

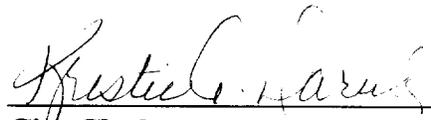
City of St. Charles, Illinois

Ordinance No. 1997-M-140

**An Ordinance Amending Title 15, "Buildings and Construction,"
Chapter 15.04, "Building Code," of the St. Charles Municipal Code**

**Adopted by the
City Council
of the
City of St. Charles
December 15, 1997**

**Published in pamphlet form by
authority of the City Council
of the city of St. Charles,
Kane and Du Page Counties,
Illinois, December 19, 1997**



City Clerk



12/15/97
Pamphlet Form

REFER TO:
MINUTES 12/15/97
PAGE -----

ORDINANCE NO. 1997-M- 140

**AN ORDINANCE AMENDING TITLE 15
"BUILDINGS AND CONSTRUCTION" CHAPTER 15.04
"BUILDING CODE" OF THE ST. CHARLES MUNICIPAL CODE**

BE IT ORDAINED by the CITY COUNCIL of the CITY OF ST CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

Section 1: That Title 15, "Buildings and Construction", Chapter 15.04 "Building Code" of the St. Charles Municipal Code, be and is hereby amended by deleting Section 15.04.020; and by substituting the following therefore:

"15.04.020 One-family and two-family residences -- Regulations adopted and modified.

The provisions of the 1995 edition of the CABO ONE AND TWO FAMILY DWELLING CODE, compiled by The Council of American Building Officials, 5203 Leesburg Pike, Falls Church, Virginia 22041, not less than three (3) copies of which have been and are now filed in the Office of the Clerk of the city of St. Charles, Illinois for more than thirty (30) days, are hereby adopted, together with the special regulations listed below modifying said 1995 edition CABO One and Two Family Code, as the regulations governing the construction of one and two family dwellings, attached, and detached."

Amendments to CABO One and Two Family Dwelling Code:

A. Chapter 1 -- General Administration.

Sections 101 through 119 are deleted in their entirety, as the City has provided for the same under Chapter 15.101 of the Municipal Code of the city of St. Charles.

B. Chapter 2 -- Building Definitions.

Section 202 "General Building Definitions" The following definition for "Townhouse" is deleted in its entirety and the following inserted therefor:

"TOWNHOUSE/ROWHOUSE: A townhouse or rowhouse or similar structure by any other name performing the same function is a single-family dwelling unit when attached to another dwelling unit only on the horizontal plane. Such building shall be constructed as a single-family dwelling with an approved two hour, fire resistive rating, solid masonry wall assembly between dwelling units. For walls and openings within six (6') feet of adjacent buildings or property lines, a two (2) hour fire resistance rating shall be provided."

- C. Table 301.2a shall be deleted in its entirety and the following table inserted therefor:

TABLE 301.2a
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

ROOF SNOW LOAD (pounds per square foot)	WIND PRESSURE ³ (pounds per square foot)	SEISMIC CONDITION BY ZONE	SUBJECT TO DAMAGE FROM ¹		SUBJECT TO DAMAGE FROM ²		WINTER DESIGN ⁴ TEMP. FOR HTG. FACILITIES	RADON-RESISTANT CONSTRUCTION REQUIRED ⁵
			Weathering	Frost Line Depth	Termites	Decay		
30	75	0	SEVERE	42"	YES	YES	-5°F	YES

- D. Section 309.1 Open protection is hereby deleted in its entirety and the following inserted therefor:

“309.1 Open protection: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Any other openings between the garage and the dwelling unit shall be equipped with an approved one (1) hour fire resistance rated door, including the frame and hardware with self closing hinges.”

- E. Section 309.2 Separation required is hereby deleted in its entirety and the following inserted therefor:

“309.2 Separation required: The garage shall be separated from the residence and it’s attic area by means of a minimum of 5/8 inch (12.7MM) gypsum board applied to the garage side and taped with a minimum one (1) coat of approved joint tape and compound.”

- F. Section 310.1 Exit required is hereby deleted in its entirety and the following inserted therefor:

“310.1 Exit required: Not less than two (2) exits conforming to this chapter shall be provided from each dwelling unit, except one (1) exit, conforming to this chapter, may be provided for dwelling units under six hundred (600) square feet in area.”

- G. Section 310.2 Emergency egress required is hereby deleted in its entirety and the following inserted therefor:

“310.2 Emergency egress required: Every living room, sleeping room, and every basement shall have at least one (1) operable window or exterior door approved for emergency egress and/or rescue. The units must be operable from the inside to full clear opening without the use of separate tools or any special knowledge. Where windows are provided as a means of rescue and egress they shall have a

maximum sill height of forty-four (44) inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear openings of five and seven tenths (5.7) square feet. The minimum net clear opening height dimension shall be twenty-four (24) inches. The minimum net clear opening width dimension shall be twenty (20) inches. Except grade floor, windows may have a minimum net clear openings of five (5) square feet. Basement sill height for basements shall be no greater than thirty-six (36) inches off finished floor.”

- H. Section 314.2 Treads and risers is hereby deleted in its entirety and the following inserted therefor:

“314.2 Treads and risers: The maximum riser height shall be eight and one quarter (8-1/4) inches and the minimum tread depth shall be nine (9) inches. The riser height shall be measured vertically between the leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread’s leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than one (1) unit vertical in forty-eight (48) units horizontal (2-percent slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.”

- I. Section 320 Dwelling Unit Separation is hereby deleted in its entirety.
- J. Section 322.1.3 Post, poles and columns is hereby deleted in its entirety.
- K. Section 402, Materials; 402.1 Wood foundations, 402.1.1 Fasteners, 402.1.2 Wood treatment are hereby deleted in their entirety.
- L. Section 403 Footings; Figure 403.1b, 403.1c, 403.2 Footings for wood foundations are hereby deleted in their entirety.
- M. Figure 402.1a Concrete and Masonry Foundation Details is hereby amended by changing the diagram on thickness of concrete to read “minimum four (4”) inches or concrete slab.
- N. Sections 404.3 Wood foundation walls, 404.3.1 Wood grade, Table 404.3.3, Section 404.3.2 Stud size, 404.3.3 Height of backfill, 404.3.4 Backfilling, 404.3.5 Drainage and dampproofing, are hereby deleted in their entirety.
- O. Section 405.2 Wood foundation is hereby deleted in its entirety.

P. Section 406.3 Dampproofing for wood foundations, 406.3.1 Panel joint sealed, and 406.3.2 are hereby deleted in their entirety.

Q. Section 408.1 Wood column protection is hereby deleted in its entirety.

R. Section 409 Crawl spaces is hereby amended by adding the following:

“Section 409.5.1 Crawl space floor: A minimum of a two (2) inch slush coat of poured concrete to be installed over a minimum four (4) inches of stone in the crawl space. With a minimum of a six (6) mil-thick (0.15mm) polyethylene film moisture barrier, joints must be lapped a minimum of six (6) inches (153mm).”

S. Section 910.3 Recovering vs. replacement, Item #3, is hereby deleted in its entirety and the following inserted therefor:

“Section 910.3, Recovering vs. Replacement, Item #3: When the existing roof has two (2) or more layers of any type of roofing.”

T. Section 1401 General is hereby amended by adding the following:

“Section 1401.8 Garage installations: The minimum height from the floor to the lowest edge of a warm air furnace located in any garage shall be six foot (6’) eight (8”) inches.”

“Section 1401.8.1 Warm air furnaces: Warm air furnaces located in any garage with the lowest edge less than six foot (6’) eight inch (8”) off the floor shall be located in a separate room with access to the room from the exterior of the building. Combustion air openings must also be from the exterior and in conformance with Chapter 20 of this code.”

U. Chapter 29 -- Plumbing Administration.

Sections 2901 through 2903.6 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles.

V. Chapter 30 -- Plumbing Definitions.

Sections 3001 through 3002 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal code of the city of St. Charles.

W. Chapter 31 -- General Plumbing Requirements.

Sections 3101 through 3109 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles.

X. Chapter 32 -- Plumbing Fixtures.

Sections 3201 through 3224 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

Y. Chapter 33 -- Water Heaters.

Sections 3301 through 3301.4 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

Z. Chapter 34 -- Water Supply and Distribution.

Sections 3401 through 3411 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

AA. Chapter 35 -- Sanitary Drainage.

Sections 3501 through 3508 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

BB. Chapter 36 -- Vents.

Sections 3601 through 3602.4 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

CC. Chapter 37 -- Traps.

Sections 3701 through 3701.7 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

DD. Chapter 38 -- Private Sewage Disposal.

Sections 3801 through 3810 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

EE. Chapter 39 -- General Requirements.

Sections 3901 through 3907.4 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

FF. Chapter 40 -- Electrical Definitions.

Section 4001 is deleted in its entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

GG. Chapter 41 -- Services.

Sections 4101 through 4111 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

HH. Chapter 42 -- Branch Circuit and Feeder Requirements.

Sections 4201 through 4206 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

II. Chapter 43 -- Wiring Methods.

Sections 4301 through 4303 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

JJ. Chapter 44 -- Power and Lighting Distribution.

Sections 4401 through 4409 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

KK. Chapter 45 -- Devices and Lighting Fixtures.

Sections 4501 through 4505 are deleted in their entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

LL. Chapter 46 -- Appliance Installation.

Sections 4601 is deleted in its entirety, as the City has provided for the same under Chapter 15.04 of the Municipal Code of the city of St. Charles

MM. Appendix B -- Engineered Procedure for Sizing Plumbing Vents.

Delete Appendix B in its entirety.

NN. Appendix C. -- Detailed procedures For Sizing the Building Water Supply System.

Delete Appendix C in its entirety.

Section 2: That Title 15, "Buildings and Construction", Chapter 15.04 "Building Code" of the St. Charles Municipal Code, be and is hereby amended by deleting Section 15.04.040 and 15.04.050; and by substituting the following therefore:

"15.04.040 National Electrical Code - Adopted and Modified.

The provisions of the 1996 edition of the NATIONAL ELECTRICAL CODE, NiFPA No. 70, adopted by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts 02269, not less than three (3) copies of which have been and now are filed in the Office of the clerk of the City of St. Charles, Illinois for more than thirty days as hereby adopted."

"15.04.050 Plumbing Code - Adopted and Modified.

The provisions of the 1993 Edition of the Illinois State Plumbing Code compiled by the State Department of Public Health, not less than three (3) copies of which have been and now are filed in the Office of the clerk of the city of St. Charles, Illinois for more than thirty days are hereby adopted together with the special regulations listed below modifying said Illinois State Plumbing Code."

Section 3: That after the adoption and approval hereof this ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the City Council, or (ii) within thirty 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, however, this Ordinance shall not become effective before January 1, 1998.

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PRESENTED to the City Council of the City of St. Charles, Illinois this 15th
day of December, 1997.

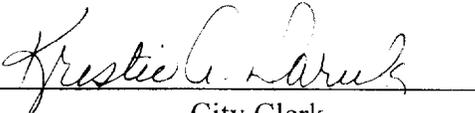
PASSED by the City Council of the City of St. Charles, Illinois this 15th
day of December, 1997.

APPROVED by the Mayor of the City of St. Charles, Illinois this 15th
day of December, 1997.



Mayor

ATTEST:



City Clerk

COUNCIL VOTE:

AYES: 11

NAYS: 0

ABSENT: 1



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

Certificate

I, KRISTIE A. DARULA, 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 December 15, 1997, the Corporate Authorities of such municipality passed and approved Ordinance No. 1997-M-140, entitled

"An Ordinance Amending Title 15, "Buildings and Construction," 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. 1997-M-140, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on December 19, 1997, 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 17th day of December, 1997.



Municipal Clerk

(SEAL)

