

ORDINANCE NO. 1978-M-19

AN ORDINANCE AMENDING CHAPTER 13  
OF THE MUNICIPAL CODE  
OF ST. CHARLES, ILLINOIS

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

- 1. That Chapter 13, Buildings, Article 1, General Provision, Section 13.102 "Adoption of Regulations" be and is hereby amended so that it shall hereafter read as follows:

13.102 Adoption of Regulations

13.102.1 Basic Building Code. The provisions of the 1978 edition, of the Basic Building Code, 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 of St. Charles, are hereby adopted together with the special regulations listed below modifying said Basic Building Code as the regulation governing the construction of buildings except single and 2-family residences in the City.

- A) Article 1 Administrative and Enforcement - Section 100.00 through 128.0 - Delete.
- B) Add 213.3 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."
- C) Amend Table 214 to read as shown in Exhibit A attached hereto.
- D) Amend 301.2 Fire Limits to read: "Fire limits shall comprise the areas defined as Fire Limits No. 1 and No. 2 on the 'Fire Limits' maps dated Aug. 1978, and as thereafter amended."
- E) Amend 302.2 to read: "Construction types 1, 2, and 3 are permitted within Fire District No. 2. Buildings shall be constructed in accordance with applicable provisions of this code. Exterior walls of buildings located in Fire Limits No. 1 or No. 2 shall be constructed in accordance with provisions of the Code including Table 302."
- F) Add the following to 306.2: "The maximum percentage increase shall not exceed 75% of the tabular values indicated on Table 305."
- G) Amend 306.3 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."
- H) 306.5 Maximum Building Area - Delete

- I) Add 519.2.4: "In all other buildings which:
  - a. exceed four stories in height.
  - b. non-automatic sprinklered buildings exceeding 20,000 square feet gross area.
  - c. automatic sprinklered buildings exceeding 40,000 square feet gross area.
  
- J) Add 519.10 Design: "NFPA 204 Smoke and Heat Venting Guide, 1968 Edition shall be deemed to provide design criteria for draft curtains, venting spacing and operational characteristics."
  
- K) Amend 609.2 to read: "There shall be not less than two (2) approved independent exitways serving every floor area and/or tenant space. Exitways in dwellings shall be so arranged that they may be reached without passing through another living unit."
  
- L) 609.3 Building with one exitway - delete.
  
- M) Amend 1202.1 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 1202.2 through 1202.18."
  
- N) Add 1202.1.1, Residential: "In all hotels, motels and similar occupancies - exception: "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."
  
- O) Add 1202.4 Assembly (A-3) Uses - "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."
  
- P) Amend 1216.2 to read: "The automatic fire alarm system shall be approved for the particular application and shall be used for detection and signaling in the event of fire. Automatic detecting devices shall be approved devices with smoke detectors used where residential, institutional and assembly uses exist."
  
- Q) Amend 1216.3 to read: "Residential uses - In all buildings of use groups (R-1 and R-2) where used as hotels, motels, lodging houses, dormitories, apartments and similar occupancies with three or more living units. All buildings having multiple uses including residential use shall be equipped with an approved fire alarm systems."
  
- R) Amend 1216.3.3 to read: "1216.3.3 Assembly (A): All assembly uses including buildings shall be equipped with an approved fire alarm system."
  
- S) Add 1216.3.4 Other Uses: All other buildings including mercantile, industrial assembly, storage, or business buildings including any other buildings housing combustible materials and products, standing over one story in height, and such one-story building over 5,000 square feet in area shall be equipped with an approved fire alarm system."
  
- T) Add 1216.3.5: Tenant Space Light - Each tenant's space in a multiple tenant building shall have a light visible in a public access area indicating which tenant's space the activated detector is in."

T) Add 1612.2: "1612.2 Ambulance Cot: At least one elevator shall be designed to allow entrance of and carrying of an ambulance cot in horizontal open position."

13.102.2 One and two family residences: 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 February 13, 1973 and September 14, 1976), 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, are hereby adopted for one and two family residences including town or row housing except as hereafter modified:

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 living units including garages or other occupied spaces."

13.102.3 Basic Mechanical Code. The provisions of the 1978 edition of the Basic Mechanical Code 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 of St. Charles, are hereby adopted except as hereafter modified:

Article 1 Administrative and Enforcement Section 100.0 through 120.0 - Delete

13.102.4 Electric Code: The provisions of the 1978 edition of the National Electric Code, NFNA No.70, published 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 of St. Charles, are hereby adopted.

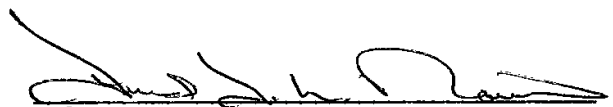
13.102.5 Plumbing Code. The provisions of the 1976 edition of the Illinois State Plumbing Code compiled by the Department of Public Health, State of Illinois, not less than three (3) copies of which have been and now are filed in the Office of the Clerk of the City of St. Charles, are hereby adopted.

2. That this ordinance shall be effective upon it's passage, approval and publication, pursuant to law.
3. That any person, firm or corporation violating any provision of this ordinance shall be fined not less than twenty-five dollars nor more than five hundred dollars for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.
4. Chapter 13, Section 13.102 of the Municipal Code of St. Charles as heretofore and hereafter amended shall remain in full force and effect.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 5th day of September, 1978.

PASSED by the City Council of the City of St. Charles, Illinois, this 5th day of September, 1978.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 5th day of September, 1978.

  
MAYOR

ATTEST:

*Mary E. Chencik*  
CITY CLERK

VOTE: Unanimous

Aye: 9

Nay: 0

Table 214  
FIRERESISTANCE RATINGS OF STRUCTURAL ELEMENTS (IN HOURS)

Structural element Note a	Type of construction										
	Type 1 Section 215.0		Type 2 Section 215.0			Type 3 Section 217.0			Type 4 Section 218.0		
	Fireproof		Noncombustible Note c			Exterior masonry walls			Frame		
			Protected	Unprotected	Heavy timbers (mill)	Ordinary		Protected	Unprotected		
1A	1B	2A	2B	2C	3A	3B	3C	4A	4B		
Exterior walls (Section 906.0 and Note b)											
Fire separation of 30' or more	Bearing	4	3	2	1	0	2	2	2	1	0
	Non-bearing	0	0	0	0	0	0	0	0	0	0
1 Fire separation of less than 6'	Bearing	4	3	2	1½	1	2	2	2	1	1 Noted
	Non-bearing	2	2	1½	1	1	2	2	2	1	1 Noted
Fire separation of 6' or more but less than 11'	Bearing	4	3	2	1	0	2	2	2	1	0
	Non-bearing	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
	Non-bearing	1½	1½	1	1	0	See Sec. 217.0	1½	1½	1	0
2 Fire walls and party walls (Section 907.0)		4	3	2	2	2	2	2	2	2	2
3 Fire separation assemblies (Note e)	Firerresistance rating corresponding to fire grading of use group—(See Table 902.)										
4 Fire enclosure of exitways, exitway hallways and stairways (Section 909.0 and Note i)		2	2	2	2	2	2	2	2	1	1
5 Shafts other than exitways, elevator hoistways (Section 910.0)		2	2	2	2	2	Noncombustible			1	1
6 Exitway access corridors (Note j)		1	1	1	1	1	1	1	1	1	1
Separation of Tenant spaces		Note h					1	1	1	1	1
		1	1	1	1	0	1	1	0	1	0
7 Dwelling unit separations (Note k)		1	1	1	1	1	1	1	1	1	1
	Other non-bearing partitions	Note h					0	0	0	0	0
8 Interior bearing walls, bearing partitions, columns, girders, trusses (other than roof trusses), and framing (Section 911.0 and Note i)	Supporting more than one floor	4	3	2	1	0	See Sec. 217.0	1	0	1	0
	Supporting one floor only	3	2	1½	1	0	See Sec. 217.0	1	0	1	0
	Supporting a roof only	3	2	1½	1	0	See Sec. 217.0	1	0	1	0
9 Structural members supporting wall (Section 911.0)		3	2	1½	1	0	Not less than firerresistance rating of wall supported			1	0
10 Floor construction including beams (Section 912.0 and Note g)		3	2	1½	1	0	See Sec. 217.0	1	0	1	0
		2	1½	1	1	0	See Sec. 217.0	1	0	1	0
11 Roof construction including beams, trusses and framing arches and roof deck (Section 912.0 and Notes g and i)		Note h									

Notes applicable to Table 214  
 Note a. For special high hazard uses involving a higher degree of fire severity and higher concentration of combustible contents, the firerresistance rating requirements for structural elements shall be increased accordingly (see Section 400.3).  
 Note b. The fire separation or fire exposure in feet as herein limited applies to the distance from other buildings on the site, or from an interior lot line or from the opposite side of a street or other public space not less than thirty (30) feet wide to the building wall (see Definitions, Section 201.3).  
 Note c. Protected exterior walls shall be required within the fire limits in Type 2 construction as follows: high hazard uses, two (2) hour firerresistance with fire separation up to eleven (11) feet.  
 Note d. See Section 303.2.  
 Note e. See Sections 213.0, 909.0 and 912.0.  
 Note f. In all buildings of Types 3 or 4 construction, the stairways and their enclosures may be constructed of wood or other approved materials of similar characteristics and of adequate strength. Exitways may be enclosed in one (1) hour firerresistance rated construction in buildings three (3) stories or less in height.  
 Note g. In Type 3A construction, members which are of material other than heavy timber shall have a firerresistance rating of not less than one (1) hour (see Section 853.2).  
 Note h. Fire-Retardant Treated Wood, complying with Section 903.6.1, may be used as provided in Section 903.6.2.  
 Note i. Where the omission of fire protection from roof trusses, roof framing and decking is permitted, the horizontal or sloping roofs in Type 1 and Type 2 buildings, immediately above such members, shall be constructed of noncombustible materials of the required strength without a specified firerresistance rating, or of mill type construction in buildings not over five (5) stories or sixty-five (65) feet in height (see Section 913.3).  
 Note j. Exitway access corridors serving thirty (30) or less occupants may have a zero (0) firerresistance rating (see Section 610.4).  
 Note k. Separation of all dwelling units shall have a firerresistance rating of not less than one (1) hour.  
 Note l. Interior bearing walls shall meet the requirements of Section 909.0 if serving a fire separation function.  
 Note m. Buildings of H (high hazard), S-1 (moderate hazard storage) or M (mercantile) occupancies when of Type 1 or 2A construction shall have not less than one (1) hour firerresistance rated roof construction (see Section 913.2).

STATE OF ILLINOIS )  
 )  
COUNTIES OF KANE AND DUPAGE ) SS.  
 )  
CITY OF ST. CHARLES )

This is to certify that the above and foregoing is a true and correct copy of Ordinance No. 1978-M-19 entitled Amending Chapter 13 of the Municipal Code

passed by the City Council of the City of St. Charles on the 5th day of September 1978 A.D., as morefully appears from the records and files of said City in my custody.

Given under my hand and the official seal of said City of St. Charles, this 5th day of September 1978 A.D.

  
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Mary E. Chrencik, City Clerk