ORDINANCE NO. 1983-M-14

AN ORDINANCE AMENDING CHAPTER 15.04
"BUILDING CODE" OF THE ST. CHARLES
MUNICIPAL CODE

PASSED AND APPROVED BY THE
MAYOR AND CITY COUNCIL OF
THE CITY OF ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 4th DAY OF
APRIL, 1983.

PUBLISHED IN PAMPHLET FORM BY
THE AUTHORITY OF THE MAYOR AND
THE CITY COUNCIL OF THE CITY OF
ST. CHARLES, KANE AND DU PAGE
COUNTIES, ILLINOIS, THIS 4th
DAY OF APRIL, 1983.

M. Joseph Sikora

CITY CLERK

ORDINANCE NO. 1983-M-14

AN ORDINANCE AMENDING CHAPTER 15.04 "BUILDING CODE" OF THE ST. CHARLES MUNICIPAL CODE

DATE OF PUBLICATION IN NEWSPAPER Pamphlet Form

REFER TO: MINUTES 4-4-83 PAGE

BE IT ORDAINED by the CITY COUNCIL of the CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS as follows:

1. That Title 15, Chapter 15.04 "Building Code"of the St. Charles Municipal Code , be and is hereby amended by deleting Sections 15.04.010, 15.04.020, 15.04.030, 15.04.040, and 15.04.150 and substituting the following therefore:

"15.04.010 - Building Code - Adopted - Modifications"

Except for single family and two family residences, the criteria for the issuance of construction, reconstruction, alteration, or installation permits and the criteria for regulating construction of structures are the provisions of the BOCA, Basic Building Code 1981, complied by the Building Officals and Code Administrators International Inc. (not less than three (3) copies of which have been and now are filed in the Office of the Clerk of the City) subject to the following modifications:

A. Article 1 - Administrative and Enforcement.

Delete:

Sections 100.00 through 124.8

B. Article 2 - Definitions.

Add:

Townhouse/Rowhouse: A townhouse or rowhouse or structure by any name performing the same function as a single-family dwelling unit attached to another dwelling unit only on

the horizontal plan. Such buildings shall be constructed as single-family housing with appropriate fire rated construction between living units.

Atrium: Refer to definition of "Open-Well" and Section 631.0.

C. Add:

Section 312.3 - Multiple Tenants.

When a building is divided into two or more tenant spaces, each tenant space shall be separated both horizontally and vertically by one hour or greater fire resistance rated assemblies.

D. Table 401.

Add to.

Paragraph 6: "Separation of Tenant Spaces, one hour"; and

Amend paragraph 11 by deleting the same and substituting:

Table 401
FIRERESISTANCE RATINGS OF STRUCTURE ELEMENTS (IN HOURS)

Structural element Note a		Type of construction Section 401.0									
		Type 1 Section 402.0		Type 2 Section 403.0			Type 3 Section 404.0			Type 4 Section 405.0	
		Noncombustible		Noncombustible			Combustible			Combustible	
		Protected		Protected		Unprotected	Heavy timber	Protected	Unprotected	Protected	Unprotected
		1A	1B	2A	2B	2C	3A	3B	3C	4A	4B
Exterior walls	(Section 1406.0 and Note b)										
1 Fire separation of 30' or more	Bearing	4	3	2	1	0	2	2	2	1	0
	Nonbearing	0	0	0	0	0	0	0	0	0	0
Fire separation of less than 6'	Bearing	4	3	2	1½	1	2	2	2	1	1 see Sec. 503.2
	Nonbearing	2	2	1½	1	1	2	2	2	1	1 see Sec. 503.2
Fire separation of 6' or more but less than 11'	Bearing	4	3	2	1	0	2	2	2	1	0
	Nonbearing	2	2	1½	1	0	2	2	2	1	0
Fire separation of 11' or more but less than 30'	Bearing	4	3	2	1	0	2	2	2	1	0
	Nonbearing	1½	1½	1	1	0	see Sec. 404.0	1½	1½	1	0
2 Fire walls and party walls (Section 1407.0)		4	3	2	2	2	2	2	2	2	2
		← Not less than fire grading of use group—(see Table 1402) →									
3 Fire separation assemblies (Sections 312.0, 1409.0 and 1412.0)		← Fireresistance rating corresponding to fire grading of use group—(see Table 1402) →									
4 Fire enclosures of exits, exit hallways and stairways (Section 1409.0 and Note c).		2	2	2	2	2	2	2	2	2	2
5 Shafts (other than exits) and elevator hoistways (Section 1410.0 and Note c)		2	2	2	2	2	2	2	2	1	1
		← Noncombustible →									
6 Exit access corridors (Note g)		1	1	1	1	1	1	1	1	1	1
		← Note e →									
separation of tenant spaces		1	1	1	1	1	1	1	1	1	1
		← Note e →									

Table 401 (cont'd.)
FIRERESISTANCE RATINGS OF STRUCTURE ELEMENTS (IN HOURS)

7 Dwelling unit separations		1	1	1	1	1	1	1	1	1	1
		← Note e →									
Other nonbearing partitions		0	0	0	0	0	0	0	0	0	0
		← Note e →									
8 Interior bearing walls, bearing partitions, columns, girders, trusses (other than roof trusses) and framing (Section 1411.0)	Supporting more than one floor	4	3	2	1	0	see Sec. 404.0	1	0	1	0
	Supporting one floor only	3	2	1½	1	0	see Sec. 404.0	1	0	1	0
	Supporting a roof only	3	2	1½	1	0	see Sec. 404.0	1	0	1	0
9 Structural members supporting wall (Section 1411.0)		3	2	1½	1	0	1	1	0	1	0
		← Not less than fireresistance rating of wall supported →									
10 Floor construction including beams (Section 1412.0)		3	2	1½	1	0	Note d see Sec. 404.0	1	0	1	0
	15' or less in height to lowest member	2	1½	1	1	0	see Sec. 404.0 Note d	1	0	1	0
				← Note e →							

Notes applicable to Table 401

Note a. For special high hazard uses involving a higher degree of fire severity and higher concentration of combustible contents, the fireresistance rating requirements for structural elements shall be increased accordingly (see Section 600.2).

Note b. The fire separation or fire exposure in feet as herein limited applies to the distance measured from the building face to the closest interior lot line, the center line of a street or public space or an imaginary line between two buildings on the same property (see definition of fire separation, exterior fire exposure in Section 201.0).

Note c. Exit and shaft enclosures connecting three floor levels or less shall have a fireresistance rating of not less than one hour (see Sections 1409.1.3 and 1410.3).

Note d. In Type 3A construction, members which are of material other than heavy timber shall have a fireresistance rating of not less than one hour (see Section 1224.2).

Note e. Fire-retardant treated wood, complying with Section 1403.5.1 may be used as provided in Section 1403.5.2 (see Section 1405.9).

Note f. Where the omission of fire protection from roof trusses, roof framing and decking is permitted, horizontal or sloping roofs in buildings of Type 1 and Type 2 construction immediately above such members shall be constructed of noncombustible materials of the required strength without a specified fireresistance rating, or of Type 3A construction in buildings not over five stories or 65 feet in height (see Section 1413.3).

Note g. Exit access corridors serving 30 or fewer occupants may have a zero fireresistance rating (see Section 810.4).

Note h. 1 foot = 304.8 mm.

E. Section 501.2 - Fire Limits:

Amend to read;

Fire limits shall comprise the areas defined as Fire Limits No. 1 on the "Fire Limits" map dated August 1978, and as thereafter amended. Only construction types noted in 502.1 are allowed.

F. Section 501.3 - Outside Fire Limits:

Amend to read:

All areas not included in the fire limits shall be designated as outside the fire limits. All exteior walls on buildings outside of the fire limits shall be constructed in accordance with Table 502.

G. Section 506.2 - Street Frontage Increase.

Add:

The maximum percentage increase shall not exceed 75% of the tabular values indicated on Table 505.

H. Section 506.3 - Automatic Fire Suppression.

Amend to read:

In all use groups, the tabular areas may be increased 300% for one story buildings and 200% for buildings over one story in height when such buildings are equipped with an automatic sprinkler system.

I. Section 507.3 - Roof Vents.

Amend to read:

The roof system of one story buildings of unlimited area shall be provided with smoke and heat venting in accordance with Section 230 and 240 of NFPA 204 listed in Appendix A. Further, refer to criteria in Section 716.0 for engineered smoke management systems which may be used to modify and/or in conjunction with the requirements.

J. Add:

516.2 - Professional Appraisal.

To determine the adequacy of safety features an architect or professional engineer shall detail the characteristics of the building and shall affix his professional seal.

K. Section 603.1 - Inspection and Enforcement.

Amend to read:

All buildings and structures except the interiors of dwelling units shall be regularly inspected in accordance with the provisions of Chapter 15.28 Fire Prevention Code. Enforcement of the code shall be in accordance with the criteria established therein. Any references to a fire prevention code in this building code shall be Chapter 15.28 Fire Prevention Code.

L. Section 629.1 - Applicability.

Amend to read:

The provisions of this section shall apply to all buildings, any part of which is located more than 75 feet above the lowest level of fire department vehicle access.

M. Section 629.3 - Options.

Amend to read:

All buildings and structures shall be provided with an approved automatic fire suppression system according to Section 629.3.1 and other criteria of the code.

N. Section 629.3.2 - Areas of Refuge (Compartmentation)

Delete entire section.

O. Section 630.4.2 - Secondary Exits.

Amend to read:

Each tenant space shall be provided with two exits remote from each other. One exit may discharge into the mall, the other into a separate protected exitway.

P. Add:

Section 630.4.2.1 - Where the tenant space has an occupant load of less than 20 persons based upon the size of the individual tenant space and the travel distance from the mall exterior entrance to the tenant space is not over 150 feet a secondary exit is not required.

Q. Section 630.12 - Fire Emergency Ventilation.

Amend to read:

The provisions of Section 716 shall be met.

R. Section 631.2 - Atriums.

Amend to read:

Atriums shall be constructed as herein required. For purposes of this section, the volume of the atrium shall include all spaces not separated by a one hour fire separation wall.

S. Section 631.2.2 - Enclosure of Atrium-Automatic Sprinkler Protection.

Amend to read:

Atrium spaces not separated from adjoining spaces by a one hour, or greater, fire separation wall shall be provided with complete automatic sprinkler protection. Other code criteria applicable to the building shall apply.

T. Section 716.0 - Fire Emergency Ventilating System.

Amend to read:

Section 716.0 Fire Emergency Ventilating and Smoke Management Systems.

T. Section 716.1 - Purpose.

The purpose of this section is to prescribe means for the removal and control of smoke, hot air and gases within a building.

Section 716.2 - Where Required.

An emergency system shall be provided:

a. In all sprinklered buildings with a gross (combined floor area of all floors) floor area exceeding 40,000 square feet.

b. In all non-sprinklered buildings with a gross floor area exceeding 20,000 square feet.

c. In all buildings over three (3) stories or 35 feet in height.

d. In buildings with multi-story atriums.

e. In covered mall buildings.

Section 716.3 - Design Criteria.

All systems shall be designed in accordance with the National Fire Protection Association NFPA Pamphlet No. 204, Guide for Smoke and Heat Venting, 1968 Edition, which is hereby incorporated herein by reference (not less than three copies of which have been and now are on file in the Office of the Clerk of the City) or other acceptable criteria and the following:

a. Mechanical smoke removal may be used in lieu of gravity venting (hatches or panels). Three hundred cublic feet per minute (300 cfm) mechanical capacity will be considered the equivalent to one square foot of required vent opening. Or, the mechanical

system may be designed to provide six air changes per hour.

b. The mechanical smoke management system shall have an adequate supply and/or return air source to allow the system to operate properly.

c. The smoke management system shall be operated manually. It may also be designed to operate automatically.

d. The location and design of controls for the mechanical smoke management system including the pressurization of areas of a building shall be at a location approved by the Bureau of Fire Prevention and shall be at a location easily accessible.

e. For buildings less than 25,000 square feet in area, window which may be opened may be used.

Section 716.3.1 - Buildings Over Three Stories.

In buildings over three stories in height, interior access corridors, stairs and exitways shall be provided with positive pressure.

a. The pressurization system may operate continuously or be activated by the alarm signal of the fire alarm or fire suppression system. Manual controls shall be provided.

U. Section 809.3 - Building With One Exit.

Delete entire section.

V. Section 812.2 - Number of Doorways.

Amend to read:

Every room or tenant space with occupant load of more than 20 or which exceeds 2,000 square feet of area, shall have at least two doors leading from the room or tenant space to an exit or corridor. All doors shall swing in the direction of egress travel when serving an occupant load of 50 or more from a high hazard occupancy.

Exceptions:

a. Boiler - incinerator and furnace rooms shall be provided two egress doorways when the area exceeds 500 square feet or individual fuel fire equipment exceeds 400,000 BTU input capacity.

b. Institutional uses with more than 6 beds shall be provided two egress doorways.

W. Section 1311.2.6

Delete entire section.

X. Section 1319.2 - Diversified Tests

Add:

The Diversified Tests may be used only with the approval of the Building Commissioner.

Y. Section 1407.5.2 - Combustible Roofs.

Delete entire section.

Z. Section 1409.1.2 - Multiple Single Family.

Delete entire section.

AA. Section 1409.4 - Continuity.

Amend to read:

All fire separation walls shall extend from the top of the fire resistant rated floor/ceiling assembly below through all concealed spaces such as space above a suspended ceiling and they shall be constructed tight to the underside of the floor or roof deck above. The supporting construction shall be protected to afford the required fire resistance rating of the walls. All hollow vertical spaces shall be fire stopped at every floor level as required in Section 1420.0.

BB. Section 1702.1. - Where Required.

Amend to read:

Fire suppression systems shall be installed and maintained in full operating condition, as specified in this code, in all buildings more than four (4) stories or forty (40) feet in height, and all locations indicated in Subsections 1702.2 through 1702.18.

CC. Section 1702.1.1 Residential.

Add:

In all hotels, motels, and similar occupancies in Use Group R-1.

Exceptions:

Buildings not over two stories in height and not over 10,000 square feet gross area with direct exterior exiting from each rental unit and when equipped with an approved automatic smoke detection system.

DD. Section 1702.4 - Assembly (A-3) Uses.

Add:

In all buildings or structures or portions thereof of Use Group A-3 (assembly) when more than 12,000 square feet in area or when more than one story in height.

EE. Section 1702.8 - Use Groups B, F, M, and S.

Amend to read:

In all buildings or structures of use groups B, F, M, R-1 and S:

a. In more than 12,000 square feet in area; or

b. In more than 24,000 square feet in total area on all floors; or

C. In more than 3 stories in height.

FF. Section 1702.13.1 - Cellars.

Add:

If the area of a cellar exceeds 2,500 (twenty five hundred) square feet an automatic fire suppression system is required.

GG. Section 1716.2 - Approval.

Amend to read:

The automatic fire alarm system shall be approved for the particular application and shall be used for detection and signaling in the events of fire. Automatic detecting devices shall be those which have been approved by a recognized testing agency. Smoke detectors shall be used where residential, institutional and assembly uses.

HH. Section 1716.3.2 - Residential Uses.

Amend to read:

In all buildings of use group (R-1 and R-2) where used as hotels, motels, lodging houses, dormitories, apartments and similar occupancies with three or more dwelling units. All buildings having multiple uses including at least one residential use shall be equipped with an approved fire alarm system.

II. Section 1716.3.3 - Other Uses.

Amend to read:

All other buildings including, but not limited to, mercantile, industrial assembly, storage, business buildings and any other buildings housing combustible materials and products, standing over one story in height, over 5,000 square feet in area shall be equipped with an approved fire alarm system.

JJ. Section 1716.3.4 - Dwelling Units.

Each dwelling unit in a multiple dwelling unit building shall have a light visible in a public access area indicating which tenant's space the activated detector is in.

KK. Add:

Section 2107.5 - Ambulance Cot.

At least one elevator shall be designed to allow entrance of and carrying of an ambulance cot in horizontal open position.

"15.04.020 - One and Two Family Residences; Regulations Adopted and Modified"

The provisions of Article II, Article III, Section 407 of Article IV, Appendix A and Appendix B of the BUILDING CODE OF KANE COUNTY, ILLINOIS (amended June 12, 1979) (not less than three (3) copies of which have been and now are filed in the Office of the Clerk of the City) are hereby adopted for one and two family residences including town or row housing except as hereafter modified:

A. Add:

Section 209 - Town or Row Houses (three or more living units side by side).

Provide an 8-inch masonry wall having a two hour fire resistance without opening between dwelling units including garages or other occupied spaces.

"15.04.030 - Basic Mechanical Code: Adopted - Modification.

The provisions of the fourth edition of the BOCA Basic Mechanical Code/1981 compiled by the Building Officials and Code Administrators International, Inc. (not less than three (3) copies of which have been and now are filed in the Office of the Clerk of the City) are hereby adopted except as hereafter modified:

A. Article 1 - Administrative and Enforcement.

Delete:

Sections 100.0 through 120.0.

"15.04.040 - Electric Code; Adopted."

The provisions of the 1981 edition of the National Electric Code, (NFPA No. 70-1981) adopted by the National Fire Protection Association, (not less than three (3) copies of which have been and now are filed in the Office of the Clerk of the City) are hereby adopted.

"15.04.150 - Violation - Penalty".

Any person, firm or corporation violating any provision of this chapter shall upon conviction be fined not less than twenty-five ($25.00) dollars nor more than five-hundred ($500.00) dollars for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

2. That after the adoption and approval hereof the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 4th day of April, 1983.

PASSED by the City Council of the City of St. Charles, Illinois, this 4th day of April, 1983.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 4th day of April, 1983.

Mayor

ATTEST:

City Clerk

COUNCIL VOTE: Unanimous

Ayes: 10

Nays: 0

Absent: 0

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

C E R T I F I C A T E

I, M. Joseph Sekera, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on April 4, 1983 the Corporate Authorities of such municipality passed and approved Ordinance No. 1983-M-14, entitled AN ORDINANCE AMENDING CHAPTER 15.04 "BUILDING CODE" OF THE ST. CHARLES MUNICIPAL CODE

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

The pamphlet form of Ordinance No. 1983-M-14, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on April 7, 1983, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 6th day of April, 1983.

M. Joseph Sekera
Municipal Clerk

(SEAL)