam sheathing and direct to 7/16" sheathing.	Wall Covering	R703.8	325	(73)	325	(73)	325	(73)	325	(73)	Houses with brick veneer and continuous insulation
R-12 (RB327)	Unvented Attics: adds new option for constructing an unvented attic with air-permeable insulation if vapor diffusion ports and minimum air flow is provided.	Roof-Ceiling Construction	R806.5	(1,583)	(9,185)	(1,583)	(9,185)	N/A	N/A	N/A	N/A	Houses with unvented attics in CZ 1-3
E-2 (RE99, RE110)	Introduces criteria to allow buried or partially buried ducts and to model buried ducts as R-25.	Energy Efficiency	N1103.3.6	2,057	(731)	2,057	(731)	N/A	N/A	N/A	N/A	Optional method for houses with HVAC ducts in vented attics
E-3 (RE100)	Introduces criteria to allow buried ducts to be performance modeled as if inside conditioned space.	Energy Efficiency	N1103.3.6	2,866	(4,064)	2,866	(4,064)	N/A	N/A	N/A	N/A	Optional method for houses with HVAC ducts in vented attics
E-4 (RE121)	Introduces minimum fan efficacy for HRVs and ERVs.	Energy Efficiency	N1103.6.1	0	(857)	0	(857)	0	(857)	0	(857)	Applicable where an HRV/ERV is installed
E-5 (RE173)	Increases ERI values approximately 10%; also adds a backstop for homes complying with the ERI using on-site generation.	Energy Efficiency	N1106.4	This code change is expected to decrease costs for builders who are using the optional ERI path for code compliance. This report does not identify individual measures or quantify their cost savings. A general discussion is offered for context in the appendix.								Applicable in all climate zones

## APPENDIX A: DESCRIPTION AND COST IMPACT OF 2018 IRC CODE CHANGES

### R-1 (RB17)

IRC R301.2 Climatic and geographic design criteria, Fig. R301.2(2), Fig. R301.2(3), R301.2.2.1.1, R301.2.2.1.2

#### Summary of Code Change:

The code change updates the seismic design maps to be consistent with those in the 2014 *NEHRP Recommended Seismic Provisions* and ASCE 7-16 *Minimum Design Loads for Buildings and Other Structures*.

This code change proposal revises the seismic design category map. The revised map represents an update of the previous map based on a new analysis of earthquake faults conducted by the USGS and increases to the site amplification factors for stiff soils and soft rock. For some jurisdictions located at the boundaries between the adjacent seismic design categories, the result is shifting to a higher seismic design category (see Table R-1-A). It is also noted that in some areas the change results in a downgrade of the seismic design hazard and lowering of assigned seismic design category.

**Table R-1-A. Summary of Changes to a Higher Seismic Design Category**

SDC Change	Where impacted?	Impact
A → B	Multiple locations of limited geographical area around the country in non-seismic areas.	No impact on construction.
B → C	A few locations around the country with low-to-moderate seismicity with rural or mountainous areas in Colorado, Wyoming, and Utah the primary areas impacted. Some areas in Oklahoma, New England (particularly New Hampshire) and around the New Madrid Seismic Zone are also impacted.	Limited impact on townhouse construction in SDC C.
B → D <sub>0</sub>	Isolated areas in rural Colorado and Utah.	Substantial impact on bracing provisions.
C → D <sub>0</sub> , D <sub>1</sub> , D <sub>2</sub>	Isolated areas around the country including eastern Tennessee, Arkansas, Oklahoma, and Utah.	Substantial impact on bracing provisions.
D <sub>0</sub> , D <sub>1</sub> , D <sub>2</sub> → E	Areas in California, coastal Oregon, and coastal Washington, and near Charleston South Carolina (all primarily D <sub>2</sub> → E).	Engineered design is required.

#### Cost Implication of Code Change:

The cost impact of transitioning from seismic design category C to seismic design categories D<sub>0</sub> and D<sub>2</sub> is evaluated for a one-story and a two-story reference home based on a structural analysis report for those two homes<sup>12</sup>. The results are summarized in Tables R-1-B through R-1-E. In addition, several structural engineering firms from different regions of the country were contacted for estimates of their engineering fees for wall bracing design. Engineering fees from the survey averaged \$1,150 for an analysis, documentation, and drawings based on the reference homes (\$1,367 to consumer). The cost of

<sup>12</sup> Jay H. Crandell, P.E., *Code Comparative Bracing Analysis for Two Representative House Plans*, Rev. Sep 2015, ARES Consulting, as reported in *Estimated Costs of the 2012 IRC Code Changes, Appendix H: ARES Consulting Bracing Report*, Home Innovation Research Labs, Oct 2015. <http://www.homeinnovation.com/~media/Files/Reports/2012-IRC-Cost-Analysis.pdf>

engineered lateral design for the entire house is reported for cases where the prescriptive design is not permitted (transition from SDC D to SDC E). The cost of construction is not included in this scenario. Given a broad range of design tools available to engineers, it is possible that the use of engineering design will allow for optimized solutions for the building that do not result in construction cost increases relative to generic prescriptive options. However, other engineers, particularly those not familiar with residential construction, may make conservative simplifications or assumptions, in which case an engineered design may result in additional construction cost increases.

Several geotechnical engineering firms from different regions of the country were contacted for estimates of their fee to conduct a study to determine soil type and seismic design category. Engineering fees ranged from \$950 to \$2,200 for a soil test and report. One firm in California quoted \$500 for a report without a field study based on using their map library and the seismic hazard maps published by the State of California and various cities and counties. They indicated that in some cases local jurisdictions accept this type of analysis for assigning seismic design categories. The additional cost of a geotechnical report can be offset by the savings in construction costs in the case where the report showed a downgrade in seismic design category.

**Table R-1-B. Change in Wall Bracing and Foundation Costs for Reference House 1 – One-story (SDC C to SDC D<sub>0</sub>)**

BWL #	Component	Unit	w/O&P	Qty	Cost
A	Engineering Fee	HR	150.00	1	150.00
A	Galvanized Plate Washers	EA	3.60	16	57.60
B	Engineering Fee	HR	150.00	1	150.00
B	Gypsum board fastened 7" oc	SF	0.30	144	43.20
B	Galvanized Plate Washers	EA	3.60	8	28.80
B	Thickened Slab at Interior Braced Wall Panels	LF	9.70	16	155.20
C	Galvanized Plate Washers	EA	3.60	13	46.80
1	Galvanized Plate Washers	EA	3.60	8	28.80
2	Gypsum board fastened 7" oc edge/field	SF	0.30	108	32.40
2	Galvanized Plate Washers	EA	3.60	6	21.60
2	Thickened Slab	LF	9.90	12	118.80
3	Gypsum board fastened 7" oc edge/field	SF	0.30	108	32.40
3	Galvanized Plate Washers	EA	3.60	6	21.60
3	Thickened Slab	LF	9.90	12	118.80
4	Gypsum board fastened 7" oc edge/field	SF	0.30	108	32.40
4	Galvanized Plate Washers	EA	3.60	6	21.60
4	Thickened Slab	LF	9.90	12	118.80
5	CS-PF Panels	EA	20.40	2	40.80
5	Galvanized Plate Washers	EA	3.60	6	21.60
All Ext	Vertical cold joint dowels at 48" oc	LF	0.49	256	125.44
All Ext	Horizontal footing reinforcement	LF	1.52	256	389.12
	Attach BWP to roof framing, est.				300.00
<b>Total to Builder</b>					<b>2,055.76</b>
<b>Total to Consumer</b>					<b>2,446.35</b>

**Table R-1-C. Change in Wall Bracing and Foundation Costs for Reference House 1 – One-story (SDC C to SDC D<sub>2</sub>)**

BWL #	Component	Unit	w/O&P	Qty	Cost
A	Engineering Fee	HR	150.00	1	150.00
A	Galvanized Plate Washers	EA	3.60	16	57.60
B	Engineering Fee	HR	150.00	1	150.00
B	Gypsum board fastened 7" oc	SF	0.30	342	102.60
B	Galvanized Plate Washers	EA	3.60	10	36.00
B	Thickened Slab at Interior Braced Wall Panels	LF	9.70	38	368.60
C	Galvanized Plate Washers	EA	3.60	13	46.80
1	Galvanized Plate Washers	EA	3.60	8	28.80
2	Gypsum board fastened 7" oc edge/field	SF	0.30	207	62.10
2	Galvanized Plate Washers	EA	3.60	6	21.60
2	Thickened Slab	LF	9.90	23	227.70
3	Gypsum board fastened 7" oc edge/field	SF	0.30	242	72.60
3	Galvanized Plate Washers	EA	3.60	8	28.80
3	Thickened Slab	LF	9.90	27	267.30
4	Gypsum board fastened 7" oc edge/field	SF	0.30	180	54.00
4	Galvanized Plate Washers	EA	3.60	7	25.20
4	Thickened Slab	LF	9.90	20	198.00
5	CS-PF Panels	EA	20.40	2	40.80
5	Galvanized Plate Washers	EA	3.60	6	21.60
All Ext	Vertical cold joint dowels at 48" oc	LF	0.49	256	125.44
All Ext	Horizontal footing reinforcement	LF	1.52	256	389.12
	Attach BWP to roof framing, est.				400.00
<b>Total to Builder</b>					<b>2,874.66</b>
<b>Total to Consumer</b>					<b>3,420.85</b>

**Table R-1-D. Change in Wall Bracing and Foundation Costs for Reference House 4 – Two-story (SDC C to SDC D<sub>0</sub>)**

BWL #	Component	Unit	w/O&P	Qty	Cost
	First story				
A	Galvanized Plate Washers	EA	3.60	8	28.80
B	Gypsum board fastened at 7" oc edge	SF	0.30	216	64.80
B	Galvanized Plate Washers	EA	3.60	4	14.40
B	Blocking	LF	5.00	12	60.00
B	Gypsum board fastened 7" oc edge/field	SF	0.30	144	43.20
C	Hold-downs (9,000 lb)	EA	130.00	2	260.00
C	Engineering Fee	HR	150.00	1	150.00
C	Galvanized Plate Washers	EA	3.60	8	28.80
1	Galvanized Plate Washers	EA	3.60	4	14.40
2	Gypsum board fastened at 7" oc edge	SF	0.30	228	68.40
2	Gypsum board fastened 7" oc edge/field	SF	0.30	148	44.40
2	Galvanized Plate Washers	EA	3.60	6	21.60
3	Galvanized Plate Washers	EA	3.60	8	28.80
All Ext	Vertical rebar in foundation wall @ 48" oc	LF	1.54	188	289.52
All Ext	Horizontal Footing Reinforcement	LF	1.50	6	9.00
	Second Story				
B	Gypsum board fastened 7" oc edge/field	SF	0.30	155	46.50
B	Additional I-Joist for Support	LF	3.60	42	151.20
1	Metal Straps	EA	18.50	4	74.00
1	OSB Sheathing ceiling diaphragm	SF	1.14	110	125.40
2	Gypsum board fastened 7" oc edge/field	SF	0.30	128	300.00
2	Blocking	LF	5.00	20	
	Attach BWP to roof framing, est.				340.00
<b>Total to Builder</b>					<b>2,163.22</b>
<b>Total to Consumer</b>					<b>2,574.23</b>



**Table R-1-E. Change in Wall Bracing and Foundation Costs for Reference House 4 – Two-story (SDC C to SDC D<sub>2</sub>)**

BWL #	Component	Unit	w/O&P	Qty	Cost
	First story				
A	Galvanized Plate Washers	EA	3.60	8	28.80
B	Gypsum board fastened at 7" oc edge	SF	0.30	336	100.80
B	Galvanized Plate Washers	EA	3.60	4	14.40
B	Blocking	LF	5.00	15	75.00
B	Gypsum board fastened 7" oc edge/field	SF	0.30	(144)	(43.20)
C	Hold-downs (9,000 lb)	EA	130.00	2	260.00
C	Engineering Fee	HR	150.00	1	150.00
C	Galvanized Plate Washers	EA	3.60	8	28.80
1	Prefabricated shear wall panel	EA	590.00	3	1770.00
1	CC-PF panels (SDS C)	EA	21.00	(2)	(42.00)
2	7/16 OSB	SF	1.14	228	259.92
2	Gypsum board fastened 7" oc edge/field	EA	0.30	(148)	(44.40)
2	Galvanized Plate Washers	EA	3.60	6	21.60
3	Prefabricated shear wall panel	EA	590.00	3	1770.00
All Ext	Vertical rebar in foundation wall @ 48" oc	LF	1.54	188	289.52
All Ext	Horizontal Footing Reinforcement	LF	1.50	188	282.00
	Second Story				
B	Gypsum board fastened 7" oc edge/field	SF	0.30	198	59.40
B	Additional I-Joist for Support	LF	3.60	42	151.20
1	Metal Straps	EA	18.50	4	74.00
1	OSB Sheathing ceiling diaphragm	SF	1.14	110	125.40
2	Gypsum board fastened 7" oc edge/field	SF	0.30	280	84.00
2	Blocking	LF	5.00	20	100.00
	Attach BWP to roof framing, est.				460.00
<b>Total to Builder</b>					<b>5,975.24</b>
<b>Total to Consumer</b>					<b>7,110.54</b>

### Applicability of Code Change:

This code change is applicable to construction of new homes located in areas where the revised map triggers a change in the assigned SDC. The change is also applicable to those existing buildings undergoing a structural retrofit involving an upgrade of the lateral force resisting system and located in the same areas impacted by the change in the map.

## R-2 (RB160)

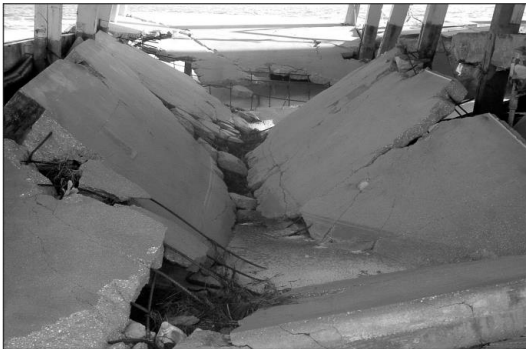
IRC R322.3.3 Foundations, R322.3.4 (new)

### Summary of Code Change:

For coastal high-hazard areas (Zone V) and Coastal A Zones, the code change adds new requirements for exterior concrete slabs – used for parking, floors of enclosures, landings, walkways, patios, and similar uses – that are located beneath structures, or located such that if undermined or displaced during base flood conditions the foundations could sustain structural damage. The provisions are based on ASCE 24-14 *Flood Resistant Design and Construction*. Slabs must either be constructed to break up under flood conditions (structurally independent, frangible, no reinforcement, no turned down edges, no more than 4 in. thick) or designed to resist flood loads, erosion, and scour.

### Cost Implication of Code Change:

This code change is adapted from FEMA Technical Bulletin 5 (Free of Obstruction Requirements). The section of Technical Bulletin 5 that discusses frangible slabs shows two post-flood photos of a parking pad situated below an elevated building with a raised pile foundation, a common residential coastal construction practice. It recommends that the slab have contraction joints placed at 4-ft. squares to encourage failure.



Reinforced slab



Frangible slab

### Frangible Slab

The first method of compliance can result in cost savings if a slab is unreinforced, is limited to a 4-in. thickness, and has the recommended control joints. The analysis is conducted on a 14 x 20 ft. parking slab. Table R-2-A shows the cost savings of this method.

**Table R-2-A. Cost Savings to Replace Reinforced Slab**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Concrete in place, grade 60 rebar, slab on grade, 3500 psi, 6" thick	CY	137.00	32.50	0.31	169.81	206.00	(5.19)	(1,068.15)
Slab on grade, 3500 psi, not reinforced, 4" thick	SF	1.58	0.68	0.01	2.27	2.85	280.00	798.00
Sawcut control joints in green concrete, 1" deep	LF	0.04	0.28	0.08	0.40	0.57	116.00	66.12
<b>Total to Builder</b>								<b>(204.03)</b>
<b>Total to Consumer</b>								<b>(242.79)</b>

The exclusion of turned down edges on slabs indicates that this is somewhat common. If the slab above also had turned down edges, the savings are more substantial, as shown in Table R-2-B.

**Table R-2-B. Cost Savings to Replace Reinforced Slab with Turned Down Edges**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Concrete in place, grade 60 rebar, slab on grade, 3500 psi, 6" thick	CY	137.00	32.50	0.31	169.81	206.00	(5.19)	(1,068.15)
Thickened slab edge, 3500 psi, 8" deep bottom, 8" wide bottom, reinforced	LF	6.05	2.33	0.02	8.30	10.40	(68.00)	(707.20)
Slab on grade, 3500 psi, not reinforced, 4" thick	SF	1.58	0.68	0.01	2.27	2.85	280.00	798.00
Sawcut control joints in green concrete, 1" deep	LF	0.04	0.28	0.08	0.40	0.57	116.00	66.12
<b>Total to Builder</b>								<b>(911.23)</b>
<b>Total to Consumer</b>								<b>(1,084.36)</b>

### **Flood Resistant Slab**

The second option for compliance (self-supporting, capable of remaining intact under base load conditions) would require an engineered design to resist the flood loads. For the pad above, a structural engineer in Jacksonville, FL indicated that he would specify a turned down slab edge to 12 in. below grade, a plastic membrane below the slab to help with drying, and compacting of the soil. For the original 6 in. parking pad above, this would result in new costs, shown in Table R-2-C.

**Table R-2-C. Additional Costs for Engineered Slab**

<b>Component</b>	<b>Unit</b>	<b>Total w/ O&amp;P</b>	<b>Qty</b>	<b>Cost (\$)</b>
Thickened slab edge, 12" deep bottom, 12" wide bottom, reinforced	LF	17.9	68	1,217.20
4 mil poly below the slab	SF	0.17	280	47.60
Gravel fill under slab, compacted, 4" deep	SF	0.69	280	193.20
Engineer's fee	HR	150	2	300.00
<b>Total to Builder</b>				<b>1,758.00</b>
<b>Total to Consumer</b>				<b>2,092.02</b>

**Applicability of Code Change:**

This code change is applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.

## R-3 (RB161)

### IRC R322.3.6 Stairways and ramps (new)

#### Summary of Code Change:

The code change adds a new provision for homes in coastal high-hazard areas (Zone V) and Coastal A Zones requiring stairways and ramps to be flood resistant, breakaway, or able to be raised.

#### Cost Implication of Code Change:

For an elevated home in a Zone V or Coastal A Zone, the simplest way to comply with this new requirement is to build an open-riser stair. This extends the run of the stair as the risers can only be 4-in. high. Table R-3-A shows the cost of building a closed-riser stair. Table R-3-B shows the cost impact building an open-riser stair compared to the closed-riser stair.

**Table R-3-A. Cost of Building 8 ft. Tall Staircase with Closed 7.5 in. Riser**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
13 treads, oak, 1.25"x10"x3'	EA	29.50	8.75	0.00	38.25	47.00	13.00	611.00
Risers, 3/4" thick, oak	EA	13.00	3.50	0.00	16.50	20.00	14.00	280.00
34" oak balusters	EA	8.95	4.66	0.00	13.61	17.65	26.00	458.90
Handrails, oak, average	LF	13.50	2.91	0.00	16.41	19.70	13.46	265.16
Stringers, 2x10, 3 each	LF	1.38	4.30	0.00	5.68	8.70	40.38	351.31
<b>Total to Builder</b>								<b>1,966.37</b>

**Table R-3-B. Cost Increase to Build 8 ft. Tall Stairway with Open 4 in. Riser**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Staircase, closed 7.5" risers	See Table above						(1.00)	(1,966.37)
24 treads, oak, 1.25"x10"x3'	EA	29.50	8.75	0.00	38.25	47.00	24.00	1,128.00
34" oak balusters	EA	8.95	4.66	0.00	13.61	17.65	48.00	847.20
Handrails, oak, average	LF	13.50	2.91	0.00	16.41	19.70	21.54	424.34
Stringers, 2x10, 3 each	LF	1.38	4.30	0.00	5.68	8.70	64.62	562.19
<b>Total to Builder</b>								<b>995.36</b>
<b>Total to Consumer</b>								<b>1,184.48</b>

The code does not specify what constitutes an "open riser." The analysis above assumes the riser is 100% fully open. It may be possible to construct a stair with partially-open risers that allow floodwaters to flow through and around the stair, but do not allow a 4-in. diameter sphere to pass, in which case 7.5 in. risers could be used and there would be no additional cost.

The code applies to all stairways below the lowest floor elevation for homes built in V Zones and Coastal A Zones. In addition to exterior stairs leading to the front door, they can also have stairs that access an enclosed garage below the first floor. In those cases, the builder may choose to simply install a retractable stairway. Table R-3-C shows the cost savings to install a heavy-duty wood retractable stair (e.g., <https://www.youtube.com/watch?v=8QlEnVhoq4M>) compared to building the closed-riser stair. Table R-3-D shows the cost increase to install an electric, automatic, aluminum retractable stair (e.g., <https://www.youtube.com/watch?v=qn2j38po0yg>) compared to building the closed-riser stair.

**Table R-3-C. Cost of Retractable Stairs – Option 1**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Staircase, closed 7.5" risers	See Table R-3-A						(1.00)	(1,966.37)
Disappearing stairway, heavy duty	EA	1,025.00	93.00		1,118.00	1,275.00	1.00	1,275.00
<b>Total to Builder</b>								<b>(691.37)</b>
<b>Total to Consumer</b>								<b>(822.73)</b>

**Table R-3-D. Cost of Retractable Stairs – Option 2**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Staircase, closed 7.5" risers	See Table R-3-A						(1.00)	(1,966.37)
Disappearing stairway, aluminum, automatic electric	EA	9,450.00	560.00		10,010.00	11,300.00	1.00	11,300.00
<b>Total to Builder</b>								<b>9,333.63</b>
<b>Total to Consumer</b>								<b>11,107.02</b>

#### Applicability of Code Change:

This code change is applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.



## R-4 (RB200)

IRC R507 Exterior decks, R507.5.1(2) (new), R507.6, R507.7, R507.7.1

### Summary of Code Change:

The code change reorganizes deck beam requirements and adds minimum spans for single-ply beams.

### Cost Implication of the Code Change:

There may be a cost savings for a stair landing serving a deck or porch or a porch floor that will now be able to use single-ply beams. There may be additional cost savings where a single-ply beam permits the use of 4x4 posts instead of 4x6 posts. The cost analysis focuses on two example scenarios.

Example 1: a freestanding 5'x5' landing 4' above grade, serving an elevated deck, may now use one 2x8 beam (at both ends, for a total of 10 LF) instead of two 2x8 beams. Further, the supporting posts may now be 4x4 instead of 4x6; there are four posts, each 10' long (4' above grade, 3' below grade, and 3' above the landing to support railing). Table R-4-A shows the associated cost savings.

Example 2: a freestanding 10'x12' deck 4' above grade, may now use one 2x12 beam instead of two 2x8 beams (24 LF total). Further, the supporting posts may now be 4x4 instead of 4x6; there are six posts, each 6' long (4' above grade and 2' below grade). Table R-4-B shows the associated cost savings.

**Table R-4-A. Cost savings for example landing.**

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
Double 2x8 beam	LF	2.17	0.97	3.14	4.02	(10)	(40.20)
Single 2x8 beam	LF	1.09	0.87	1.96	2.66	10	26.60
4x6 post	LF	2.06	2.03	4.09	5.65	(40)	(226.00)
4x4 post	LF	1.37	1.43	2.80	3.91	40	156.40
Total to builder							(83.20)
Total to Consumer							(99.01)

**Table R-4-B. Cost savings for example deck.**

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
Double 2x8 beam	LF	2.17	0.97	3.14	4.02	(24)	(96.48)
Double 2x10 beam	LF	2.86	1.02	3.88	4.84		
Single 2x10 beam	LF	1.43	0.92	2.05	3.11	24	74.64
4x6 post	LF	2.06	2.03	4.09	5.65	(36)	(203.40)
4x4 post	LF	1.37	1.43	2.80	3.91	36	140.76
Total to builder							(84.48)
Total to Consumer							(100.53)

### Applicability of Code Change:

This code change is applicable when a deck is constructed with the house, or when a deck is added later.

## R-5 (RB207)

IRC R507 Exterior Decks, R507.3 Footings (new), R507.3.1 (new), R507.3.2 (new), Table R507.3.1 (new)

### Summary of Code Change:

The code change adds a new table with minimum footing sizes for decks and a pointer to frost depth requirements. The table allows footing selection based on soil bearing capacity (1500, 2000, 2500, >3000 PSF), live or ground snow loads (40, 50, 60, 70 PSF), and tributary area (20, 40, 60, 80, 100, 120, 140, 160 SF).

### Cost Implication of the Code Change:

There may be a cost savings over the American Wood Council's DCA 6 "Prescriptive residential wood deck construction guide" footing sizes, which are based on 1500 PSF soil and an interior post. DCA 6 is not mandated by code, so there may be a cost increase where jurisdictions currently allow a smaller footing (e.g., a 12" diameter sonotube).

The cost analysis compares footing requirements for an example deck for two soil bearing capacities (1500 and 3000 PSF) and two live/snow loads (40 and 60 PSF). The example deck is assumed to be freestanding, 20' x 14' (280 SF), supported by six posts with tributary areas of 70 SF for the two interior posts and 35 SF for the four corner posts. Table R-5-A shows the cost to provide and place a cubic foot of concrete; the table includes the labor cost to excavate the footing by hand (it is assumed that a backhoe digs the hole to the top of the footing and this backhoe cost is constant for all footings). Table R-5-B shows the cost savings for the example deck, using a square footing for the 40 PSF design load and a round footing for the 60 PSF design load.

The cost analysis also compares footing requirements for the same example deck to the case where the jurisdiction previously allowed a 12" diameter, 6" thick footer for all posts. Table R-5-C shows the cost increase for the example deck using a square footing for the 40 PSF design load and a round footing for the 60 PSF design load, both for 1500 PSF soil bearing capacity (worst case for increased costs).

**Table R-5-A. Cost of concrete (\$/CF)**

Component	Unit	Material	Labor	Equip	Total	w/O&P
Concrete, hand mix	CF	3.96	1.58	1.22	6.76	8.35
Place concrete	CF		0.70	0.08	0.78	1.26
Excavate footing	CF		0.99		0.99	1.65
<b>Total</b>	<b>CF</b>					<b>11.26</b>

**Table R-5-B. Cost savings for example deck for two live/snow load scenarios**

Design Conditions			Minimum footing size (in.)			Cost/footing		Deck: 40 PSF load		Deck: 60 PSF load	
Load (PSF)	Soil (PSF)	Tributary Area (SF)	Square	Diameter	Thickness	CF	Cost	Qty	Cost	Qty	Cost
40	3000	35	12		6	0.50	5.63	4	22.52		
		70	14		6	0.68	7.66	2	15.33		
40	1500	35	14		6	0.68	7.66	(4)	(30.65)		
		70	20		7	1.62	18.25	(2)	(36.49)		
60	3000	35		14	6	0.53	6.02			4	24.06
		70		19	6	0.98	11.08			2	22.16
60	1500	35		19	6	0.98	11.08			(4)	(44.32)
		70		26	9	2.76	31.12			(2)	(62.24)
Total to builder									(29.30)		(60.34)
Total to consumer									(34.86)		(71.80)

**Table R-5-C. Cost increase for example deck for two live/snow load scenarios**

Design Conditions			Minimum footing size (in.)			Cost/footing		Deck: 40 PSF load		Deck: 60 PSF load	
Load (PSF)	Soil (PSF)	Tributary Area (SF)	Square	Diameter	Thickness	CF	Cost	Qty	Cost	Qty	Cost
40	1500	35	14		6	0.68	7.66	4	30.65		
		70	20		7	1.62	18.25	2	36.49		
				12	6	0.39	4.42	(6)	(26.52)		
60	1500	35		19	6	0.98	11.08			4	44.32
		70		26	9	2.76	31.12			2	62.24
				12	6	0.39	4.42			(6)	(26.52)
Total to builder									40.63		106.56
Total to consumer									48.34		126.81

### Applicability of Code Change:

This code change is applicable when a deck is constructed with the house, or when a deck is added later.

## R-6 (RB212)

IRC R507 Exterior Decks, R507.4 Deck posts

### Summary of Code Change:

The code change relocates the deck post section, clarifies the maximum height for 4x4 posts, and adds 8x8 posts to the table.

### Cost Implication of Code Change:

There may not be a cost impact for most applications. There may be a cost increase for a 3-ply beam on a post cap with a 4x4 post where the deck post height exceeds 6'-9" but does not exceed 8'. In this case a 4x6 post is now required.

Table R-6 shows the cost impact for two example scenarios where 4x6 posts are now required instead of 4x4 posts: 1) an example freestanding deck, 20'x8', 8' high, with six posts 10' long each (8' above grade, 2' below grade); and 2) an example freestanding deck, 20'x14', 8' high, with eight posts 12' long each (8' above grade, 4' below grade).

**Table R-6. Estimated cost increase for example deck with post height above 6'-9" up to 8'.**

Unit cost of posts (\$/LF)						Example Deck 1		Example Deck 2	
Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost	Qty	Cost
4x6 post	LF	2.06	2.03	4.09	5.65	60	339.00	96.00	542.40
4x4 post	LF	1.37	1.43	2.80	3.91	(60)	(234.60)	(96.00)	(375.36)
Total to Builder							104.40		167.04
Total to Consumer							124.24		198.78

### Applicability of Code Change:

This code change is applicable when a deck is constructed with the house, or when a deck is added later.

## R-7 (RB218)

IRC R602.3.1 Stud size, height, and spacing, Table 602.3(6) (new)

### Summary of Code Change:

The code change adds a new table for 11' and 12' tall studs in load-bearing walls. The table allows selection of stud size (2x4 and 2x6) based on stud spacing (12", 16", 24"), ultimate design wind speeds (115, 130, 140 MPH), and maximum roof/floor span (12', 24'). The table is applicable where the building is located in Exposure B, the live roof load does not exceed 20 PSF, the ground snow load does not exceed 30 PSF, and studs and plates are #2 grade lumber or better.

### Cost Implication of Code Change:

There may be a cost savings where standard studs can be used in lieu of "tall stud" options, such as laminated strand lumber (LSL) studs, for bearing stud walls exceeding 10' but not exceeding 12' (e.g., walls of step-down garages, tall foyers or great rooms or portions of such rooms). Further, there may be a cost savings where engineering analysis is not required for such walls.

The cost analysis focuses on an example room, 24' x 24', with walls 12' tall, attached to the side of a house (so 48 LF of bearing wall). For this analysis, labor for a wall with standard studs is assumed to be the same as a wall with LSL studs. Table R-7-A shows the cost of studs. Table R-7-B shows the cost savings of building this room using 2x4 studs instead of 2x4 LSL studs, all 12" oc. The analysis is based on 1.25 stud/LF wall to account for typical framing requirements for 12" oc construction (per RSMeans Assemblies section).

Table R-7-C shows the cost savings of building the example room using 2x6 studs instead of 2x6 LSL studs, all 24 oc. The analysis is based on 0.75 stud/LF wall for 24" oc construction (per RSMeans Assemblies section).

Table R-7-D shows the estimated cost savings of not requiring engineering analysis for the example room.

**Table R-7-A. Estimated cost of studs.**

Component	Unit	Material	w/O&P	Qty	Cost
2x4 stud, 12' tall	LF	0.41	0.45	12	5.41
2x6 stud, 12' tall	LF	0.63	0.69	12	8.32
2x4 LSL, 12' tall	LF	0.90	0.99	12	11.88
2x6 LSL, 12' tall	LF	1.40	1.54	12	18.48

**Table R-7-B. Estimated savings for an example room with 2x4 walls 12' tall.**

Component	Unit	\$/stud	\$/LF wall	Qty	Cost
12' tall wall, 2x4 studs 12 oc	LF	5.41	6.76	48	324.60
12' tall wall, 2x4 LSL 12 oc	LF	11.88	14.85	(48)	(712.80)
<b>Total to Builder</b>					<b>(388.20)</b>
<b>Total to Consumer</b>					<b>(461.96)</b>

**Table R-7-C. Estimated savings for an example room with 2x6 walls 12' tall.**

Component	Unit	\$/stud	\$/LF wall	Qty	Cost
12' tall wall, 2x6 studs 24 oc	LF	8.32	6.24	48	299.52
12' tall wall, 2x6 LSL 24 oc	LF	18.48	13.86	(48)	(665.28)
<b>Total to Builder</b>					<b>(365.76)</b>
<b>Total to Consumer</b>					<b>(435.25)</b>

**Table R-7-D. Estimated savings for a tall wall not requiring engineering analysis.**

Component	Unit	Material	w/O&P	Qty	Cost
Engineering analysis	HR		150.00	(3)	(450.00)
<b>Total to Builder</b>					<b>(450.00)</b>
<b>Total to Consumer</b>					<b>(535.50)</b>

### Applicability of the Code Change:

This code change is applicable for homes with walls or portions of walls over 10 feet in height but not exceeding 12 feet in height.



## R-8 (RB229)

### IRC R602.7.5 Supports for headers

#### Summary of Code Change:

The code change revises the table for minimum number of king studs (full height studs at each end of headers in exterior walls). The revised table adds two ultimate design wind speed and exposure categories (<140 mph Exposure B or <130 mph Exposure C; ≤115 mph Exposure B), deletes the maximum stud spacing requirements, and revises the maximum header spans (4' to 18' in 2' increments).

#### Cost Implication of Code Change:

There may be a cost savings where fewer king studs are required. The cost analysis focuses on the four Reference Houses in Climate Zones 1-2 (2x4 studs) and Climate Zones 3-8 (2x6 studs). Each of the four Reference Houses have different opening widths and opening quantities. Table R-8-A shows the reduced number of king studs required based on a 115 MPH urban or dense suburban location. Table R-8-B shows the number and size of openings for the Reference Houses. The change in number of king studs for each reference house is shown for 2x4 walls in Table R-8-C and for 2x6 walls in Table R-8-D. Table R-8-E shows the installed cost per king stud for 2x4 and 2x6 construction. The associated cost savings for each Reference House by climate is summarized in Table R-8-F.

**Table R-8-A. Reduced number of king studs required.**

Header Span (ft.)	# King Studs (each side of opening)				
	2015 IRC		2018 IRC	Change*	
	16 oc	24 oc	≤115/B*	16 oc	24 oc
3	1	1		0	0
4	2	1	1	(1)	0
6			1	(2)	(1)
8	3	2	1	(2)	(1)
10			2	(3)	(1)
12	5	3	2	(3)	(1)
14			2	(4)	(2)
16	6	4	2	(4)	(2)
18			2	(4)	(2)

\*Based on ≤115 mph wind speed and Exposure B

**Table R-8-B. Number of openings for the Reference Houses.**

Reference Houses - # openings				
Header Span (ft)	Reference House			
	1	2	3	4
3	0	2	9	19
4	4	10	4	4
8	3	4	3	0
12	4	1	0	0

**Table R-8-C. Change in number of 2x4 king studs for the Reference Houses.**

Reference Houses - Change in # 2x4 king studs				
Header Span (ft)	Reference House			
	1	2	3	4
3	0	0	0	0
4	(8)	(20)	(8)	(8)
8	(12)	(16)	(12)	0
12	(24)	(6)	0	0
<b>Total</b>	<b>(44)</b>	<b>(42)</b>	<b>(20)</b>	<b>(8)</b>

**Table R-8-D. Change in number of 2x6 king studs for the Reference Houses.**

Reference Houses - Change in # 2x6 king studs				
Header Span (ft)	Reference House			
	1	2	3	4
3	0	0	0	0
4	0	0	0	0
8	(6)	(8)	(6)	0
12	(8)	(2)	0	0
<b>Total</b>	<b>(14)</b>	<b>(10)</b>	<b>(6)</b>	<b>0</b>

**Table R-8-E. Installed cost per king stud.**

Installed cost per king stud							
Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost
2x4 stud	LF	0.41	0.42	0.83	1.16	8.50	9.86
2x6 stud	LF	0.63	0.47	1.10	1.48	8.50	12.58

**Table R-8-F. Cost Savings for the Reference Houses.**

Reference Houses – Summary of Cost Change (\$)					
Climate Zone	Cost	Reference House			
		1	2	3	4
CZ 1-2 2x4 wall	Total to Builder	(434)	(414)	(197)	(79)
	Total to Consumer	(516)	(493)	(235)	(94)
CZ 3-8 2x6 wall	Total to Builder	(176)	(126)	(75)	0
	Total to Consumer	(210)	(150)	(90)	0

**Applicability of Code Change:**

This code change is applicable to all houses with exterior wall openings wider than 3 feet.

## R-9 (RB276)

IRC R702.7.3 Minimum clear airspaces and vented openings for vented cladding

### Summary of Code Change:

The code change adds polypropylene siding to the list of vented cladding products.

### Cost Implication of Code Change:

For Climate Zones 4C and 5 through 8, there may be a cost savings to omit a Class I or Class II vapor retarder where a Class III vapor retarder is applied to the interior side of frame walls.

The IRC considers interior latex or enamel paint to be a Class III vapor retarder ( $>1$  and  $\leq 10$  perms), and two coats are assumed in this analysis to meet the requirement. The cost analysis focuses on two scenarios: 1) the cost savings of not installing a Class I vapor retarder (sheet polyethylene); and 2) the cost savings of installing unfaced fiberglass batts instead of a Class II vapor retarder (Kraft-faced fiberglass batts) in wall stud cavities.

Table R-9-A and Table R-9-B show the cost savings of both scenarios for an assumed wall area of 2,000 SF (similar to the Reference Houses).

**Table R-9-A. Estimated cost savings to omit a Class I interior vapor retarder (sheet polyethylene)**

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
Sheet polyethylene, 4 mil	SF	0.03	0.08	0.11	0.16	(2000)	(320.00)
Total to Builder							(320.00)
Total to Consumer							(380.80)

**Table R-9-B. Estimated cost savings to omit Class II interior vapor retarder (Kraft-faced batts)**

2x4 walls in CZ 4C & 5-8 Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
R-13 Kraft-faced fiberglass batt	SF	0.33	0.21	0.54	0.71	(2000)	(1420.00)
R-13 unfaced fiberglass batt	SF	0.34	0.17	0.51	0.66	2000	1320.00
Total to Builder							(100.00)
Total to Consumer							(119.00)
2x6 walls in CZ 4C & 5-8 Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost
R-19 Kraft-faced fiberglass batt	SF	0.45	0.21	0.66	0.85	(2000)	(1700.00)
R-19 unfaced fiberglass batt	SF	0.4	0.21	0.61	0.79	2000	1580.00
Total to Builder							(120.00)
Total to Consumer							(142.80)

### Applicability of Code Change:

This code change is applicable in climate zones 4C (Marine) and 5 through 8.

## R-10 (RB284)

### IR703.2 Water-resistive barrier

#### Summary of Code Change

The code change deletes the exception for detached accessory buildings to require a water-resistive barrier for all walls.

#### Cost Implication of Code Change:

There may be a cost increase depending on cladding type. Cladding manufacturers typically require installation in accordance with the IRC, but the 2015 IRC did not require a WRB for detached accessory buildings, so compliance represents an additional cost for claddings that require a WRB on a house, including vinyl siding and fiber cement lap siding. There is no additional cost for detached accessory buildings with face-sealed cladding.

The cost analysis focuses on two common WRBs, building paper and house wrap, for two example detached accessory buildings: 1) 8' x 8' shed, 7' high; and 2) 24' x 24' garage, 8' high, with 6:12 gable roof and two 9' x 7' garage doors. Table R-10-A shows the cost impact for both example buildings using building paper for the WRB. Table R-10-B shows the cost impact for both example buildings using house wrap for the WRB.

**Table R-10-A. Estimated cost to install building paper WRB on example accessory buildings.**

WRB: Building paper		Component cost				Building 1		Building 2	
Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost	Qty	Cost
Asphalt felt paper #15	SF	0.05	0.08	0.13	0.19	224	42.56	786	149.34
Total to Builder							42.56		149.34
Total to Consumer							50.65		177.71

**Table R-10-B. Estimated cost to install house wrap WRB on example accessory buildings.**

WRB: House wrap		Component cost				Building 1		Building 2	
Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost	Qty	Cost
House wrap, spun bonded polypropylene	SF	0.15	0.07	0.22	0.29	224	64.96	786	227.94
Total to Builder							64.96		227.94
Total to Consumer							77.30		271.25

#### Applicability of Code Change:

This code change is applicable for detached accessory structures (e.g. sheds, garages).

## R-11 (RB303)

IRC R703.8.4 Anchorage (masonry veneer), R703.8.4(2) (new)

### Summary of Code Change:

The code change adds new provisions for brick tie attachment over foam sheathing, up to 2" thick, and directly to 7/16" sheathing. A new table shows minimum tie spacing (vertical/horizontal) by wind speed (110, 115, 130, and 140 mph) and Exposure Category (Exposure B, C, and D) using corrosion resistant ring shank nails (0.091" or 0.148" dia.) or screws (#6, 8, 10, or 14). The tie spacing is determined based on Zone 5 (wall edge zone) wind pressures.

### Cost Implication of Code Change:

The code change may represent a cost increase due to 1) a more expensive fastener in all cases, and 2) the greater number of brick ties required where tighter spacing is required. The code change may also represent a labor cost savings due to not needing to locate studs through foam sheathing.

For 2015, the minimum tie fastener was one corrosion resistant 8d common nail (Table R703.8.4) (0.131" dia.), and maximum tie spacing was 32" horizontally and 24" vertically with each tie supporting not more than 2.67 SF (R703.8.4.1) (typical spacing was 32"H/12"V or 16"H/24"V).

The cost analysis focuses on three scenarios, all for an example 2,000 SF wall:

1. The additional cost using ring shank nails, 0.148" diameter, 3" long, for foam up to 2" thick, for an application with the same tie spacing requirements as prior (e.g., 24/16 spacing, for 115 mph wind, Zone 5, Exposure B), for a 2,000 SF wall. (Table R-11-A.)
2. The additional cost for the same scenario as above except with 16/16 spacing (e.g., 115 mph, Zone 5, Exposure C or D, or 130/140 mph, Zone 5, Exposure B). (Table R-11-C.)
3. The potential labor cost savings, estimated at 25%, to not locate the studs through the foam, for both spacing scenarios above. (Table R-11-B and Table R-11-D.)

**Table R-11-A. Additional cost of ring shank nails, same tie spacing**

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Common nail, galv., 0.131"D x 2.5"L	LB	2.08		2.08	2.29	100	0.3745	2,000	(7.49)	(17.14)
Ring Shank nail, galv., 0.148"D x 3"L	LB	3.13		3.13	3.44	66	0.3745	2,000	11.35	39.08
<b>Total to Builder</b>										<b>21.94</b>
<b>Total to Consumer</b>										<b>26.11</b>



**Table R-11-B. Potential labor savings to not locate studs, same tie spacing**

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Labor to install tie & nail	C		26.50		44.52					
Labor savings, est. 25%	C				11.13		0.3745	2,000	(7.49)	(83.37)
<b>Total to Builder</b>										<b>(83.37)</b>
<b>Total to Consumer</b>										<b>(99.21)</b>

**Table R-11-C. Additional cost of ring shank nails and tighter tie spacing.**

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Common nail, galv., 0.131"D x 2.5"L	LB	2.08		2.08	2.29	100	0.3745	2,000	(7.49)	(17.14)
Ring Shank nail, galv., 0.148"D x 3"L	LB	3.13		3.13	3.44	66	0.5625	2,000	17.05	58.69
Brick tie, galv., 22 ga, 7/8" x 7"	C	15.35	26.50	41.85	61.50		0.3745	2,000	(7.49)	(460.67)
Brick tie, galv., 22 ga, 7/8" x 7"	C	15.35	26.50	41.85	61.50		0.5625	2,000	11.25	691.88
<b>Total to Builder</b>										<b>272.75</b>
<b>Total to Consumer</b>										<b>324.57</b>

**Table R-11-D. Potential labor savings, to not locate studs, for tighter tie spacing.**

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Labor to install tie & nail	C		26.50		44.52					
Labor savings, est. 25%	C				11.13		0.5625	2,000	(11.25)	(125.21)
<b>Total to Builder</b>										<b>(125.21)</b>
<b>Total to Consumer</b>										<b>(149.00)</b>

Based on the results of this analysis, the range of costs depends on if labor savings accrue. Where no labor savings accrue, high cost is \$325 and low cost is \$26. Where labor savings always accrue, high cost is \$176 (\$325-\$149) and low cost is -\$73 (\$26-\$99). The maximum range is \$325 high cost for greatest number of additional ties and nails but no labor savings assumed, and -\$73 if only nail size changes and full labor savings are assumed.

The tables are: optional in CZ1 and CZ2 as continuous insulation is not required; optional in CZ3 through CZ5 for 2x6 walls as continuous insulation is not required but required for 2x4 walls where R-5 continuous insulation is required; required for CZ6 through CZ8 where either R-5 or R-10 continuous insulation is required.

### Applicability of Code Change:

This code change is applicable to houses with brick veneer.

## R-12 (RB327)

IRC R806.5 Unvented attic and unvented enclosed rafter assemblies.

### Summary of Code Change:

The code change adds a new option for insulating an unvented attic using air-permeable insulation installed just below the roof deck (e.g., blown fiberglass in netting hung from the roof trusses/rafters, referred to as netted/blown) if vapor diffusion ports (i.e. a ridge vent covered with a vapor permeable membrane such as a strip of house wrap or vapor permeable roofing underlayment) are installed ( $\geq 1:600$  ratio of vapor diffusion port area to ceiling area, vapor permeance rating of membrane  $\geq 20$  perms) and minimum air flow from the HVAC system is provided ( $\geq 50$  CFM per 1,000 square feet of ceiling area). The code change is limited to Climate Zones 1, 2, and 3 and roof slopes  $\geq 3:12$ .

### Cost Implication of Code Change:

There may be a cost savings compared to unvented attics insulated using spray foam, a flash-and-batt method (thinner layer of spray foam applied at the interior side of the roof deck and covered with fiberglass batt insulation, referred to as flash/batt), or foam sheathing above the roof deck and fiberglass batts below. The cost analysis focuses on Reference Houses 1 and 2 in Climate Zone 2 or 3 (R-38 insulation prescriptively required).

Table R-12-A shows the cost impact for Reference House 1, with an unvented attic, by comparing netted/blown fiberglass insulation, with vapor diffusion ports and HVAC supply branch, to closed-cell spray foam at the roof deck. Table R-12-B compares netted/blown fiberglass to a flash/batt approach for Reference House 1. Table R-12-C and Table R-12-D make the same comparisons for Reference House 2. For all tables, a component marked with an asterisk (\*) indicates cost data is based on internet pricing (for vapor permeable roof membrane, membrane tape, and counter-flash tape over membrane tape) or estimated based on pricing provided by the product manufacturer (for netted/blown fiberglass).

**Table R-12-A. Estimated cost savings for Reference House 1: netted/blown fiberglass vs. spray foam**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, R-38, 6" thk.	SF	3.11	0.63	0.67	4.41	5.30	(4,100)	(21,730.00)
Netted/blown fiberglass, R-38*	SF					3.00	4,100	12,300.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	153	177.48
Membrane tape*	LF	0.64	0.97			2.33	102	237.66
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	102	175.44
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	460	924.60
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	EA	76.50	22.00		98.50	121.00	1	121.00
<b>Total to Builder</b>								<b>(7,718.07)</b>
<b>Total to Consumer</b>								<b>(9,184.50)</b>

**Table R-12-B. Estimated cost savings for Reference House 1: netted/blown fiberglass vs. flash/batt method**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, 3" thk., R-19.6	SF	1.55	0.32	0.34	2.21	2.64	(4,100)	(10,824.00)
Fiberglass batt, 6-1/4" thk., R-19	SF	0.40	0.56		0.96	1.38	(4,100)	(5,658.00)
Netted/blown fiberglass, R-38*	SF					3.00	4,100	12,300.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	153	177.48
Membrane tape*	LF	0.64	0.97			2.33	102	237.66
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	102	175.44
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	460	924.60
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	EA	76.50	22.00		98.50	121.00	1	121.00
<b>Total to Builder</b>								<b>(2,470.07)</b>
<b>Total to Consumer</b>								<b>(2,939.38)</b>

**Table R-12-C. Estimated cost savings for Reference House 2: netted/blown fiberglass vs. spray foam**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, R-38, 6" thk.	SF	3.11	0.63	0.67	4.41	5.30	(2,200)	(11,660.00)
Netted/blown fiberglass, R-38*	SF					3.00	2,200	6,600.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	42	48.72
Membrane tape*	LF	0.64	0.97			2.33	28	65.24
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	28	48.16
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	276	554.76
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	Ea.	76.50	22.00		98.50	121.00	1	121.00
<b>Total to Builder</b>								<b>(4,146.37)</b>
<b>Total to Consumer</b>								<b>(4,934.18)</b>

**Table R-12-D. Estimated cost savings for Reference House 2: netted/blown fiberglass vs. flash/batt method**

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, 3" thk., R-19.6	SF	1.55	0.32	0.34	2.21	2.64	(2,200)	(5,808.00)
Fiberglass batt, 6-1/4" thk., R-19	SF	0.40	0.56		0.96	1.38	(2,200)	(3,036.00)
Netted/blown fiberglass, R-38*	SF					3.00	2,200	6,600.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	42	48.72
Membrane tape*	LF	0.64	0.97			2.33	28	65.24
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	28	48.16
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	276	554.76
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	Ea.	76.50	22.00		98.50	121.00	1	121.00
<b>Total to Builder</b>								<b>(1,330.37)</b>
<b>Total to Consumer</b>								<b>(1,583.14)</b>

### Applicability of Code Change:

This code change is applicable in Climate Zones 1-3.

## E-1 (RE31)

IECC Table R402.1.2 Insulation and fenestration requirements by component (IRC Table N1102.1.2), IECC Table R402.1.4 (IRC Table N1101.1.4)

### Summary of Code Change:

The code change decreases the maximum window U-factor requirement in Climate Zones 3-8. For Climate Zones 3 and 4 except 4C, the maximum window U-factor decreases from 0.35 to 0.32. For Climate Zones 4C and 5-8, the maximum window U-factor decreases from 0.32 to 0.30. The maximum window U-factor did not change for Climate Zones 1 and 2, and SHGC values did not change for any climate zone.

### Cost Implication of Code Change:

There may be a cost increase to comply with the code change depending on the window manufacturer and model. Some data (see below) indicates a cost increase to comply with the code change.

The cost analysis is investigated using cost data collected from the U.S. Department of Energy<sup>13</sup>. Based on this data, an incremental cost of \$0.18/SF window area is used for both sets of U-value improvements. Table E-1-A shows the estimated cost increases for the four Reference Houses (window areas are defined in Table 5).

The Department of Energy and EPA Energy Star along with those involved in the development of energy codes have traditionally had problems developing a clear incremental cost for changes in window thermal performance. In this analysis, prices used to develop the incremental cost associated with the code changes are a best guess based on the available data.

**Table E-1-A. Estimated change in cost for windows using DOE data.**

Windows				Reference House							
Incremental Cost				1		2		3		4	
U-value improvement	Unit	Incremental Cost (\$)	w/O&P	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost
0.35>0.32 and 0.32>0.30	SF	0.18	0.20	360	71	315	62	360	71	330	65
Total to Builder					71		62		71		65
Total to Consumer					85		74		85		78

### Applicability of Code Change:

This code change is applicable in Climate Zones 3-8.

<sup>13</sup> Cost-Effectiveness of Improved Fenestration U-Factors:  
[https://www.energycodes.gov/sites/default/files/documents/iecc2018\\_R-2\\_analysis\\_final.pdf](https://www.energycodes.gov/sites/default/files/documents/iecc2018_R-2_analysis_final.pdf)

## E-2 (RE99 and RE110)

IECC R403.3 Ducts (IRC N1103.3)

IECC R403.3.6 Ducts buried within ceiling insulation (new) (IRC N1103.3.6)

IECC R403.3.6.1 Deeply buried ducts effective R-value (new) (IRC N1103.3.6.1)

### Summary of Code Change:

This code change provides an optional construction method for houses with HVAC ducts installed in vented attics with the intent to improve energy performance. The code change provides the criteria to explicitly allow ducts buried, or partially buried, within ceiling insulation in vented attics (“buried ducts”) as an option in lieu of suspending them from the roof framing. The sum of the insulation above and below the duct is at least R-19 total, excluding the duct R-value; minimum required duct insulation is R-8 except in Climate Zones 1A, 2A, and 3A where the minimum required supply duct insulation is R-13.

Additionally, the code change allows buried ducts to be modeled using an effective duct insulation value of R-25 where certain criteria are met: the duct is located directly on the ceiling or within 5.5 in. of the ceiling; the duct is surrounded with ceiling insulation of at least R-30; the duct is covered on top with at least 3.5 in. of ceiling insulation (approximately R-11 assuming a minimum R-value of R-3.2 per in.).

### Cost Implication of Code Change:

Compared to conventional attic ducts, there may be a cost increase to install buried ducts (where R-13 supply ducts are required, and where additional ceiling insulation above the ducts is required), and concurrently there may be a cost savings to install buried ducts (labor and material savings for shorter duct runs installed at the ceiling plane instead of high in the attic). The analysis does not include a potential reduced cost associated with installing a lower capacity HVAC system.

The cost analysis will focus on Reference Houses 1 and 2 in all climate zones. Reference Houses 1 and 2 were selected because those have ducts and air handlers in the attic (Reference Houses 3 and 4 have ducts and air handlers in the basement). The area of supply ducts is assumed to be 23% of conditioned floor area, and the area of return ducts is assumed to be 7% of conditioned floor area. These values are consistent with ACCA and ASHRAE standards. For the two-story house, 60% of the duct area is assumed to be in the attic (the second floor represents approximately 60% of the floor area of the house). For the one-story house, 100% of the duct area is assumed to be in the attic.

In Climate Zones 1A-3A, R-13 duct insulation is required for supply ducts that are buried or partially buried. For this component, the cost analysis is based on R-5 (installed R-value, 2" thick) foil-faced duct wrap installed over R-8 supply ducts. (Ducts installed in attics are most commonly R-8 insulated flexible ducts; R-13 flexible ducts are not commercially available yet; R-13 duct wrap (foil-faced, non-perforated) installed over rectangular metal duct or un-insulated flexible duct is a viable approach but such duct construction is not as common for ducts in attics).

Table E-2-A shows the cost impact to install buried ducts for Reference Houses 1 and 2 in all climate zones. For this prescriptive path, it is assumed that no additional ceiling insulation is required. Labor and material savings is estimated at 15%.

**Table E-2-A. Estimated cost impact to install buried ducts (prescriptive path).**

Buried Ducts (prescriptive path)			CZ: 1A, 2A, 3A		CZ: all others	
			Reference House		Reference House	
Component	Unit	w/O&P	1	2	1	2
R-13 supply ducts (incremental cost)	SF	3.32	1991	1194	0	0
Labor & material savings, est. 15%	SF	(1.02)	(614)	(368)	(614)	(368)
<b>Total to builder</b>			<b>1377</b>	<b>826</b>	<b>(614)</b>	<b>(368)</b>
<b>Total to consumer</b>			<b>1638</b>	<b>983</b>	<b>(731)</b>	<b>(438)</b>

For modeling of buried ducts in accordance with the performance path, the cost analysis is based on the prescriptive requirements plus the additional ceiling insulation required above the supply and return ducts. The unit cost of this insulation is based on R-11 blown fiberglass with an adjustment factor of 0.75 to account for the estimated portion of duct area that requires coverage. Table E-2-B shows the cost impact to install buried ducts in accordance with the performance path for Reference Houses 1 and 2 in all climate zones.

**Table E-2-B. Estimated cost impact to install buried ducts (performance path).**

Buried Ducts (performance path)			CZ: 1A, 2A, 3A		CZ: all others	
			Reference House		Reference House	
Component	Unit	w/O&P	1	2	1	2
R-13 supply ducts (incremental cost)	SF	3.32	1,991	1,194	0	0
Labor & material savings, est. 15%	SF	(1.02)	(614)	(368)	(614)	(368)
Add ceiling insulation above ducts	SF	0.45	352	211	352	211
<b>Total to builder</b>			<b>1,729</b>	<b>1,038</b>	<b>(262)</b>	<b>(157)</b>
<b>Total to consumer</b>			<b>2,057</b>	<b>1,235</b>	<b>(312)</b>	<b>(187)</b>

### Applicability of Code Change:

This code change is applicable in all climate zones.



## E-3 (RE100)

IECC R403.3 Ducts (IRC N1103.3)

IECC R403.3.6 Ducts buried within ceiling insulation (new) (IRC N1103.3.6)

IECC R403.3.7 Ducts located in conditioned space (new) (IRC N1103.3.7)

### Summary of Code Change:

This code change provides an optional construction method for houses with HVAC ducts installed in vented attics. The code change provides the criteria to explicitly allow ducts buried, or partially buried, within ceiling insulation in vented attics (“buried ducts”). The sum of the insulation above and below the duct is at least R-19 total; minimum required duct insulation is R-8 except in Climate Zones 1A, 2A, and 3A where the minimum required supply duct insulation is R-13.

Additionally, the code change provides the criteria to allow buried ducts to be modeled as being located inside conditioned space: the air handler is located inside conditioned space (not the attic); duct leakage is within prescribed limits (1.5 CFM25/100SFcfa, measured either by a rough-in stage test or post-construction stage total-system-leakage-to-outdoors test); the R-value of insulation above the duct is at least the proposed ceiling insulation R-value, used in the model, less the R-value of the duct insulation.

### Cost Implication of Code Change:

There may be a cost increase to install buried ducts based on the additional criteria. There may be a net cost savings where buried ducts are installed in lieu of building an unvented attic or installing ducts inside conditioned space (i.e., below the ceiling plane within framed bulkheads).

The cost analysis for the prescriptive component of this change is provided in section E-2. The cost analysis for the performance component of this change will focus on Reference Houses 1 and 2 in all climate zones (same as prescriptive component). The analysis does not include a potential reduced cost associated with installing a lower capacity HVAC system or a potential cost increase associated with a higher level of duct sealing. The analysis does include the cost to build a mechanical closet to house the air handler that is no longer in the attic; credit is taken for omitting pull-down stairs for attic access. The analysis also includes the additional ceiling insulation required above the ducts: minimum R-25 in Climate Zones 1A, 2A, and 3A (R-38 ceiling insulation less R-13 ducts; it is understood that this could be reduced in Climate Zone 1 that requires minimum R-30 ceiling insulation, but this was not calculated separately); minimum R-41 in Climate Zones 4-8 (R-49 ceiling insulation less R-8 ducts).

Table E-3-A shows the cost impact to install buried ducts in accordance with the performance criteria for Reference Houses 1 and 2 in all climate zones. Note Climate Zones 2B and 3B are unique compared to Climate Zones 2A and 3A because R-13 supply ducts are not required.

Table E-3-B shows the estimated cost savings to install buried ducts in accordance with the performance criteria compared to installing ducts within bulkheads constructed below the ceiling (i.e., in conditioned space).

**Table E-3-A. Estimated cost to install buried ducts (performance path).**

Buried ducts (performance path)			CZ: 1A, 2A, 3A		CZ: 2B, 3B		CZ: 4-8	
			Reference House		Reference House		Reference House	
Component	Unit	w/O&P	1	2	1	2	1	2
R-13 supply ducts (Table E-2-A)	SF	3.32	1,991	1,194	0	0	0	0
Labor/material savings (Table E-2-A)	SF	(1.02)	(614)	(348)	(614)	(348)	(614)	(348)
Ceiling insulation above ducts, CZ 1-3	SF	0.82	641	385	641	385	0	0
Ceiling insulation above ducts, CZ 4-8	SF	1.15	0	0	0	0	899	540
Mechanical closet	EA	390	390	390	390	390	390	390
Total to builder			2,408	1,621	417	427	675	582
Total to consumer			2,866	1,929	496	508	803	693

**Table E-3-B. Estimated cost savings for installing buried ducts vs. installing ducts within bulkheads below the ceiling.**

Buried ducts vs. ducts within bulkheads below ceiling	CZ: 1A, 2A, 3A		CZ: 2B, 3B		CZ: 4-8	
	Reference House		Reference House		Reference House	
Component	1	2	1	2	1	2
Buried ducts (see Table above)	2,408	1,621	417	427	675	582
Building bulkheads to conceal ducts	(3,832)	(2,298)	(3,832)	(2,298)	(3,832)	(2,298)
Total to builder	(1,424)	(677)	(3,415)	(1,871)	(3,157)	(1,716)
Total to consumer	(1,694)	(806)	(4,064)	(2,227)	(3,757)	(2,042)

### Applicability of Code Change:

This code change is applicable in all climate zones.

## E-4 (RE121)

IECC R403.6.1 Whole-house mechanical ventilation system fan efficacy (IRC N1103.6.1), IECC Table R403.6.1 (IRC Table N1103.6.1)

### Summary of Code Change:

The code change introduces a minimum fan efficacy (1.2 CFM/Watt) for HRVs and ERVs. The minimum HRV/ERV efficacy is the same as required by ENERGY STAR Canada. Prior to the change, an HRV/ERV was generally classified as an in-line fan (minimum fan efficacy 2.8 CFM/Watt), so in effect the code change relaxed the minimum fan efficacy requirement for an HRV/ERV.

### Cost Implication of Code Change:

Many HRV/ERV models already meet the new requirement, so no cost change is expected in many cases. The Home Ventilating Institute (HVI) publishes HRV/ERV performance and energy data<sup>14</sup>. A review of this database shows there is a wide selection of models that meet or exceed 1.2 CFM/Watt. Manufacturer product data is also available on manufacturer web sites. The fan efficacy is not a published number and may need to be interpolated based on product data. Further, different data points may provide different fan efficacy ratios.

There may be a cost decrease in cases where a builder substitutes an HRV/ERV with a lower fan efficacy (less than 2.8 CFM/Watt but still greater than 1.2 CFM/Watt) as shown in Table E-4-A (note: the models shown are the lowest capacities for each model that meet the 2.8 or 1.2 CFM/Watt efficacy requirements).

**Table E-4-A. Example cost savings to meet fan efficacy requirement.**

Brand	Style	Model	CFM range min/max	Selected energy rating data at 32F			Unit	w/O&P
				CFM	Watts	CFM/W		
Broan	HRV	HRV200ECM	50/245	64	19	3.37	EA	(1,870)
Broan	HRV	HRV160	65/183	65	54	1.20	EA	1,150
Total to builder								(720)
Total to consumer								(857)

### Applicability of Code Change:

This code change is applicable where an HRV or ERV is provided to meet mechanical ventilation requirements.

<sup>14</sup> Home Ventilating Institute (HVI), see HVI-Certified Products Directory, Section 3 Directory:  
<https://www.hvi.org/proddirectory/>

## E-5 (RE173)

IECC Table R406.4 Maximum energy rating index (IRC Table N1106.4)

### Summary of Code Change:

The code change increases the ERI values in all climates zones by approximately 10%. It also adds a backstop for houses complying with the ERI using on-site generation, so houses must still meet mandatory requirements and minimum insulation and fenestration requirements.

### Cost Implication of Code Change:

The revised ERI target values correspond to a house that on average is about 5-15% more efficient compared to a house designed using the prescriptive path (using the ERI Index scale). The 2015 ERI target values correspond to a house that on average is about 10-20% more efficient. Therefore, this code change is expected to decrease costs for builders who are using the optional ERI path for code compliance. This report does not identify individual measures or quantify their cost savings. A general discussion is offered below for context.

In a separate study<sup>15</sup>, Home Innovation reported the predicted HERS indices for over 300 typical house configurations simulated to meet the 2015 IECC minimum requirements and then simulated with high efficiency heating and cooling equipment. The summary of results for an average sized house (2,352 SF not including basement) is shown in Table E-5-A. The results of the study indicate that the 2018 ERI targets can be achieved in large part by upgrading the efficiency of the heating and cooling equipment in combination with using an enclosure that meets the prescriptive code requirements. Therefore, this code change enables builders to rely on practical energy efficient construction practices to achieve code compliance.

**Table E-5-A. Typical predicted HERS Indices for high efficiency heating and cooling equipment compared to 2015 IECC minimum requirements.**

Climate Zone	HERS Index standard efficiency	HERS Index high efficiency	2015 ERI Target	2018 ERI Target
1	72.7	64.0	52	57
2	71.1	59.7	52	57
3	67.0	58.0	51	57
4	70.4	61.6	54	62
5	71.1	62.2	55	61
6	66.5	59.6	54	61
7,8	63.9	57.7	53	58

In a follow-up study<sup>16</sup>, analysis of select zones and additional energy measures, including high efficiency lighting and appliances, balanced whole-house mechanical ventilation (ERV or HRV), and reduced

<sup>15</sup> Equivalency Between IECC Prescriptive Path and IECC Energy Rating Index, Oct 2016.

<sup>16</sup> Equivalency Between IECC Prescriptive Path and IECC Energy Rating Index: Alternative High Efficiency Appliances Scheme, Oct 2016

infiltration (1.5 ACH), further indicates options for achieving the revised 2018 ERI targets if additional level of energy savings is needed. The incremental results of this analysis are summarized in Table E-5-B.

**Table E-5-B. Average predicted HERS Index improvement compared to standard efficiency house.**

Average predicted HERS Index improvement compared to standard efficiency house			
Climate Zone	High eff. Lights & Appliances	HRV or ERV	1.5 ACH50
1	5.2	1.0	0.6
4	3.7	3.7	2.0
7	2.7	4.7	4.0

#### Applicability of Code Change:

This code change is applicable in all climate zones.

## E-6 (RE127)

IECC Section R404.1 Lighting Equipment (IRC Section N1104.1)

### Summary of Code Change:

The code change increases the percent of permanently installed lighting fixtures that must contain high-efficacy lamps from 75% to 90%.

### Cost Implication of Code Change:

The revised percent of fixtures that must contain high efficacy lamps will result in a slight cost increase. Incandescent and halogen bulbs will generally not meet the efficacy requirements in the IECC to qualify as a “high-efficacy lamp” (60 lumens per watt for greater than 40 watts) and, by definition, all CFL and LED lamps would be classified as high-efficacy.

Based on surveys of big box retailers, the average cost of an incandescent 60-watt lamp is \$0.97, the average cost of a 60-watt equivalent CFL lamp (13 -watt, 800 lumens) is \$2.20, and the average cost of a 60-Watt equivalent LED lamp (10-Watt, 800 lumens) is \$1.97.

Assuming the average home requires 40 lamps for the permanently installed fixtures, this would require a net increase of 6 high-efficacy lamps per house. The resultant cost increase is shown in Table E-6-A.

**Table E-6-A. Cost increase for increased number of high efficacy lamps**

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
60W incandescent lamp	EA	0.97		0.97	1.07	(6)	(6.40)
60W equivalent LED lamp	EA	1.97		1.97	2.17	6	13.00
<b>Total to Builder</b>							<b>6.60</b>
<b>Total to Consumer</b>							<b>7.85</b>

### Applicability of Code Change:

This code change is a mandatory requirement that is applicable to all homes in all climate zones.



## M-1 (RM36)

IRC M1601.4.1 Joints, seams and connections (ducts).

### Summary of Code Change:

The code change eliminates the requirement for sealing longitudinal seams of snap-lock and button-lock types of HVAC ducts located inside of conditioned space.

### Cost Implication of Code Change:

The code change represents a cost savings where metal ducts with longitudinal seams are installed inside conditioned space.

The cost analysis focuses on cost savings per linear foot of metal duct inside conditioned space for the reference houses. Consistent with the 2012 IRC cost study, the reference houses are assumed to have a main trunk serving each story. Ducts are assumed to be metal snap-lock when located within the first and second floor framing and insulated flexible duct in attics. Rectangular metal ducts are assumed to have two longitudinal seams, and round metal ducts are assumed to have one longitudinal seam.

All ducts for Reference House 1 are assumed to be in the attic so there is no cost savings. For Reference House 2, 40% of the ducts are assumed to be inside conditioned space (the first floor is approximately 40% of the total floor area of this house). For Reference Houses 3 and 4, all ducts are inside conditioned space.

Table M-1-A shows the estimated cost of sealing metal ducts using duct mastic applied with a brush. The material and labor costs are based on product manufacturer data for typical applications (125 linear feet per gallon of mastic; one-hour labor per gallon), internet pricing (for material cost), and RSMeans (for labor cost). Table M-2-B shows the cost savings to not install duct mastic on longitudinal seams of ducts inside conditioned space for the reference houses.

**Table M-1-A. Estimated cost to seal ducts (\$/LF).**

Component	Unit	Material	Labor	Total	w/O&P
Duct Mastic	LF	0.17	0.32	0.49	0.70

**Table M-1-B. Estimated cost savings for not sealing longitudinal seams of ducts inside conditioned space.**

Component	Units	Reference House			
		1	2	3	4
6" Branch - Flexible (no seams)	LF	216	180	N/A	N/A
Trunk Line	LF	144	168	128	128
Vertical Supply - seams	LF	14	25	14	20
Return - seams	LF	28	50	28	40
6" Branch, metal - seams	LF	N/A	144	248	378
Longitudinal seams, total	LF	186	387	418	566
Longitudinal seams, sealing not required	LF	0	(155)	(418)	(566)
Cost to Seal Ducts (from Table M-1-A)	\$/LF	0.70	0.70	0.70	0.70
<b>Total cost to Builder</b>	<b>\$</b>	<b>0.00</b>	<b>(108.36)</b>	<b>(292.60)</b>	<b>(396.20)</b>
<b>Total cost to Consumer</b>	<b>\$</b>	<b>0.00</b>	<b>(128.95)</b>	<b>(348.19)</b>	<b>(471.48)</b>

#### Applicability of Code Change:

This code change is applicable for houses where metal ducts with longitudinal seams are installed inside conditioned space.

## APPENDIX B: LOCATION ADJUSTMENT FACTORS

State	City	Cost Adjustment Factor	State	City	Cost Adjustment Factor
Alabama	Birmingham	0.84	Montana	Billings	0.88
Alabama	Mobile	0.84	Nebraska	Omaha	0.89
Alaska	Fairbanks	1.27	Nevada	Las Vegas	1.01
Arizona	Phoenix	0.85	New Hampshire	Portsmouth	0.95
Arizona	Tucson	0.84	New Jersey	Jersey City	1.19
Arkansas	Little Rock	0.80	New Mexico	Albuquerque	0.83
California	Alhambra	1.16	New York	Long Island City	1.41
California	Los Angeles	1.15	New York	Syracuse	1.01
California	Riverside	1.14	North Carolina	Charlotte	0.96
California	Stockton	1.19	North Carolina	Greensboro	0.96
Colorado	Boulder	0.91	North Carolina	Raleigh	0.94
Colorado	Colorado Springs	0.84	North Dakota	Fargo	0.88
Colorado	Denver	0.87	Ohio	Columbus	0.91
Connecticut	New Haven	1.11	Oklahoma	Oklahoma City	0.82
Delaware	Dover	1.02	Oklahoma	Tulsa	0.82
District of Columbia	Washington, D.C.	0.90	Oregon	Bend	1.00
Florida	Fort Meyers	0.80	Pennsylvania	Norristown	1.10
Florida	Miami	0.81	Pennsylvania	State College	0.93
Florida	Orlando	0.83	Rhode Island	Providence	1.08
Florida	Tampa	0.83	South Carolina	Greenville	0.94
Georgia	Atlanta	0.89	Tennessee	Memphis	0.84
Hawaii	Honolulu	1.21	Texas	Austin	0.79
Idaho	Boise	0.90	Texas	Dallas	0.84
Illinois	Carbondale	1.01	Texas	Houston	0.82
Indiana	Indianapolis	0.92	Texas	San Antonio	0.81
Iowa	Des Moines	0.92	Utah	Ogden	0.80
Kansas	Wichita	0.84	Utah	Provo	0.81
Kentucky	Louisville	0.87	Utah	Salt Lake City	0.82
Louisiana	Baton Rouge	0.86	Vermont	Burlington	0.93
Maine	Portland	0.91	Virginia	Fairfax	1.01
Maryland	Baltimore	0.92	Virginia	Winchester	1.02
Michigan	Ann Arbor	1.00	Washington	Tacoma	1.02
Minnesota	St. Paul	1.05	West Virginia	Charleston	0.95
Mississippi	Biloxi	0.84	Wisconsin	La Crosse	0.98
Missouri	Springfield	0.89	Wyoming	Casper	0.81

Source: RSMeans *Residential Cost Data 2017*.

APPENDIX C:  
ONE-STORY HOUSE WITH SLAB FOUNDATION (REFERENCE HOUSE 1)



Courtesy: LionsGate Homes at The Creekside



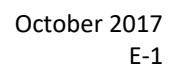
## APPENDIX D: TWO-STORY HOUSE WITH SLAB FOUNDATION (REFERENCE HOUSE 2)



Courtesy: Meritage Homes at Riverstone



The floor plan for the second level features a central hallway with a staircase labeled "Up". To the left of the hallway is an "UNFINISHED MECHANICAL" room with a "WH" (water heater) and "Sump" pump. To the right of the hallway are three optional rooms: an "OPTIONAL RECREATION ROOM" (31'-8" x 20'-8"), an "OPTIONAL DEN" (16'-0" x 14'-10") with an "Egress Window with Den", and an "OPTIONAL EXERCISE ROOM" (19'-0" x 16'-10"). A dashed line indicates a "Walk-In Closet" area. A bathroom labeled "OPT. BATH" is also shown. The plan includes various window symbols and a "CL" (closet) label. A "PCH" (porch) area is indicated near the mechanical room.





# APPENDIX F: TWO-STORY HOUSE WITH BASEMENT FOUNDATION (REFERENCE HOUSE 4)



Courtesy: Lennar at Sorento Estates



## APPENDIX G: REFERENCES

Home Innovation Research Labs, 2014. *Estimated Costs of the 2015 IRC Code Changes*.

[www.homeinnovation.com/trends\\_and\\_reports/featured\\_reports/estimated\\_costs\\_of\\_the\\_2015\\_irc\\_code\\_changes](http://www.homeinnovation.com/trends_and_reports/featured_reports/estimated_costs_of_the_2015_irc_code_changes)

NAHB Research Center, 2012. *2009 IECC Cost Effectiveness Analysis*.

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[http://rsmeans.reedconstructiondata.com/RSMeans\\_Cost\\_Data\\_eBooks.aspx](http://rsmeans.reedconstructiondata.com/RSMeans_Cost_Data_eBooks.aspx)



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# PROPOSED CHANGE TO THE 2018 ICC CODE FORM

## PROPONENT INFORMATION

NAME:	TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS
ADDRESS:	E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS
CITY, STATE, ZIP:	FAX:

## CODE INFORMATION

PROPOSED CHANGE TO: ☐ IBC ☐ IRC ☐ IMC ☐ IPMC ☐ IFC ☐ IEC ☐ IFGC ☐ EBC ☐ NFPA(NEC)

CODE SECTION(S):

## PROPOSAL INFORMATION

DESCRIPTION OF CHANGE AND REASON FOR CHANGE (ATTACH ADDITIONAL SHEETS, IF NEEDED):

SUPPORTING DATA AND/OR DOCUMENTS (ATTACH ADDITIONAL SHEETS, IF NEEDED):

- ☐ **ORIGINAL PROPOSAL** - (ORIGINAL PROPOSALS ARE CONSIDERED TO BE THE SUBMITTER'S OWN IDEAS BASED UPON EXPERIENCE, KNOWLEDGE AND/OR RESEARCH AND IS NOT COPIED FROM ANOTHER SOURCE).
- ☐ **SOURCED PROPOSAL** - (SOURCED PROPOSALS ARE DERIVED FROM A PRIOR DEVELOPMENT CYCLE OR FROM OTHER ADOPTED CODE MATERIALS)
- ☐ **REQUEST FOR IN-PERSON PRESENTATION**

**TERMS:** In consideration of this form and attached documents being made a part hereof, I/we agree to the following terms: I hereby grant the United City of Yorkville full rights to use this material without benefit to me, including, but not limited to publication and reproduction rights. **This form and all attachments are a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act.**

PROPONENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

### PLEASE SUBMIT TO (EMAIL PREFERRED):

PETER RATOS, BUILDING CODE OFFICIAL  
BUILDING SAFETY & ZONING DIVISION  
UNITED CITY OF YORKVILLE  
800 GAME FARM ROAD  
YORKVILLE, ILLINOIS 60560  
EMAIL: PRATOS@YORKVILLE.IL.US  
FAX: 630-553-7264

GENERAL QUESTIONS: 630-553-8545

**DEADLINE TO SUBMIT: FRIDAY, AUGUST 23, 2019**

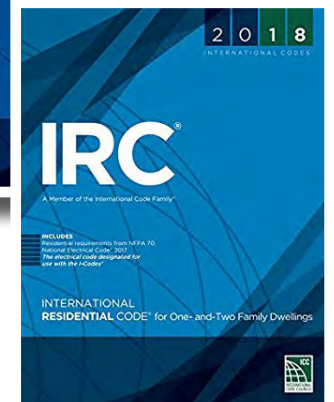


## 2018 BUILDING CODE ADOPTION PROCESS

### ADOPTION PROCESS

The Building Safety & Zoning Division intends to recommend the adoption of the 2018 edition of the International Code Council (ICC) series of codes.

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Property Maintenance Code
- 2018 International Fire Code (IFC)
- 2018 International Energy Code (IEC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Existing Building Code (EBC)
- Illinois State Accessibility Code
- 2014 State Plumbing Code
- 2018 Pool & Spa Code




### WHAT TO EXPECT


The policy review process will include a series of meetings conducted by various committees and commissions with public engagement throughout. The schedule can be found on the City's website, an Open House will be scheduled in June or July to present the proposed codes and amendments to the public. **Plan to attend!**


### PUBLIC FEEDBACK

You are encouraged to propose changes and provide feedback. Proposals, comments and written questions will be accepted up to August 23, 2019. Proposed changes must have sufficient supporting material to allow for proper technical review and consideration. This may be submitted to:



 **Peter Ratos**  
Building Code Official

 [pratos@yorkville.il.us](mailto:pratos@yorkville.il.us)

 800 Game Farm Rd  
Yorkville, IL 60560






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## SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

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### SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

#### DEFINITIONS

	CODE SECTION	DEFINITION
REPAIR GARAGE		A building or structure or portion thereof used for the servicing or repair of motor vehicles.
MODERATE HAZARD STORAGE	311.2	Group S-1 : Storage group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following: Aerosol products, Levels 2 and 3: Self storage facility (mini storage)
LODGING HOUSES	310.4.2	Owner-occupied lodging houses with five or fewer guest rooms and ten or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code.

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### SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

#### BUILDING PLANNING

	CODE SECTION	DEFINITION
SMOKE BARRIERS	407.5	Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping into not fewer than two smoke compartments. Smoke barriers shall not be provided to subdivide other stories with occupant load of 50 or more persons, onto fewer than two smoke compartments. The smoke barrier shall be in accordance with Section 709.
GENERAL	424.1	Children's play structures installed inside all occupancies covered by this code that exceed 10 feet (3048mm) in height or 150 square feet (14mm <sup>2</sup> ) in area shall comply with Sections 424.2 through 424.5.

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## SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

### BUILDING PLANNING

	CODE SECTION	DEFINITION
<b>TYPE III</b>	602.3	Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.
<b>FIRE-RETARDANT-TREATED WOOD IN EXTERIOR WALLS</b>	602.4.1	Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies not less than 6 inches (152mm) in thickness with a 2-hour rating or less.

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## SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

### BUILDING PLANNING

	CODE SECTION	DEFINITION
<b>COLUMN PROTECTION</b>	704.2	Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column.
<b>PARTY WALLS</b>	706.1.1	Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.
<b>STRUCTURAL STABILITY</b>	706.2	Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

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## SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

### BUILDING PLANNING

	CODE SECTION	DEFINITION
<b>EXIT DISCHARGE</b>	1008.2.3	<p>Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way.</p> <p><b>Exception:</b> Illumination shall not be required where the path of the exit discharge meets both of the following requirements:</p> <ol style="list-style-type: none"> <li>1. The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5.</li> <li>1. A dispersal area shall be illuminated to a level not less than 1 foot candle (11 lux) at the walking surface.</li> </ol>

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## SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

### BUILDING PLANNING

	CODE SECTION	DEFINITION
<b>LOW-LEVEL EXIT SIGNS IN GROUP R-1</b>	1013.2	Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5. The bottom of the sign shall be not less than 10 inches (254mm) nor more than 18 inches (455mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102mm) of the door frame on the latch side.
<b>STAIRWAY DOORS</b>	1010.1.9.12	Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.
<b>FIRE WALLS</b>	1607.15.2	In order to meet the structural stability requirements of Section 706.2 where the structure on either side of the wall has collapsed, fire walls and their supports shall be designed to withstand a minimum horizontal allowable stress load of 5 psf (0.240 kN/m <sup>2</sup> ).

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## SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

### BUILDING PLANNING

	CODE SECTION	DEFINITION
<b>CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING</b>	2603.13	Cladding shall be specified and installed in accordance with Chapter 14 and the cladding manufacturer's installation instructions. Where used, furring and furring attachments shall be designed to resist design loads determined in accordance with Chapter 16. In addition, the cladding or furring attachments through foam sheathing to framing shall meet or exceed the minimum fastening requirements of Section 2603.13.2, or an approved design for support or cladding weight.

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## SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL RESIDENTIAL CODE

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**SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE****DEFINITIONS**

CODE SECTION	DEFINITION
<b>CRAWL SPACE</b>	An underfloor space that is not a basement

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**SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE****BUILDING PLANNING**

CODE SECTION	DEFINITION
<b>EXTERIOR WALLS</b>	R302.1 Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).
<b>FIRE PROTECTION OF FLOORS</b>	R302.13 Floor assemblies that are not required elsewhere in this code to be fire rated, shall be provided with a minimum ½ inch gypsum wallboard membrane. Exceptions: Wood floor assemblies using dimensional lumber equal to or greater than 2 inches x10 inches nominal dimension.
<b>TOWNHOUSES</b>	R302.2 Walls separating townhouse units shall be constructed in accordance with Section R302.2.1 or Section R302.2.2.
<b>DOUBLE WALLS</b>	R302.2.1 Each townhouse shall be separated by two 1-hour fire-resistance rated wall assemblies tested in accordance with ASTM E119, UL 263 or Section 703.3 of the International Building Code.
<b>MEMBRANE PENETRATIONS</b>	R302.4.2 Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced.

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**SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE****BUILDING PLANNING**

CODE SECTION	DEFINITION
<b>WIDTH</b>	R311.7.1 Stairways shall be not less than 36 inches (914mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 ½ inches (787mm) where a handrail is installed on one side and 27 inches (698mm) where handrails are installed on both sides.
<b>VERTICAL RISE</b>	R311.7.3 A flight of stairs shall not have a vertical rise larger than 151 inches (3835mm) between floor levels or landings.
<b>ALTERATIONS, REPAIRS, AND ADDITIONS</b>	R314.2.2 Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

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**SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE****BUILDING CONSTRUCTION**

	CODE SECTION	DEFINITION
<b>DECKS</b>	R507.1	Wood-framed decks shall be in accordance with this section. For decks using materials and conditions not prescribed in this section, refer to Section R301.
<b>MATERIALS</b>	R507.2	Materials used for the construction of decks shall comply with this section.
<b>WOOD MATERIALS</b>	R507.2.1	All wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and termite protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be designed using the wet service factor defined in AWC NDS. Cuts, notches, and drilled holes of preservative treated wood members shall be treated in accordance with Section R317.1.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.

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**SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE****BUILDING CONSTRUCTION**

	CODE SECTION	DEFINITION
<b>ENGINEERED WOOD PRODUCTS</b>	R507.2.1.1	Engineered wood products shall be in accordance with Section R502.
<b>PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS OR HANDRAILS</b>	R507.2.2	Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D 7032 and this section.
<b>DECK POSTS</b>	R507.4	For single level wood framed decks with beams sized in accordance with Table 507.5 deck post size shall be in accordance with Table R507.4.

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**SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE****BUILDING CONSTRUCTION**

	CODE SECTION	DEFINITION
<b>WATER-RESISTIVE BARRIER</b>	R703.2	One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm). Where joints occur, felt shall be lapped not less than 6 inches (152mm). Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No. 15 asphalt felt, or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

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## SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

### BUILDING CONSTRUCTION

	CODE SECTION	DEFINITION
<b>DESIGN AND CONSTRUCTION</b>	R802.2	The roof and ceiling assembly shall provide continuous ties across the structure to prevent roof thrust from being applied to the supporting walls. The assembly shall be designed and constructed in accordance with the provisions of this chapter and Figures R606.11(1), R606.11(2) and R606.11(3) or in accordance with AWC NDS.
<b>RIDGE</b>	R802.3	A ridge board used to connect opposing rafters shall be not less than 1 inch (25mm) nominal thickness and not less in depth than the cut end of the rafter. Where ceiling joist or rafter ties do not provide continuous ties across the structure, a ridge beam shall be provided and supported on each end by a wall or girder.
<b>MINIMUM VENT AREA</b>	R806.2	The minimum net free ventilating area shall be 1/150 of the area of vented space.

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## SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

### BUILDING CONSTRUCTION

	CODE SECTION	DEFINITION
<b>INSULATION SHIELD</b>	R1005.8	Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a minimum thickness of 0.0187 inch (0.4712mm) (No. 26 gage) shall be installed to provide clearance between the chimney and the insulation material. The clearance shall not be less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed chimney system shall be installed in accordance with the manufacturer's installation instructions.

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## SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

### ENERGY CONSERVATION

	CODE SECTION	DEFINITION
<b>LIGHTING EQUIPMENT (MANDATORY)</b>	N1104.1 (R404.1)	Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.
<b>DEFINED TERMS</b>	N1101.6 (R202)	<p><b>FENESTRATION.</b> Products classified as either vertical fenestration of skylights.</p> <ul style="list-style-type: none"> <li>• <b>Skylights.</b> Glass or other transparent or translucent glazing material installed at a slope of less than 60 degrees (1.05 rad) from horizontal.</li> <li>• <b>Vertical Fenestration.</b> Windows that are fixed or operable, opaque doors, glazed doors, glazed block and combination opaque/glazed doors composed of glass or other transparent or translucent glazing materials and installed at a slope of not less than 60 degrees (1.05 rad) from horizontal.</li> </ul> <p><b>OPAQUE DOOR.</b> A door that is not less than 50 percent opaque in surface area.</p>
<b>EXHAUST TERMINATION OUTLET AND PASSAGEWAY SIZE</b>		The passageway of dryer exhaust duct terminals shall be undiminished in size and shall provide an open area of not less than 12.5 square inches (8065mm <sup>2</sup> ).

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## SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

### SOLAR THERMAL ENERGY SYSTEMS

	CODE SECTION	DEFINITION
<b>ACCESS</b>	M2301.2.1	Access shall be provided to solar energy equipment for maintenance. Solar systems and appurtenances shall not obstruct or interfere with the operation of any doors, windows or other building components requiring operation or access. Roof-mounted solar thermal equipment shall not obstruct or interfere with the operation of roof-mounted equipment, appliances, chimneys, plumbing vents, roof hatches, smoke vents, skylights and other roof penetrations and openings.
<b>LOCATED WITHIN THE SAME ROOM</b>	G2420.5.1 (409.5.1)	The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within 6 feet (1829mm) of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access. Shutoff valves serving movable appliances, such as cooking appliances and clothes dryers, shall be considered to be provided with access where installed behind such appliances. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions.

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## SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

### GARAGE BRANCH CIRCUITS

	CODE SECTION	DEFINITION
<b>GARAGE BRANCH CIRCUITS</b>	E3703.5	In addition to the number of branch circuits required by other parts of this section, not less than one 120-volt, 20 ampere branch circuit shall be installed to supply receptacle outlets in attached garages and in detached garages with electric power. This circuit shall not have other outlets. [210.11(C) (4)]
<b>METAL BOXES AND CONDUIT BOXES</b>	G2420.5.1 (409.5.1)	Where raceway or cable is installed with metal boxes, or conduit bodies, the raceway or cable shall be secured to such boxes and conduit bodies. Where nonmetallic-sheathed cable or multi-conductor Type UF cable is used, the sheath shall extend not less than ¼ inch (6mm) inside the box and beyond any cable clamp [314.17(B)]

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THANK YOU FOR YOUR TIME

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Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #10

Tracking Number

EDC 2019-39

### Agenda Item Summary Memo

**Title:** Utility Box Art

**Meeting and Date:** Economic Development Committee - April 2, 2019

**Synopsis:** Discussion of proposed art applications to utility boxes within the downtown.

#### Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Krysti J. Barksdale-Noble

Community Development

Name

Department

#### Agenda Item Notes:

At the request of Alderman Frieders, this matter will be discussed regarding establishing a pool of qualified artist to commission art applications (such as paintings, murals, etc.) on utility boxes or other utilitarian structures (poles, fire hydrants, manhole covers) within the downtown. The attached information from the City of Aurora's Public Art Commission "Utility Box Mural Project" is included for your reference.

*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](https://www.facebook.com/CityofYorkville), tweet us at @CityofYorkville, and/or contact any of your elected officials at [http://www.yorkville.il.us/gov\\_officials.php](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: March 21, 2019  
Subject: **Utility Art Box**

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## Summary

At the request of Alderman Frieders at a recent Public Works Committee meeting, staff is seeking input and direction regarding establishing a pool of qualified artist to commission art applications (such as paintings, murals, etc.) on utility boxes or other utilitarian structures (poles, fire hydrants, manhole covers) within the downtown. The attached information from the City of Aurora's Public Art Commission "Utility Box Mural Project" is included for your reference.

## Background

The discussion at the recent Public Works Committee meeting regarding this request centered around the city potentially creating a preferred list of local and area artists to use in the commissioning of artwork on unsightly structures in the downtown, such as the utility box located at the southwest corner of IL 47 (Bridge Street) and Van Emmon. Alderman Frieders referenced the success the City of Aurora had with creating a "cache" of local artists as part of the implementation of their "Utility Box Mural Project"

Since the area envisioned for creating a similar project was geared towards the downtown, it was decided that the Economic Development Committee would best for furthering this discussion with staff.



## City of Aurora Public Art Commission

In June 2018, Aurora Downtown, comprised of a group of business and property owners, spearheaded a collaboration with Aurora Public Art Commission and the Aurora Downtown Streetscape Committee to engage artists in bring more art to the community. The focus was specifically geared toward painting murals on key utility boxes located within an existing special service area in downtown Aurora.

The name of businesses, organizations, or individuals sponsoring the painting of a utility through donations would be recognized with a placard at the base of the mural. The sponsors would select their preferred utility box, if it is within the city limits, and even indicate a preference for specific artist deemed eligible by the art commission. The artist would the use the template provided

by the commission to communicate a colored sketch proposal. The first art installations were finished in late summer of 2018.

In addition to the attached project information from the City of Aurora's Utility Box Mural Project, images of a completed utility box art installation can be viewed here: <http://auroradowntown.org/painted-utility-boxes-add-color-artistic-touch-to-downtown-aurora/>

### **Proposed Discussion Considerations**

Staff is encouraged by the interest of the committee to explore potential solutions to invigorating the downtown, particularly with public art. Public art installations are a great planning/design tool for segments in a community, such as: neighborhoods, business districts and tourist areas to brand an image, solve an existing aesthetic problem, convey history, or attract new visitors and prospective residents.

While the utility box art installations are an option for Aurora, it may not be the best opportunity for public art in Yorkville's downtown. This is due to the limited number of city-owned and maintained utility boxes and their location. Most are either owned by private utility companies or the railroad and located on private property or within the state right-of-way.

To have a successful public art campaign, it is highly recommended that the object and/or site be in the control of the city. In downtown Yorkville, options for installations on utilitarian structures could include light poles, fire hydrants and even manhole covers. Some of these ideas were also recommended in the draft proposal of the Downtown Streetscape Masterplan prepared by Farr Associates. The ownership of the location/object is important as stewardship and future maintenance of artwork guarantees the artwork itself doesn't become another eyesore. The city should consider how it will budget for the future maintenance of the artwork over the years.

### **Staff Comments**

Staff is seeking feedback, input and direction regarding establishing a pool of qualified artist to commission art applications (such as paintings, murals, etc.) on utility boxes or other utilitarian structures (poles, fire hydrants, manhole covers) within the downtown.



**Jennifer Evans**  
Director

# City of Aurora

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## **Aurora Public Art Commission**

20 East Downer Place, Aurora, Illinois 60505

Telephone: (630) 256-3340

Email: [jevans@aurora-il.org](mailto:jevans@aurora-il.org)

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**FOR IMMEDIATE RELEASE**

**5-30-18**

**The Aurora Public Art Commission Requests Proposals for Utility Box Mural Designs:  
Deadline for Submissions: 6-30-2018**

**Notification of Acceptance: 7-15-18**

**Murals to be Completed by: 8-30-18**

**Submit designs online at: <https://goo.gl/forms/SiYlviQugOVRUSql2>**

**Cost to apply: Free**

**Website: [www.aurora-il.org/329/Public-Art-Commission](http://www.aurora-il.org/329/Public-Art-Commission)**

**Social Media: [www.facebook.com/aurorapublicart](https://www.facebook.com/aurorapublicart) [www.instagram.com/aurorapublicart](https://www.instagram.com/aurorapublicart)**

**To sponsor a utility box mural, contact: Jennifer Evans, Director [jevans@aurora-il.org](mailto:jevans@aurora-il.org)**

The City of Aurora is requesting proposals for the design and painting of murals on utility boxes throughout the city.

Boxes chosen for painting will be prioritized by current condition, frequency of tagging, and visibility.

## **Sponsors**

The project is sponsored by City of Aurora Public Art, Aurora Downtown, and private businesses. Businesses, organizations, or individuals interested in sponsoring a utility box should contact the Public Art Director at [jevans@aurora-il.org](mailto:jevans@aurora-il.org). Names of sponsors will be denoted at the base of the mural.

Donations can be made directly to: [www.communityfoundationfrv.org/profile/aurora-art-fund](http://www.communityfoundationfrv.org/profile/aurora-art-fund).

In most cases, sponsors can choose a utility box, whether it has been prioritized or not, as long as it is within the city limits. Sponsors can indicate a preference for specific artists, and can refuse artists or designs, but cannot choose an artist who has not been curated into the project by Aurora Public Art.

Sponsors should direct artists of interest to the online application:

<https://goo.gl/forms/SiYlviQugOVRUSql2>

## **Artists**

Artists and their designs will be chosen by the Aurora Public Art Commission in conjunction with guest curator Mike Mancuso, Director of The Yetee. [theyetee.com](http://theyetee.com)

Artists can submit up to 3 design proposals; up to one design per artist will be chosen.

Artists are to use the template provided to communicate a colored sketch proposal. Artists must also submit images of previous, completed paintings, and a resume.

Successful designs will be colorful and graphic. Pattern, abstraction, and anthropomorphic characters

are welcome. Only family-friendly content will be considered. The complexity of the design should reflect the artist's ability to complete the painting within a week.

Artists are eligible regardless of residency, but preference will be given to local artists.

The City of Aurora is invested in providing equal opportunities and neither race, gender, orientation, religion, nor disability will interfere with an artist's eligibility. As with all Aurora Public Art projects, conscious effort will be made to fairly represent women and people of color.

Artists will be paid a stipend to cover design, painting, and the cost of specific paints as dictated by Aurora Public Art.

Artist stipends will vary by the size of the specific utility box. Artists will receive a portion of the stipend up front to cover the cost of paint, and will receive the remainder after the completion of the mural.

The City of Aurora will take responsibility for priming the utility box surfaces and sealing the murals with a protective, graffiti-resistant topcoat.

Artists will retain rights to their designs; artists will permit photography of the completed utility box murals, including use in promotional materials by any project sponsor.

Applications and portfolios will be accepted through 6/30/2018

Artists will be notified by July 15th.

Utility box murals must be completed by August 30th.

All entries must be submitted via an online form: <https://goo.gl/forms/SiYlviQugOVRUSql2>

No hard copy or email entries will be accepted.

More information can be found at <https://www.aurora-il.org/329/Public-Art-Commission>





## CITY OF AURORA

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### Aurora Public Art Commission

20 East Downer Place, Aurora, Illinois 60505

Telephone: (630-256-3340

Web: [www.aurora-il.org/329/Public-Art-Commission](http://www.aurora-il.org/329/Public-Art-Commission)

Social Media: FB/IG aurorapublicart

## ARTIST CONTRACT

### PROJECT INFORMATION

Project Name: 2018 Utility Box Murals

Project Location: \_\_\_\_\_

Project Date Range: \_\_\_\_\_

Report to: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**TO BE PROVIDED BY CITY OF AURORA:** traffic cone(s), anti-graffiti sealant

\_\_\_\_\_

\_\_\_\_\_

### ARTIST INFORMATION

Artist Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Website/Social Media: \_\_\_\_\_

**TO BE PROVIDED BY ARTIST:** completion of original design, as approved by Aurora Public Art prior to Agreement, accurately painted on assigned utility box/traffic cabinet, as designated by Aurora Public Art prior to Agreement; approved primer, Nova Color or Golden brand acrylic paints, all tools required to complete project.

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### ARTIST AGREEMENT

This rider attached to and made a part of the Agreement by and between Artist and the City of Aurora (hereafter called the Purchaser).

1. Completion date(s) of project(s) shall be strictly adhered to by both parties, unless otherwise agreed upon by both parties or unless unforeseen circumstance requires Purchaser to delay commencement and/or completion date.
2. Purchaser reserves the right to cancel Agreement if Artist cannot deliver and/or complete



# CITY OF AURORA

## Aurora Public Art Commission

20 East Downer Place, Aurora, Illinois 60505

Telephone: (630-256-3340

Web: [www.aurora-il.org/329/Public-Art-Commission](http://www.aurora-il.org/329/Public-Art-Commission)

Social Media: FB/IG aurorapublicart

- Project by date specified in Agreement.
3. Purchaser is granted permission to photograph, film and document Project listed for marketing purposes; all reasonable efforts will be made to credit Project listed to the Artist.
  4. Purchaser reserves the right to refuse Project elements deemed inappropriate for a diverse viewing audience.
  5. Purchaser agrees to remit all agreed upon deposits and payments in a timely manner.
  6. Artist hereby acknowledges that the Purchaser is a municipal corporation and that the person signing this agreement does so only as an agent of the Purchaser and shall in no event be held personally liable for any payments due herein or damages to which the Artist / Entertainer may be entitled under this Agreement.
  7. Any legal action or arbitration arising from this Agreement shall be adjudicated in the County of Kane, State of Illinois.

### RELEASE AND WAIVER OF LIABILITY

Please read this form carefully and be aware that by participating in the City of Aurora Public Art Project listed in Agreement, you will be releasing all claims for injuries you might sustain out of this event.

I recognize and acknowledge that there are certain risks of physical injury to participants of the Project and I agree to assume the full risk of any such injuries, damages or loss, regardless of severity, which I may sustain as a result of participating in the event. I waive and relinquish all claims that I may have against the City of Aurora, as well as its agents, employees and volunteers, as a result of participating in the event. I further agree to indemnify and hold harmless and defend the City of Aurora, particularly their agents, employees and volunteers from any and all claims resulting in injuries, damages and or losses sustained by me, arising from, or connected with or in any way associated with the listed activity.

It is agreed that as full compensation for services of the Artist, as set forth above, the City of Aurora will pay the Artist the sum of \$500, by check made payable to: \_\_\_\_\_.

Deposit is required, if any \$N/A by N/A.

Final payment will be mailed directly to the artist from the Finance Department.

I HAVE READ AND UNDERSTAND THE ABOVE WAIVER AND RELEASE OF ALL CLAIMS, THE ARTIST AGREEMENT AND THE CITY OF AURORA PURCHASING POLICY.

Artist: \_\_\_\_\_ Date: \_\_\_\_\_

Initiating COA Employee: \_\_\_\_\_ Date: \_\_\_\_\_

### FOR COA USE ONLY

Purchasing Director, Jolene Coulter: \_\_\_\_\_ Date: \_\_\_\_\_

# Utility Box Mural Project

## City of Aurora Public Art

### Call for Artist Entries

**Deadline: 6/30/2018**

The City of Aurora is requesting proposals for the design and painting of murals on utility boxes throughout the city.

Boxes chosen for painting will be prioritized by current condition, frequency of tagging, and visibility.

### Sponsors

**Deadline: 6/30/2018**

The project is sponsored by City of Aurora Public Art, Aurora Downtown, and private businesses.

Businesses, organizations, or individuals interested in sponsoring a utility box should contact the Public Art Director at [jevans@aurora-il.org](mailto:jevans@aurora-il.org). Names of sponsors will be denoted at the base of the mural.

Donations can be made directly to [www.communityfoundationfrv.org/profile/aurora-art-fund](http://www.communityfoundationfrv.org/profile/aurora-art-fund).

In most cases, sponsors can choose a utility box, whether it has been prioritized or not, as long as it is within the city limits.

Sponsors can indicate a preference for specific artists, and can refuse artists or designs, but cannot choose an artist who has not been curated into the project by Aurora Public Art. Sponsors should direct artists of interest to the online application: [goo.gl/forms/u1hSVfBLc3DzfP9c2](http://goo.gl/forms/u1hSVfBLc3DzfP9c2)

### Artists

**Deadline: 6/30/2018**

Artists and their designs will be chosen by the Aurora Public Art Commission in conjunction with guest curator Mike Mancuso, Director of The Yetee. [theyetee.com](http://theyetee.com)

Artists can submit up to 3 design proposals, using the attached template. Up to one design per artist will be chosen.

Artists are to use the template to communicate a colored sketch proposal. Artists must also submit images of previous paintings and a resume.

Successful designs will be colorful and graphic. Pattern, abstraction, and anthropomorphic characters are welcome. Only family-friendly content will be considered.

The complexity of the design should reflect the artist's ability to complete the painting within a week.

Artists are eligible regardless of residency, but preference will be given to local artists. The City of Aurora is invested in providing equal opportunities and neither race, gender, orientation, religion, nor disability will interfere with an artist's eligibility. As with all Aurora Public Art projects, conscious effort will be made to fairly represent women and people of color.

Artists will be paid a stipend to cover design, painting, and the cost of specific paints as dictated by Aurora Public Art.

Stipends will vary by the size of the specific utility box. Artists will receive a portion of the stipend up front to cover the cost of paint, and will receive the remainder after the completion of the mural.

The City of Aurora will take responsibility for priming the utility box surfaces and sealing the murals with a protective, graffiti-resistant topcoat.

Artists will retain rights to their designs; artists will permit photography of the completed utility box murals, including use in promotional materials by any project sponsor.

Applications and portfolios will be accepted through 6/30/2018

Artists will be notified by July 15th.

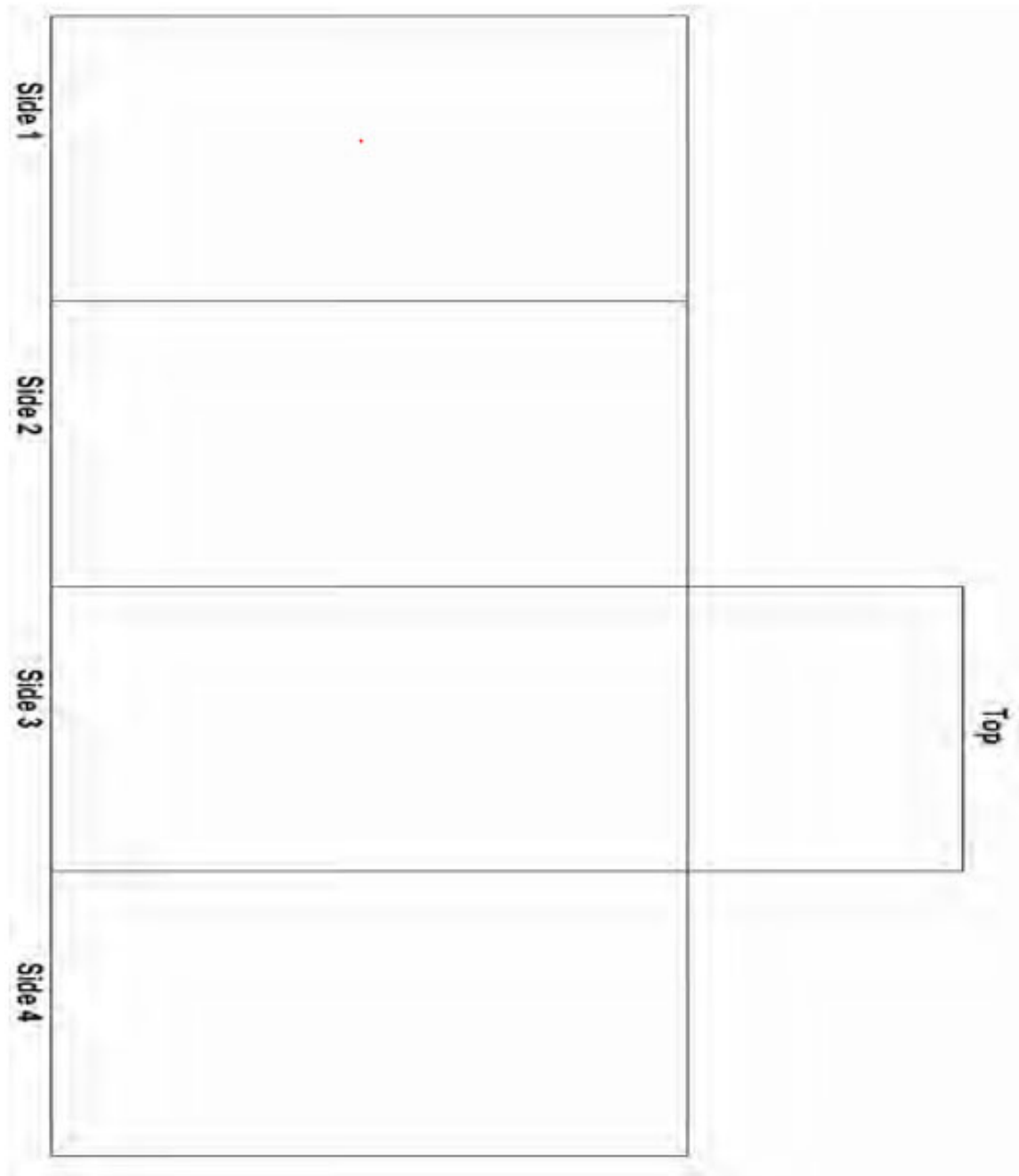
Utility box murals must be completed by August 30th.

All entries must be submitted via an online form: [goo.gl/forms/u1hSVfBLc3DzfP9c2](http://goo.gl/forms/u1hSVfBLc3DzfP9c2)

No hard copy or email entries will be accepted.

More information can be found at <https://www.aurora-il.org/329/Public-Art-Commission>

Use the following template as a rough approximation of the average utility box. Sizes and shapes will vary; doors, handles, and other details will break up the surfaces of most boxes.





Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Old Business #1

Tracking Number

EDC 2019-26

### Agenda Item Summary Memo

**Title:** Short-Term Rental Regulations

**Meeting and Date:** Economic Development Committee – April 2, 2019

**Synopsis:** Details amendments being proposed to the Zoning Ordinance regarding Short  
Term Rental Regulations

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** \_\_\_\_\_

**Council Action Requested:** \_\_\_\_\_

**Submitted by:** Jason Engberg Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.

\_\_\_\_\_

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# Memorandum

To: Economic Development Committee  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: March 14, 2019  
Subject: **PZC 2019-05 Short Term Rental Regulations**

## **SUMMARY:**

The topic of short-term rental regulations was brought to the Economic Development Committee last month at the March 5, 2019 meeting. After review and discussion, the Committee recommended that short-term rental uses be outright permitted in the residential districts without any license or permit to acquire. The initial regulations (see attached) were deemed as too onerous and committee members wanted to view this use similarly to a home occupation. This memorandum outlines the proposed changes to the Yorkville Zoning Ordinance as a result from that discussion.

## **PROPOSED REGULATIONS:**

After discussing the initial text amendments to the Zoning and Business codes, it was determined to permit short-term rental uses in all residential districts without requiring a permit, license, or special use. Therefore, a definition of a short-term rental will need to be added to the Zoning Ordinance and the Permitted Use Table will have to include the newly defined use. Please see the proposed changes below:

### **10-2-3: DEFINITIONS:**

#### **SHORT-TERM RENTAL:**

A home occupation of a single-family dwelling unit that is used as a primary residence by owners or renters, or a portion of such unit, that is rented for less than 30 days at a time to transients and temporary guests.

### **10-6-0: USE TABLES:**

TABLE 10.06.01 – RESIDENTIAL USES

Use Category	Zoning Districts															
	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Short-Term Rental	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-

**NEXT STEPS:**

Staff is seeking comments from the Economic Development Committee regarding the proposed amendments to the Zoning Ordinance. A public hearing for these changes will be held in front of the Planning and Zoning Commission on April 10, 2019.

**ATTACHMENTS:**

1. February 14, 2019 Economic Development Committee Memorandum



# Memorandum

To: Economic Development Committee  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: February 14, 2019  
Subject: **PZC 2019-05 Short Term Rental Regulations**

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## **BACKGROUND:**

Over the past decade, technological innovations have driven the availability of sharing services to the public through the use of smart phones and web applications. Some examples include vehicle sharing, ride sharing, payment sharing, and home sharing services. The home sharing service is one that cities and communities around the country are struggling to understand and properly regulate. In terms of zoning, the biggest issue with these “short-term rental” properties is determining if and when the land use changes from residential to commercial.

A majority of municipalities do not allow hotels and motels, typically considered a commercial use, in their single family residential districts, as these uses tend to increase traffic, noise, and activity. The debate over short-term rentals of residential properties is whether these uses are considered residential, commercial or something new entirely. This memorandum details the City’s current regulations and how staff recommends addressing short-term rentals to maintain the health and safety in our residentially zoned areas.

## **EXISTING REGULATIONS:**

Currently, the City of Yorkville has no official regulations regarding short-term rental properties. The Zoning Ordinance does define “bed and breakfast inn” as well as “hotels/motel,” and permits each in the following districts:

Land Use	A-1	OS-1	OS-2	E-1	R-1	R-2	R-2D	R-3	R-4	O	B-1	B-2	B-3	B-4	M-1	M-2
Bed and Breakfast Inn	S	-	-	S	S	-	-	-	-	-	S	S	S	-	-	-
Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-

\* “S” Denotes permitted as a special use

While these uses have definitions and areas where they are allowed, short-term rental properties are not the same as either of these uses. Both of these uses would be considered businesses which provide services to guests and visitors. A bed and breakfast is a type of hotel that typically keeps its residential qualities but provides meals and other activities for its users. Hotels/motels are specific businesses which are expressly used only for transient and temporary living situations. Those who use their primary home as a short term rental property do not personally provide food, services, or entertainment to those staying at their residence as these

businesses would. Therefore, short-term rental properties should be defined as its own use and be regulated separately from these land uses.

At the time of the drafting of this memorandum, there is only one property being advertised for rent in Yorkville on the two largest home-sharing providers: AirBNB and VRBO<sup>1</sup>. There are several additional availabilities in Sandwich, Plano, Oswego, and Aurora (search criteria was for the January 19-20, 2019 weekend). While it does not seem like short-term rentals are currently a large issue within Yorkville at the moment, the City is trying to be proactive in its effort with this popular trend. The City needs guidelines and set expectations if this trend grows in the area as to not only react to complaints once it arrives.

### **LEGAL ISSUES:**

The controversy over how to regulate this new industry has caused legal challenges across the country and in the state. Chicago passed an ordinance in 2016 which has been met with many legal challenges. The City of Chicago adopted a large and thorough ordinance which creates a registration program for those who wish to rent out their home, and they must also obtain a license. The complexity and enforcement of this ordinance has created problems for Chicago and its residents. Uneven enforcement and delays in licensing cause home owners renting their property to either not be able to register or result in escalating fines which they cannot afford.

In terms of legal issues nationally, the most contested cases include cities which outright prohibit short term rentals or those that regulate it to the point of nonexistence. This can include regulations which require the owner to live at the property while it is being rented, while also registering for a business license and paying taxes to the local municipality. An 80% drop in short-term rentals was the result of Santa Monica, California enacting these strict rules which were adopted in 2015. Yorkville will have to find a balance between preserving the safety and quality of life for its residents, while allowing the rental market to run smoothly.

Additionally, before suggesting or enacting any city ordinances, potential and current state legislation must be reviewed, as Yorkville is a non-home rule community. There is an Illinois State bill which was filed in February 2017 titled SB1735 which is a statewide short-term rental regulation bill. The bill has not been adopted and currently has no further date for review or adoption. While this bill has not been passed, it is important to plan for its potential passing, as it would affect any language Yorkville adopts.

In SB1735, it provides that **units of local government may not enact or enforce an ordinance, regulation, or plan that has the express or practical effect of prohibiting short-term rentals.** The bill does, however, allow for a municipality to regulate short-term rentals to protect the public health and safety. This would allow local governments to impose zoning regulations if the government can demonstrate that the regulation is necessary to protect the public health and safety, such as fire and building codes, traffic control, and waste control. The bill would also allow local governments to apply sales taxes and hotel/motel taxes on short-term rentals. Also,

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<sup>1</sup> [www.airbnb.com](http://www.airbnb.com); [www.vrbo.com](http://www.vrbo.com)

the bill includes a home rule preemption, so if this legislation passes, it would apply throughout the state.

Finally, staff has confirmed with our legal counsel that the City is permitted to regulate short-term rentals as a non-home rule community. With the understanding of the current legal issues facing short-term rentals, the City of Yorkville is able to draft regulations which protect the health and safety of the community while allowing short-term rentals to operate properly.

## **HOW OTHER MUNICIPALITIES REGULATE SHORT-TERM RENTALS**

There are four basic ways that local governments have addressed short-term rentals and each contain their inherent positive and negative consequences:

### **Permit them without any regulations**

Permitting short-term rentals without any regulation may cause problems in the future if the amount of short-term rentals grows and potentially impacts single-family communities.

### **Allow them but make them obtain a license or permit**

Making individuals obtain a license or permit gives the municipality some oversight into regulations of rental properties and where they are located. It also allows for those renting their dwellings to be subject to any municipal hotel/motel tax.

### **Allow them as part of a special use or conditional use**

Similar to obtaining a license, by making short-term rentals a special or conditional use, the municipality would make those who would like to rent their dwellings to go through a public hearing process. This allows staff, committees, and board members to add conditions to any short-term rental throughout the process and makes each approval of a short-term rental a case by case basis.

### **Prohibit them outright**

Prohibiting them outright removes all the potential negative impacts short-term rentals may have but opens the municipality to legal challenges and can cause the city to lose potential hotel/motel tax income. Currently, if a use is not identified in the Yorkville City Code, then the use is considered prohibited.

In terms of how Yorkville's neighbors have handled short-term rentals, please view the table below:

<b>Municipality</b>	<b>How is it Addressed?</b>
<b>Montgomery</b>	Short-term rentals are not currently addressed in the zoning ordinance. The Village is currently updating their code and may create some regulations.
<b>Oswego</b>	Short-term rentals are not currently addressed in the zoning ordinance.

<b>Plano</b>	Short-term rentals are not currently addressed in the zoning ordinance.
<b>Sugar Grove</b>	Short-term rentals are not currently addressed in the zoning ordinance.
<b>Plainfield</b>	Short-term rentals are not currently addressed in the zoning ordinance. The Zoning Ordinance has extensive regulations regarding Bed and Breakfast establishments which the City may use if a short-term rental is becoming a frequent nuisance.
<b>Joliet</b>	Short-term rentals are not currently addressed in the zoning ordinance.
<b>Naperville</b>	Short-term rentals are not currently addressed in the zoning ordinance.

As one can see, the adjacent communities have not yet addressed the short-term rental land use and only Plainfield uses its current regulations to somewhat address the issue. The City will have to provide a balanced set of regulations to ensure the process is not too cumbersome, while also giving City staff enforceability and oversight on the short-term rental market.

In terms of communities in Illinois, not many have addressed the short-term rental situation. Although, the Village of Riverside, Illinois in Cook County has recently adopted an ordinance which regulates “vacation rentals” which is defined similarly to short-term rentals. Riverside is a small non-home rule community with a population of about 9,000 people. Their ordinance (attached) includes common definitions for vacation rentals as well as details on their licensing process and procedures. It also covers prohibited acts and potential penalties for violating the ordinance.

#### **DETERMINE GOALS AND OUTCOMES:**

Before regulations may be drafted, it is best to determine the goals of the ordinance to ensure language is drafted to produce the desired outcome. Since short-term rentals are not a current issue within the City but could be a concern for single-family home owners, the main purpose of the regulations should be to preserve and maintain the quality of life and safety for those within the residential districts. Additionally, the regulations should support the city’s long term planning goals and support its hotel/motel industry.

It will be important that the City does not prohibit or have the practical effect of prohibiting short-term rentals. Other than the legal challenges the regulations would face, it would be beneficial for the ordinance to regulate and promote short-term rentals, as visitors will likely patronize local businesses.

#### **PROPOSED REGULATIONS:**

The two Titles within the Yorkville Municipal Code which will need to be amended are “Title 10 Zoning” and “Title 3 Business and License Regulations.” The amended regulations in the zoning section will outline the requirements to conduct a short-term rental while the amendments in Title 3 will add definition and licensing procedures.



**The following regulations are being proposed to be added as Section 10-3-15 (Zoning):**

**10-3-15 SHORT-TERM RENTALS**

- A. *Purpose.* To recognize the desire of some property owners to rent their dwelling on a short-term basis and establish appropriate regulations to mitigate the disruption that short-term and vacation rental dwellings may have on a neighborhood and to maintain the overall quality of life, health, and safety of the City.
- B. *Definition.*  
SHORT-TERM RENTAL UNIT: A home occupation of a single-family dwelling unit that is used as a primary residence by owners or renters, or a portion of such unit, that is rented for less than 30 days at a time to transients and temporary guests. This does not include group homes or bed and breakfasts which are defined in Chapter 2 of this title.
- C. *Applicability.* This section shall apply to all rentals of a residential dwelling as a short-term rental. This includes all properties located in the Agricultural, Estate and Residential Districts as well as conforming and non-conforming residential uses in all other districts.
- D. *General Provisions*
1. Performance Standards: All short-term rental units will be subject to the regulations of the Property Maintenance code adopted in Section 8-2-9 and Noise Regulations adopted in Section 4-4 of the Yorkville City Code.
  2. Occupancy: Maximum occupancy of the rental shall be based on the Property Maintenance Code standards. The property owner shall be responsible for ensuring that the dwelling unit is in conformance with its maximum occupancy which shall be stated on the license application.
  3. Parking: The short-term rental unit shall not generate traffic beyond what is normally expected in the zoning district in which it is located.
  4. Dispersal: A permitted short-term rental unit in a detached single-family house shall not be within two-hundred and fifty feet (250') of the property line from another permitted detached single-family short-term rental unit. Multi-family attached dwelling units are exempt from this regulation.
  5. Signage: No outdoor advertising signs related to the rental dwelling shall be allowed on site.

6. Insurance: The property owner shall maintain on file at the city an up-to-date certificate of insurance documenting that the dwelling is insured as a short-term rental unit.
  7. Food: Meal service prepared onsite provided by the license holder or their agents is prohibited.
- E. *Hotel Operators' Occupation Tax.* The owner and/or operator of a short-term rental unit must conform to all regulations in Section 3-2-7.
- F. *License Procedure.* No dwelling unit may be utilized as a short-term rental unit unless the owner of the property obtains a license from the City Clerk. Application requirements and procedures for a license are located in Section 3-14.
- G. *Local Property Representative.* The property owner must designate himself or herself or a local property representative who is located within a thirty (30) mile radius of the short-term rental and shall be available at all times during the rental for the purpose of:
1. Responding within a reasonable time to complaints regarding the condition, operation, or conduct of occupants of the short-term rental; and
  2. Taking action to resolve any such complaints.
- H. *Penalties.* The failure to comply with all of the regulations outlined in this Section or the failure to keep the Local Property Representatives information up to date may result in the suspension or revocation of a license pursuant to the procedures in Section 3-1-12.

**The following regulations are being proposed to be amended into Section 3-2-7 (Municipal Taxes):**

**3-2-7: HOTEL OPERATORS' OCCUPATION TAX**

- A. Definitions: For the purposes of this Section the following definitions shall apply:

HOTEL: For purposes of this Section, every building, buildings or structure, kept, used, maintained, advertised and held out to the public to be a place in which the public may, for consideration, obtain living quarters, sleeping, housekeeping accommodations, lodging, lodging and food or apartments or suites or other accommodations offered to the public for rental on a daily basis. The term includes inns, hotels, tourist homes or courts, lodging houses, **short-term rental units**, rooming houses and apartment houses.

**The following regulations are being proposed to be added as Section 3-14 (Short-Term Rental License):**

**CHAPTER 14  
SHORT-TERM RENTAL UNITS**

**3-14-1 DEFINITIONS:**

For the purpose of this Chapter, the following words and phrases shall have these meanings:

**SHORT-TERM RENTAL UNIT:** A home occupation of a single-family dwelling unit that is used as a primary residence by owners or renters, or a portion of such unit, that is rented for less than 30 days at a time to transients and temporary guests.

**3-14-2 SHORT-TERM RENTAL UNIT LICENSE REQUIRED:**

A license is required to operate a short-term rental unit, as defined in this chapter, within the City. Licenses shall be issued by the City Clerk. No license shall be transferable to another person or location or to other short-term rental units.

**3-14-3 APPLICATION FOR SHORT-TERM RENTAL UNIT LICENSE:**

An application shall be filed for every short-term rental unit in the City that is required to obtain a license on a form provided by the City made under oath with the payment of nonrefundable annual license fees in the amount set forth in section 3-14-4 of this chapter. The applicant must be eighteen (18) years old or older and the owner for which the application is sought or an agent of the owner with authority to bind the owner. The application for a short-term rental unit license shall be accompanied by the following information:

- A. The name, address and phone number of the property owner(s) and proof that it is their primary residence.
- B. The address at which the short-term rental unit is being conducted.
- C. The designation of the local property representative who will be subject to the regulations in Section 10-3-15-G.
- D. If the property is subject to regulations or restrictions by a homeowner's association or condominium association, applicant must provide documentary evidence that the applicable association or board has approved the use of the property as a short-term rental.
- E. Certificate of insurance documenting that the dwelling unit is insured as a short-term rental unit with liability insurance with limits of not less than one million dollars (\$1,000,000) per occurrence, for bodily injury and property damage arising in any way from the issuance of the permit with thirty (30) days' advance notice to the City prior to cancellation or lapse of the policy.

- F. The application shall include consent to perform investigations of the veracity of all of the information and documentation provided, criminal background checks and fingerprinting of the persons required to be identified in the application. The cost of the criminal record check and fingerprint submissions shall be borne by the applicant.

#### **3-14-4 TERMS OF LICENSE; LICENSE FEES; LICENSE RENEWAL:**

- A. The term for licenses issued under this chapter is for one year beginning January 1, and ending on December 31.
- B. All license fees required to be paid shall be paid at the time that the initial or renewal application is made. All applicable license fees and any other required fees, including costs of fingerprinting, shall be paid prior to the issuance of any license.
- C. The initial license fee and the annual license renewal fee for a short-term rental unit license shall be one hundred dollars (\$100.00) per calendar year. If at the time of the initial filing, less than six (6) months of the current license year shall have expired, the full license fee shall be charged. If more than six (6) months of such current year shall have expired, a license fee of one-half (1/2) the full fee shall be charged.
- D. In addition to the annual license fee, the applicant is also responsible to pay for the cost of fingerprinting, which is regulated by the State of Illinois. The applicant is also responsible to pay for the cost of a background check which shall be fifty dollars (\$50.00).
- E. A license may be suspended or revoked for failure to pay the fees pursuant to the procedures in Section 3-1-12.

#### **3-14-5 LICENSE REVOCATION; 3 YEAR WAIT FOR NEW LICENSE:**

If a vacation rental license is revoked for any cause, no license shall be granted to any person for the operation of a short-term rental at the property described in the revoked license, or to the revoked licensee, and his or her co-owners, or the partners, members, managers, or officers of any owning partnership, limited liability company or corporation, for a period of three (3) years from the date of revocation.

### **COMMENTS ON PROPOSED REGULATIONS:**

Staff has drafted this language in an attempt to provide regulations which meet the previously mentioned goals without deterring potential short-term rental users. The following is an explanation behind the reasoning for why some regulations were included and some were omitted:

<b>Regulation</b>	<b>Included?</b>	<b>Purpose</b>
<b>Dispersal of Units</b>	Yes	Ensures that certain areas of town or a neighborhood are not overrun by short-term rentals. Enforcing this regulation will be on a first come, first serve basis. Those who have a license first will be considered established and all future applicants will need to be dispersed from that dwelling. In the case of two rentals operating illegally and being cited, the first applicant to receive a license legally will be considered established.
<b>Annual License Renewal</b>	Yes	Allows the City to be aware of any change in the license holders information. Also, keeps an up to date list of permitted license holders.
<b>Owner Occupies While Renting</b>	No	While this regulation is used in some places but seems very cumbersome and would be hard to enforce.
<b>Special Use Permit</b>	No	A public hearing process may be too restrictive and deter those from short-term rental opportunities. Additionally, if the trend grows in the area then a significant amount of staff time will be dedicated to determining where these short-term rentals are allowed.

In terms of license fees, reviews were conducted externally as well as internally. The table below illustrates the fee structures for other communities with short-term rental regulations:

<b>Municipality</b>	<b>Fees</b>
<b>Chicago, IL</b>	\$250 annual fee
<b>Riverside, IL</b>	\$500 initial fee, \$250 annual renewal fee
<b>Evanston, IL</b>	\$50 annual fee

Internally, staff reviewed the licensing process being proposed and compared it to other licensing procedures within the City. In terms of amount of staff time and similar requirements for licensees, our recommendation models the same regulations for solicitors, tattoo and body piercing

establishments, and adult business establishments within Yorkville. These each require a \$100 annual fee and require a \$50 background check as the proposed short-term rental regulations.

Staff chose to recommend the fee amount similar to other City license procedures as our staff size and existing practices are known quantities. Additionally, the fees and regulations of other communities may deter potential short-term rental applicants and may not be in proportion to the amount of staff time it will take to process a license application.

#### **NEXT STEPS:**

Staff is seeking comments and guidance from the Economic Development Committee regarding the proposed regulations for Short-Term Rental Units. The proposed regulations will be reviewed by the Administration Committee and a public hearing will be held at a regular Planning and Zoning Commission Meeting. Once all parties have seen and reviewed the proposed amendments, a final draft will be reviewed by City Council. The dates have not yet been set for these meetings as staff is seeking direction from the Economic Development Committee on the initial draft before proceeding to the next review stages.

#### **ATTACHMENTS:**

1. Zoning Practice – October 2015 Issue 10