

# *DeKalb County*

## PLANNING & ZONING COMMITTEE

Regular Meeting

Conference Room East

Administrative Building

110 East Sycamore Street Sycamore, Illinois 60178

**Wednesday May 22, 2019 – 6:30 p.m.**

Steve Faivre, Chairman

---

1. **CALL TO ORDER**
2. **ROLL CALL / INTRODUCTION OF VISITORS**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENT**
5. **APPROVAL OF MINUTES**
  - a. **January 23, 2019**
6. **OLD BUSINESS**
7. **NEW BUSINESS**
  - a. **SPECIAL USE PERMITS (SY-19-8)** – Request by Valerie & John Weberpal to establish and operate an art studio, called the Crib, in a renovated corn crib on the subject property which is located at 16521 Swanson Road in unincorporated Sycamore Township.
  - b. **CHAPTER 14 BUILDING CODE AMENDMENTS OF THE COUNTY CODE** - Proposal by the Community Development Department for changes to the text of Chapter 14 – Buildings and Building Regulations
8. **OTHER BUSINESS / REPORTS**
9. **ADJOURNMENT**

# MINUTES

DeKalb County Government  
Sycamore, Illinois

**Planning and Zoning Committee Special Meeting**  
(January 23, 2019)

The Planning and Zoning Committee of the DeKalb County Board met January 23, 2019 at 6:30 p.m. in the DeKalb County Administrative Building, Conference Room-East, in Sycamore, Illinois. In attendance were Committee Members: Steve Faivre, John Frieders, Tracy Jones, Mark Pietrowski, Roy Plote, Craig Roman, and Suzanne Willis; and Community Development Department staff: Derek Hiland and Marcellus Anderson. Also, in attendance were: Gary Hanson, County Administrator; Greg Milburg; Jim Hutcheson; Scott & Lilly Wetzel; Terry Martinson; Ken Holcomb; Brian Taylor; and, Nathan Wozniak, representing US Solar.

**CALL TO ORDER**

Mr. Faivre, Planning and Zoning Chairman, called the meeting to order. Committee members Mr. Frieders and Mr. Plote arrived late.

**APPROVAL OF AGENDA**

*Mr. Jones moved to approve the agenda, seconded by Mr. Pietrowski, and the order carried unanimously.*

**PUBLIC COMMENTS**

None

**APPROVAL OF MINUTES**

*Mr. Jones moved to approved the minutes of the December 20, 2018 Committee meeting, seconded by Mr. Roman, and the motion carried unanimously.*

**OLD BUSINESS – SPECIAL USE REQUEST CO-18-50 & CO-18-51**

Mr. Hiland informed the Committee that US Solar had requested two Special Use Permits to establish and operate two 2-megawatt solar gardens co-located on a property on the south side of Bethany Road, in Cortland Township, He noted that a public hearing was held on November 8, 2018, and that the Hearing Officer recommended approval with conditions. He noted that the requests came before the Committee on December 20, 2018, and that the Committee recommended approval with conditions. Mr. Hiland noted that on January 16, 2019, the requests went before the

County Board, and that the Board decided to remand the matter back to the Committee for further discussion.

*Mr. Jones moved to recommend approval, seconded by Ms. Willis.*

The Committee entered into an in-depth discussion of the requests, questioning Mr. Nathan Wozniak, representing US Solar, and the owners of several of the adjoining properties. The discussion focused on two primary issues: The Committee's dissatisfaction with effort made by Mr. Wozniak to contact the surrounding residents to attempt to come to a resolution regarding their concerns; and, the nature and details of the screening to be placed between the project sites and the adjoining residences, and the potential effectiveness of the proposed screening.

*Ms. Willis moved to amend the recommendation to include the following conditions:*

*A landscaped plan, prepared by an ASLA licensed landscape architect, depicting and detailing all of the landscaping and screening to be included on the project sites shall be submitted for the review and approval by staff, prior to the issuance of any building permits.*

*Screening shall be provided between the project sites and the residences on those properties adjoining the subject property. Said screening must obscure at least fifty percent (50%) of the view of the project sites from the first-floor elevation of said residences within seven (7) years of installation. Said screening shall consist of evergreens or other plantings capable of providing year-round screening. The screening may be located on either the project sites or on the adjoining properties.*

*The amendment was seconded by Mr. Pietrowski, and the amendment carried unanimously.*

*The amended recommendation carried unanimously.*

## **NEW BUSINESS – SPECIAL USE REQUESTS: SQ-19-02, SQ-19-03, FR-19-04, & FR-19-05**

Mr. Hiland informed the Committee that Cenergy Power had requested four Special Use Permits to establish and operate two sets of two 2-megawatt solar gardens. The first set of two adjoining solar gardens (SQ-19-02 and SQ-19-03) would be located on the west side of Somonauk Road, in Squaw Grove Township, both approximately 9.45-acres in size. The second set of two adjoining solar gardens (FR-19-04 and FR-19-05) would be located on the south side of State Route 72, in Franklin Township, both approximately 9-acres in size. Mr. Hiland informed the Committee that public hearings for these applications on January 3, 2019, that the Hearing Officer had

recommended approval with conditions for each of the applications, and asked the Committee to consider the applications and forward recommendations to the full County Board.

*Mr. Pietrowski moved to recommend approval of all four of the requests, with conditions, seconded by Mr. Jones, and the motion carried 6 yes and 1 abstention (Mr. Frieders).*

#### **OTHER BUSINESS / REPORTS**

None

#### **ADJOURNMENT**

*Mr. Roman motioned to adjourn, seconded by Mr. Pietrowski, and the motion carried unanimously.*

**Respectfully submitted,**

---

**Steve Faivre**  
**Chairman, Planning and Zoning Committee**

MOA: moa  
P:\Zoning\P&ZCommittee\Minutes\2019 Minutes\1-23-19 P&Z Minutes.docx

ITEM 7A



## Community Development Department

110 East Sycamore Street

Sycamore, IL 60178

(815) 895-7188

[communitydevelopment@dekalbcounty.org](mailto:communitydevelopment@dekalbcounty.org)

### MEMORANDUM

**TO:** Planning and Zoning Committee

**FROM:** Marcellus Anderson  
Assistant Planner

**DATE:** April 25, 2019

**SUBJECT:** Weberpal Special Use Permit Request  
Petitions SY-19-08

The Weberpals have requested approval of a Special Use Permit to operate an art studio on property located 16521 Swanson Road, in Sycamore Township. The property is zoned A-1, Agricultural District.

DeKalb County Hearing Officer Dale Clark conducted a public hearing on April 18, 2019 regarding the petition. The petitioner presented evidence and testimony in support of the application. Two members of the public spoke in favor of the petitions, and none spoke against it. The Hearing Officer has forwarded his Report of Proceedings and Recommendation, and has recommended that the petition be approved with conditions.

The Planning and Zoning Committee is requested to consider the application, the Findings of Fact and Recommendation of the Hearing Officer, and to make a recommendation to forward to the full County Board for action, and may recommend approval, approval with conditions, or denial of the request.

cc: John & Valerie Weberpal

MOA:moa

P:\Zoning\Special Uses\P&ZMemos\2019\Weberpal SY-19-8 PZ Memo.docx

## DeKalb Special Use Hearing

**Valerie and John Weberpal, Application for Special Use**

**Petition: SY-19-8**

**Date of Public Hearing: April 18, 2019**

**Time: 1:00 p.m.**

**Location:** DeKalb County Planning/Zoning/Building Dept.  
East Conference Room  
110 E. Sycamore Street  
Sycamore, IL

**Petitioner(s):**

Valerie Weberpal

John Weberpal

**Present for County:**

Derek Hiland, Director, DeKalb County Planning, Zoning and Building Department

Marcellus Anderson, Assistant Director, DeKalb County Planning, Zoning and Building Dept.

**Nature of Petition:** Petitioners, Valerie and John Weberpal, are seeking to obtain a Special Use permit to operate an art studio in a repurposed corn crib on their property located at 16521 Swanson Road, Sycamore Township. The property is zoned A-1, Agricultural District.

**Submissions received and incorporated into the record:**

1. Public Notice, duly published within the time required by law, setting this matter for continued hearing.
2. DeKalb County Staff Report, with Staff comments and recommendations concerning the application.
3. Application of the Petitioners, Valerie and John Weberpal, with exhibits, addressing the appropriate ordinance criteria for evaluation of a Special Use application.
4. Additional information and correspondence:
  - Correspondence dated April 13, 2019 from County Engineer Nathan Schwarz, indicating no objection and indicating no improvements to the property are necessary due to the low volume of any anticipated future traffic;
  - Correspondence dated April 15, 2019 from Lacey Carlson, DeKalb County Health Department authorizing the use of the already-existing machine shed that is connected to the property's septic system;

Correspondence from neighbors and adjacent property owners as follows, all in support of the application for Special Use:

Erich and Kathleen Weisser  
Melanie Diedrich  
Jeff and Donna Wallace

**Analysis and Recommendation:**

A. Summary of the Proceedings

The public hearing commenced promptly at 1:00 p.m., and concluded at approximately 1:22 p.m.

County Staff described the nature of the application, and the applicable County ordinances and regulations, relevant to the request for Special Use by Mr. and Mrs. Weberpal. County Staff indicated that the Petitioners should specify the maximum number of events, specify the maximum anticipated hours of such events, and the number of events in any particular month. In addition, County Staff report recommended that the Petitioners further specify the number of visitors/clients that the Petitioners expected at any one time, and the parking arrangements.

Petitioners described the property in detail. They stated that there would be no new construction, as existing structures would be utilized for the art studio and its accompanying activities. Mr. Weberpal stated he had spent the good part of ten (10) years refurbishing the structures and the site, working from time to time. They stated that they anticipate approximately ten (10) events per year, occurring over two (2) days per each event, with each event expected to attract no more than 25 visitors/clients. They stated that there would be no more than two such two-day events per month, consisting of five-six hours each day of the two-day event period. They stated that the events would conclude by 6:00 p.m.

After discussions on the record with County Staff, Mr. Weberpal indicated that an existing area of the property would be utilized to handle the nominal increased traffic, requiring no permanent structural changes. County suggested and it was agreed, that the parking area would be demarcated with the use of temporary signage and materials, such as cones and tape, so as not to impact the existing agricultural uses of the property. Mr. Weberpal further indicated that he will construct a four-part, removable, sectional, handicap ramp to reach from the building access to a handicap accessible parking spot. That may necessitate a small expansion of the existing concrete pad, which County indicated could be addressed in the finalization of the site plan.

Daniel and Dennis Follman, both of Sycamore Township, spoke in favor of the application at hearing, stating that the Weberpals were good neighbors who took good care of their property and their land. Also present was Steven Faivre, County Board member.

## II. Analysis

With respect to the specific Special Use Application before me, and the defined criteria as contained in the examples of Special Uses permitted in the A-1 Agricultural District and the evaluation criteria contained in Section 9.02.B.3 and addressed by Petitioner, I find as follows:

1. The proposed special use complies with all applicable provisions of the applicable district regulations.
2. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large.
3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations, et. al.
4. Off-street parking and loading areas will be provided or waived, in accordance with the standards set forth in these regulations.
5. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
6. The proposed uses, where such developments and uses are deemed consistent with good planning practice, are or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compliant with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of DeKalb County.

The Petitioner seeks to simply permit an already existing but refurbished corn crib, in its existing location, to be used for an art studio and/or classes and events, by the Petitioners. The incremental and nominal impact of the use, if approved, will not substantially alter the nature of the agricultural and permitted uses on the property.

### III. Recommendation

Based on the above and foregoing, I recommend that the County approve the Petitioners' application for Special Use Permit, to allow Petitioners to operate an art studio in conformance with and in the manner described at hearing and in their application for Special Use, subject to the following terms and conditions:

1. Petitioners shall hold no more than ten (10), two-day, events per calendar year for a total of twenty (20) days of use for the purposes identified in their application.
2. Petitioners shall conduct no more than three such two-day events in any calendar month.
3. The events on Petitioners' property shall conclude no later than 6:00 p.m. on any given event day.
4. Due to the unique nature of the farmland dedicated for the nominal parking anticipated, it is recommended by this Hearing Officer that the requirements of Section 6.03 of the Zoning Ordinance be waived, as it will create a hardship and practical difficulties to the Petitioners.
5. The signage for the proposed Special Use shall be in conformity with the requirements of Section 7.07 of the Zoning Ordinance, and Section 5.03D of the Zoning Ordinance.
6. Petitioners shall revise their site plan in conformance with the discussions on the record at hearing, and with the above and foregoing.

Respectfully submitted,



Dale J. Clark

Hearing Officer

## STAFF REPORT

**TO:** Dale Clark  
DeKalb County Hearing Officer

**FROM:** Marcellus Anderson  
Assistant Planner

**DATE:** April 9, 2019

**SUBJECT:** Weberpal Special Use  
Petition SY-19-08

Valerie and John Weberpal have filed a petition for approval of a Special Use Permit to allow the operation of a public art studio on property located at 16521 Swanson Road, Sycamore, in Sycamore Township. The 40-acre property is currently an operating farm and is zoned A-1, Agricultural District.

### Surrounding Land Uses and Zoning

North:	Agricultural	A-1;
South:	Agricultural	A-1;
East:	Agricultural	A-1; and
West:	Agricultural	A-1.

**Background** – Valerie and John Weberpal own the 40-acre subject property. Mr. Weberpal renovated an old corn crib into an art studio, called “The Crib”, for Mrs. Weberpal. Mrs. Weberpal primarily uses the space for the creation of her artwork, but a few weekends every year, she opens up the studio to the public to display and sell her art. Additionally, she plans to offer other services, such as weekend art classes, a few times a year. In the A-1 District, a Special Use Permit may be applied for to allow for retail and service uses conducted within and immediately adjacent to existing agricultural structures that are no longer used for agriculture. The Weberpals have therefore filed a petition for such a Special Use Permit. In deliberating on this request, the Hearing Officer should consider the evaluation criteria for Special Uses, set forth in Section 9.02.B.3 of the Zoning Ordinance (see attached excerpt).

**Correspondence** – Lacy Carlson, of the DeKalb County Health Department, has approved a Site Verification Form, dated March 28, 2019, indicating that no plumbing was going into the renovation. Melanie Diedrich, Erich & Kathleen Weisser, and Jeff & Donna Wallace have submitted letters in support of the petition. To date, no other correspondence related to this request has been received.

**Staff Evaluation:**

1. Comprehensive Plan – The Unified Future Land Use Plan of the DeKalb County Unified Comprehensive Plan recommends Agricultural uses on the subject property. If the public art studio is found to meet the criteria applicable to Special Uses in the A-1 District, the land use recommendation of the Unified Comprehensive Plan would not be compromised.
2. Zoning –
  1. The listed Special Use for “retail and service use conducted within and immediately adjacent to existing agricultural structures that are no longer used for agricultural purposes” requires that the petitioner prove, “such uses are clearly compatible with and subordinate to agricultural uses in the surrounding area, and further provided such uses have the effect of preserving the agricultural buildings in and around which they are conducted.” The petitioners have described their efforts in restoring and converting the corn crib into the art studio, but should be prepared to further elaborate on this issue.
  2. Special Uses in the A-1 District are subject to not only the review criteria applicable to all Special Uses, but also to the specific criteria for Special Uses on the A-1 District, set forth in Section 4.01.B.2 of the Zoning Ordinance. These include: that the use is sited on land less suitable for commercial agriculture than other agricultural lands; that the use is sited in a manner which minimizes the amount of productive land that is converted to the use; and that the use is located in close proximity to existing facilities providing agricultural services whenever possible and appropriate.
    - a. The petition does not indicate that any lands will be removed from agricultural production as part of the proposed use, however, the petitioner should be prepared to address these criteria.
  3. The petitioner should be aware that, if the County Board approves the Special Use, any future buildings, additions to land area, or expansion of services associated with the art studio would be restricted to a maximum area that equals ten (10) percent of the existing area occupied by the Special Use, any addition in excess of the ten (10) percent threshold, and any expansion of services, would require an amendment to the Special Use.
3. Business Operation
  - a. The petitioners have indicated that the building will only be open to the public for up to ten (10) weekend events per year; each event would be run for two (2) days, Friday-Saturday or Saturday-Sunday; and, that the events would generally only operate during daylight hours, running a total of about ten (10) hours for the two days. The petitioner should be prepared to describe these events in further detail. The petitioners have also indicated that they expect no more than four to five vehicles at any one time, with about a total of about twenty-five (25) over the course of a weekend event.
    1. The petitioners should be prepared to discuss how many weekend events they want to have in any one month.
    2. The petition indicates that an event would generally operate during daylight

hours. If the Hearing Officer is inclined to recommend approval of the use, staff would recommend that specific hours of operation be identified.

3. The petitioners have indicated that some of the events will be service uses, such as art classes. The petitioners should be prepared to elaborate on these uses/classes, in particular, the maximum number of clients/students they would be looking to have at any one time.
4. If the Hearing Officer is inclined to recommend approval, staff would recommend that the total number of 2-day weekend events per year be limited to ten (10), with no more than three (3) such events in any one month, as a condition of approval.

#### 4. Parking

- a. Per Article 6 of the DeKalb County Zoning Ordinance, retail or service uses are required to provide a minimum five (5) off-street parking spaces per 1,000 square feet of floor space.
  1. The petition indicates that the building is approximately 1,128 square feet in size. Thus, the required parking would be seven (7) parking spaces. The site plan does not indicate the provision of any parking spaces. The petition indicates that an open farmyard area is made available for parking. The site plan should be revised to indicate the location of this area.
- b. Section 6.03 of the Zoning Ordinance requires that all areas used for standing and maneuvering of vehicles to have concrete or asphaltic surfaces, be provided with barrier curbs around parking perimeters and around islands, and be appropriately landscaped. These requirements may be waived provided a determination is made that there are unique circumstances, that requiring paving and curbing would impose particular hardships or create practical difficulties, and that granting the waiver will not alter the essential character of the general area.
  1. The art studio is within a renovated corn crib, which is located on a working farm, and other than when the sign out to indicate the studio is open to the public, the business does not appear to be anything other than another farm structure. However, if the requirements for paving, curbing, and landscaping are enforced, it would alter the appearance and character of the property. Thus, if the Hearing Officer is inclined to recommend approval of this use, staff recommends that the requirement for paving, curbing, and landscaping be waived.
  2. The petitioners should be aware that even if the curbing, paving, and landscaping requirements is waived, the parking area will still need to meet the dimensional requirements for parking area. The Site plan should be revised to indicate the dimensions of the proposed parking area.
  3. If a waiver of the parking and curbing requirements is granted, staff recommends that wheel stops, or something similar, be required to indicate the location of the parking spaces within the parking area. The Site Plan should be revised to show the required wheel stops.
- c. The Illinois Accessibility Code requires that any facility offering parking for employees or visitors must provide accessible parking for people with disabilities. A parking area with seven (7) parking spaces would require at least one (1) of said spaces be a hard-surfaced, accessible parking space, at least sixteen (16) feet wide and nineteen (19) feet in length, along with an hard-surfaced, accessible pathway to the entrance of the building. The site plan should be revised to indicate the location and dimensions of the accessible space and pathway.

5. Signage – The petitioners have erected a sign frame near Swanson Road, on which they place a sign indicating when the business is open for events. The petitioners should be aware that Article 7 of the Zoning Ordinance regulates the placement of signage on agriculturally zoned properties, and that the erection of signage on the property requires that a sign permit be submitted and approved.
  - a. Section 7.07 allows commercial identification signage associated with an approved Special Use to be up to thirty-two (32) square feet in gross surface area, and no more than eight (8) feet in height. The sign frame used by the Weberpals appears to be no more than five (5) feet in height, and can accommodate up to a four-foot by four-foot shingle -style sign, which would mean up to a sixteen (16) square foot sign. This would mean that the sign meets the County’s standards.
  - b. Section 7.07 also requires that signage be setback at least ten (10) feet from the right-of-way and that it meet the sight distance triangle requirements of Section 5.03.D of the Zoning Ordinance. The petitioners will need to submit a revised site plan showing that the sign will meet these requirements.
6. Change of Use - The petitioners should be aware that the change of use of the renovated corn crib for public events does require that the structure meet the appropriate commercial codes, and would require that a Building Permit be applied for and issued for the structure.
7. Site Development Permit
  - a. Section 6.03.D of the Zoning Ordinance requires that all off-street parking areas shall be drained so as to prevent drainage onto abutting properties, and the County’s Grading, Stormwater Detention, and Site Development Permit regulations require that the establishment of any new uses of land requires a Site Development Permit. The petitioner may submit an application for a waiver of the full Site Development Permit, demonstrating that there are unique circumstances that the compliance with the stormwater requirements would impose a particular hardship, and that waiving the requirements would not alter the essential character of the immediate area. However, if the waivers for the parking, paving, curbing, and landscaping are granted, a Site Development Permit will not be required.

cc: Valarie and John Weberpal

MOA: moa

P:\Zoning\Special Uses\Staff Reports\2019\Weberpal. SY-19-08. SR.docx

## Excerpt from Zoning Ordinance

### Section 9.02.B.3

Burden of Proof: In presenting any application for a Special Use Permit, the burden of proof shall rest with the applicant to clearly establish that the proposed special use shall meet the following criteria:

- a. The proposed special use complies with all applicable provisions of the applicable district regulations.
- b. The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large.
- c. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
  - 1). The location, nature and height of buildings, structures, walls, and fences on the site; and
  - 2). The nature and extent of proposed landscaping and screening on the proposed site.
- d. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.
- e. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
- f. The proposed uses, where such developments and uses are deemed consistent with good planning practice, or can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of DeKalb County.

## Weberpal narrative for Special Use Permit

March 9, 2019

My name is Valerie Weberpal.

My husband, John, and I have lived and farmed in DeKalb County for almost 28 years. In that time we have raised 3 amazing children, who are all on their own in different states. We have patronized local businesses, restaurants, and entertainment venues all over DeKalb County in the years we have been here. Our children were educated in Sycamore schools, and we have supported those schools, their extracurricular activities, and volunteered numerous hours in them. I was also leader of the Parke-Victory 4-H club for 10 years, and continue to volunteer for them teaching art classes when they ask me. We have been Farm Bureau members for as long as we have lived in DeKalb County.

John is a member of DAAHA (DeKalb Area Agricultural Heritage Association), has served as president of the DeKalb County Corn and Soybean Growers, was a member of the now defunct Sycamore Farmer's Club, and is currently a trustee for the Sycamore Fire Protection District.

We have been model citizens, volunteering our time and energy to enhance our community in many different arenas, happy to do what we can to make rural living more pleasurable. We are active caretakers of our properties and keep all our land clean and in good repair.

I recently left my job of 15 years at The Confectionary in Sycamore in order to devote my full attention to my real love, creating art. I have been a visual artist my entire life, and like farming, it is something that lives inside of you. Owning the home farm on Swanson Road provided me with opportunities other artists never get...the chance to have a beautiful studio right outside their door. Renovating an existing corn crib on our property was a dream come true for me. It was the greatest gift I have ever been given, aside from my children. John did a majority of the work, with the help of our son, and the result was an amazing space for me to create art. In addition, I had a place to display all of my work instead of keeping it in bins waiting for the next art show I would attend as a vendor.

I called my studio The Crib, for obvious reasons. I was very excited to have this space, and it was so inspiring to me, I wished for others to be able to share in its qualities. Furthermore, as I have gotten older, going to art shows is no longer an option for me, as I cannot manage the heavy lifting by myself. The Crib provided me a perfect opportunity to be able to sell my work out of my studio, without having to travel or suffer the physical labor I simply cannot handle.

The Crib has retained its beauty and integrity in the renovation, and in no way has changed the look or character of our farm. In fact, the renovation has drastically improved the look of our farm yard and our rural community. It has been standing for almost 70 years and is a glimpse of history in DeKalb County. Fixing up older structures and retaining their look has always been an ideal of ours.

My idea for The Crib was to have a few weekend events per year in which I would open my door to the community and share this amazing space, and hopefully inspire people to become more creative, and if

they chose, to buy my art and take it into their homes. I also wanted to provide services, such as classes, a few times per year, in that I may teach others some of my creative mediums.

All of these events bring just a small number of cars to this area, no more than 25 over the course of a weekend event.

All of my events would take place over a weekend, for a total of approximately 10 hours total over the 2 day event. An event schedule such as this allows my customers/followers to be excited about my events, without bothering my neighbors with daily store hours. My intent is not to ever have regular business hours, but to adhere to an event schedule only. This could be 4 times a year, to maybe 10 times a year, but most likely only 4 to 6 times per year.

In this venture I have received nothing but encouragement and positive feedback from my neighbors, community, and all the people I know. Everyone has expressed what a great idea this is, and I have not had one negative opinion from anyone I have met. The enthusiasm has been overwhelming. My neighbors who would most be affected by any excess traffic (of which there is very little, and less noticeable than our morning/evening commuter traffic) are very encouraging in this venture, and in fact have visited my studio many times. They are overwhelmed by how inspiring the space is, and enjoy just spending time sitting and enjoying the view. The Crib brings a cultural beauty to our neighborhood, and enhances the quality of life in this part of rural DeKalb County. Everyone who has seen it is awed by what it has become.

John and I strive to keep our neighborhood, and DeKalb County, a fine place to live. We work hard to make life here pleasant for everyone, from John's hard work taking care of our, and his parent's, homes, keeping them landscaped and painted and repaired...to my daily cleanup of trash along our roadsides. We want nothing more than to keep our neighborhood beautiful, and The Crib is just a part of that legacy. It is a beautiful attraction and addition to this area.

# APPLICATION FOR ZONING ACTIONS

MAP AMENDMENTS  
SPECIAL USES  
VARIATIONS, ETC.

FILE NUMBER

PARCEL NUMBER

Name of Applicant: Valerie + John Weberpal  
Address: 16521 Swanson Rd. City: Sycamore  
State, Zip: IL 60178 Phone: 815-670-5334

Attorney: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner of Property: Valerie A. Weberpal Declaration of Trust 2013  
John C. Weberpal 2013 Declaration of Trust  
Address: 16521 Swanson Rd. City: Sycamore  
State, Zip: IL 60178 Phone: 815-670-5334

Address and Legal description of property: (May be attached) Deeds attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## MAP AMENDMENTS OR SPECIAL USES

Existing Zoning District: A-1  
Existing Use: Agricultural Farm  
Proposed Map Amendment: \_\_\_\_\_

OR

Proposed Special Use: A-1 Agricultural District, C. Special land  
uses and Developments: , 1., paragraph w and/or x.

Zoning District: A-1, special use, paragraph w and/or x

Existing Use: Agricultural production

Requested Use: Limited use of converted corn crib to art studio that would open to public for viewing and possible sale of art work created. Limited days/year are being requested. See, "Special use Requests"

OR

Required Setback: \_\_\_\_\_

Requested Setback: \_\_\_\_\_

OR

Existing Requirements (Please Specify): \_\_\_\_\_

\_\_\_\_\_

Requested Requirements (Please Specify): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The undersigned grants the DeKalb County Planning Director or his/her designee and the Hearing Officer permission to enter upon the property described on this application for the purpose of inspection.

Valerie An Evergal, trustee  
John. White, Trustee  
Owner or Authorized Agent

3-11-19  
Date

\_\_\_\_\_  
Received By

DISCLOSURE OF INTEREST

Pursuant to the requirements of State Statutes (55 ILCS 5/5-12009), please provide the names and addresses of all owners of the property for which the zoning action is requested. If ownership is by a corporation, provide the names and addresses of all officers and directors, and all stockholders owning any interest in excess of 20% of all outstanding stock of such corporation. If the petitioner for zoning action is a business or entity doing business under an assumed name, or if a partnership, joint venture, syndicate or an unincorporated voluntary association, provide the names and addresses of all true and actual owners of the business or entity, the partners, joint ventures, syndicate members or members of the unincorporated voluntary association.

Valerie A Weberpal 2013 Declaration of Trust

John C Weberpal 2013 Declaration of Trust

Valerie A Weberpal, Trustee

John C Weberpal, Trustee

Valerie Weberpal

John Weberpal

All are contacted at:

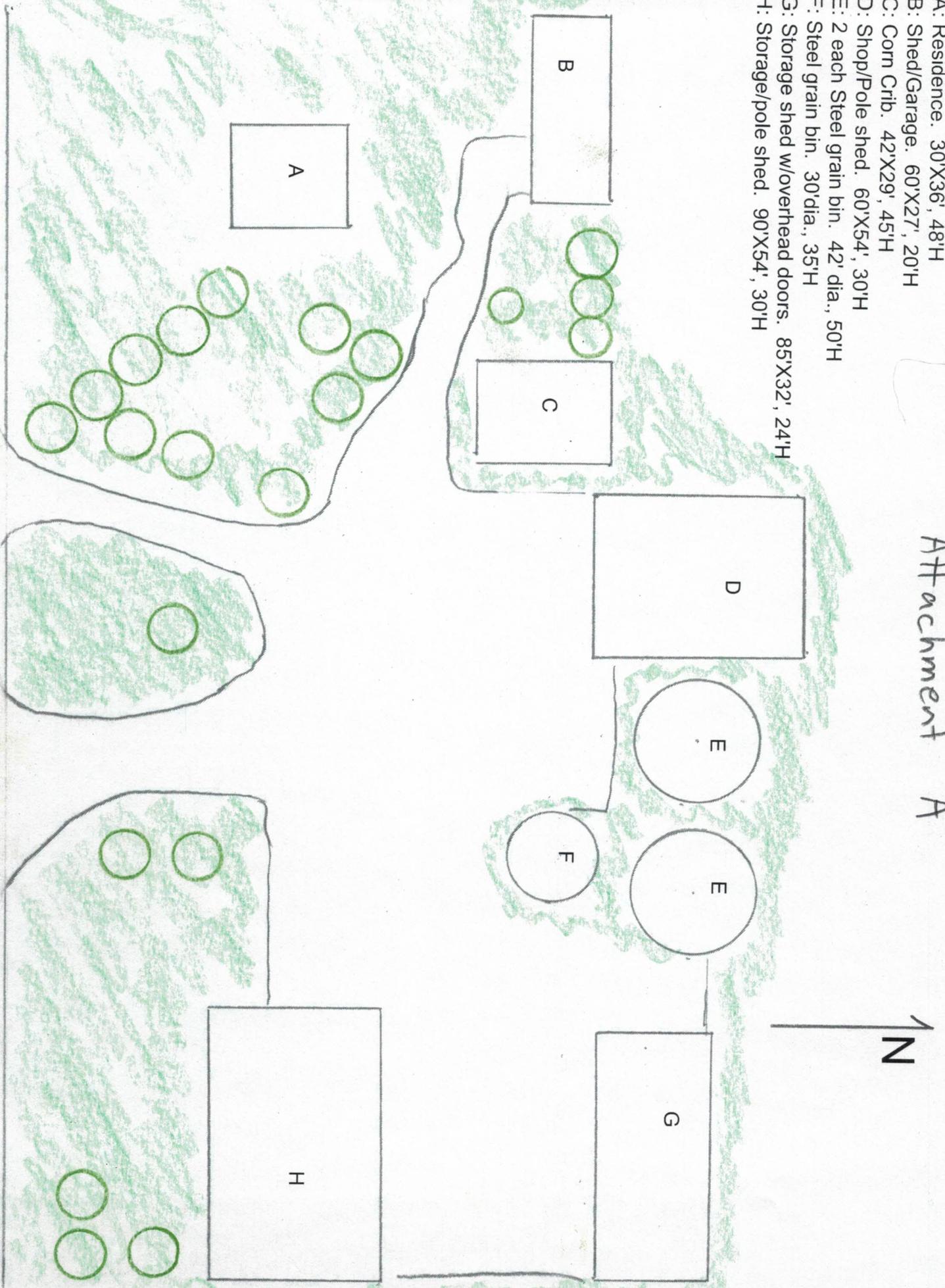
16521 Swanson Rd.

Sycamore, IL 60178



# Attachment A

- A: Residence. 30'X36', 48'H
- B: Shed/Garage. 60'X27', 20'H
- C: Corn Crib. 42'X29', 45'H
- D: Shop/Pole shed. 60'X54', 30'H
- E: 2 each Steel grain bin. 42' dia., 50'H
- F: Steel grain bin. 30'dia., 35'H
- G: Storage shed w/overhead doors. 85'X32', 24'H
- H: Storage/pole shed. 90'X54', 30'H



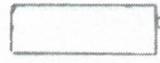
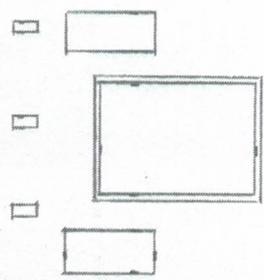
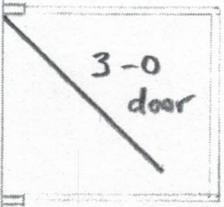
16521 Swanson Rd.

29'

N

42'

1" = 4'



Attachment B

## SPECIAL USE REQUESTS

Please provide responses to the following statements:

1. The proposed Special Use complies with all applicable provisions of the applicable district regulations. This request is for provisions found in A-1, Agricultural District, C. Special land uses and Developments, 1., paragraph w. and/or x.
2. The proposed Special Use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public welfare at large? True. The location and request revolves around the use of traditional/historical corn crib that has been renovated to maintain the look and integrity of the original structure and farm site.
3. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with the property, and the location of the site with respect to the street giving access to it are such that the Special Use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable Zoning District Regulations. In determining whether the Special Use will so dominate the immediate neighborhood, consideration shall be given to:
  - a. What are the location, nature and height of buildings, structures, walls and fence on the site?  
See Attachment A. The corn crib that has been converted to a studio was built circa 1950. Its size and footprint has not changed.
  - b. What is the nature and extent of proposed landscaping and screening on the proposed site?  
No additional landscape needed. South and west of structure is shielded by mature trees. North of structure is open land for one mile farm residence/road. East is open to farm yard/parking.
4. Address off-street parking and loading area standards. There is a large open farmyard area which is more than adequate to accommodate parking for events in The Crib. Plans are being developed for a single handicap parking space and access to The Crib.

5. Address drainage, utility and other such necessary facilities that have been or will be provided.

Farm yard is graded so runoff will clear out to open field to the north. The crib has a sub panel (from meter) service of 100 amps. Radiant heat controlled by boiler located in shop/pole shed adjacent to crib. Full restroom available in shop/pole shed, 30 feet door to door.

6. The proposed uses, where such developments and uses are deemed consistent with good planning practice or can be operated in a manner that is not detrimental to the permitted developments and uses in the district: can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and are deemed essential or desirable to preserve and promote the public health, safety and general welfare of DeKalb County.

The special use request is for the times when the converted corn crib art studio, The Crib, would be open to the public. These times would be no more than 10 each, 2-day events per year. The two days would be back to back, (ex Fri-Sat or Sat-Sun) typically during daylight hours. The studio for the majority of the year is where art

P:\Zoning\App Forms\SPECIAL USE.wpd

is created, and the public is not invited. The times when the public is invited it is anticipated that, at most, 4 to 5 vehicles would arrive or be present at one time. This would not be detrimental or even noticed by residents in the neighborhood. As of now, only 5 events are anticipated for the year. For future: it is difficult to know what, if any, modifications of this request would be necessary. We are open to discussions should the need arise.

1. Primary Contact
  - a. John Weberpal
    - i. 815-670-5334
    - ii. 16521 Swanson Rd., Sycamore, IL
2. Legal description
  - a. Attached
    - i. Half interest deed for **Valerie A. Weberpal 2013 Declaration of Trust**
    - ii. Half interest deed for **John C. Weberpal 2013 Declaration of Trust**
3. Narrative Statement
  - a. Attached
4. NA
5. Attached
  - a. Original plat when initially purchased
  - b. Plat when 3.4 acres were traded with neighbor (my parents) to include entire building site.
6. NA
7. NA
8. NA
9. Site plan
  - a. Attachment A
    - i. Boundary of farm site fits within 40.0 acre parcel
    - ii. Location of and description of all buildings on site
    - iii. Landscaping
      1. Existing only
      2. No additional
    - iv. Ingress and egress
      1. Plenty of room
      2. Circle drive
    - v. Yard light, existing
10. Sanitary and water
  - a. Plan to use bathroom and sink in heated shed built in 2011.
    - i. Sanitation for said bathroom is septic tank and field, permitted and approved by county health department in 2011.
11. Building drawings
  - a. See attached B
    - i. Shows floor plan with two entry doors shown
    - ii. No original plans, built in 1953 as a working corn crib
    - iii. Still used for overhead storage till 2011
12. Signage
  - a. Maximum size, 4'X4'
  - b. Shingle type
    - i. Only used when Studio is open for events.
    - ii. See attachment C
13. NA
14. NA

ITEM 7B

## STAFF REPORT

**TO:** Planning and Zoning Committee

**FROM:** Derek M. Hiland  
Director

**DATE:** May 16, 2019

**SUBJECT:** Building Code Update

Every few years, the County updates its codes of regulations applicable to the construction of new buildings and structures in unincorporated DeKalb County. These updates are necessary, as the industry standards for minimum safety are improved each year and new construction technology and materials must be factored into the regulations and practices. The County last updated its adopted Building Codes in March of 2010 by adopting the 2006 International Building Code series.

Steven Julseth, Chief Building Inspector, and I are preparing a list of recommended updated codes for adoption, along with amendments that reflect local practices. A full list of amendments will be shared at the meeting. To highlight what to expect: amendments are being prepared to the 2015 International Code Series (Building, Electrical, Mechanical, One & Two Family Dwellings, Fire, Fuel and Existing Building Codes). The City of DeKalb adopted and amended versions of the 2015 Codes in 2016 and the City of Sycamore is currently reviewing the 2015 Codes for adoption as well to be consistent with neighboring communities. Staff recognizes the efficiencies created by having similar building codes in place throughout the County.

The Planning and Zoning Committee will be asked to review the recommendations, and if acceptable move forward a motion to the full County Board for adoption by ordinance. Because this is an amendment to the County Code, no public hearing is required.

cc: Steven Julseth, Chief Building Inspector

DMH:dmh

P:\ZONING\BUILDING\MEMOS\CODE.UPDATE.05-19.DOC

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF DEKALB    )

**ORDINANCE 2019-08**

**AN ORDINANCE AMENDING CHAPTER 14  
OF THE DEKALB COUNTY CODE  
REGARDING ADOPTED BUILDING CODES**

WHEREAS, Chapter 14 of the DeKalb County Code adopts building and construction codes containing regulations and standards for construction of buildings and structures in DeKalb County; and

WHEREAS, the improvement in building and construction industry standards and technological advancements over time make it necessary and expedient that the County update its adopted building codes in order to continue to adequately protect the public health, safety and welfare; and

WHEREAS, the building codes adopted by the County were last updated in 2010; and

WHEREAS, the Planning and Zoning Committee of the DeKalb County Board has considered updated building codes recommended for adoption by the County Building Development Official, and has recommended that the updated building codes be adopted by the County Board; and

WHEREAS, the County Board of DeKalb County has determined that it is in the best interest of the citizens of the County to amend the DeKalb County Code to update the adopted building codes;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF DEKALB COUNTY, ILLINOIS, as follows:

SECTION ONE: The conclusions set forth above and the recommendation of the Planning and Zoning Committee are hereby adopted as the conclusions of the DeKalb County Board.

SECTION TWO: The DeKalb County Code, Chapter 14, Buildings and Building Regulations, is hereby amended as follows:

**1. ARTICLE 1. IN GENERAL:**

**Sec. 14-3. Building permit expiration, extension, renewal** is amended, as follows:

Sec. 14-3. - Building permit expiration, extension, renewal.

(a) *Permit expiration.* Construction shall begin within ~~six months~~ 180 days of the date of issue of a building permit. The permitted work shall thereafter be completed within 12 months of commencement. The permit shall expire if construction is stopped, suspended, or abandoned for a period of six consecutive months. A minimum of one inspection of the work shall be required within each ~~six month~~ 180-day period following commencement of work to ensure that progress is being made. If no inspections are performed during any ~~six month~~ 180-day period following issuance of the permit, the project shall be considered suspended and abandoned, and the permit shall be considered expired.

(b) *Permit extension.* A one-time, ~~six month~~ 180 day extension may be granted, with no additional fee, for an unexpired permit if reasonable cause can be shown by the applicant as to why the work cannot commence within six months of the date the permit was issued, or cannot be completed within 12 months following commencement of work.

(c) *Permit renewal.* A permit which has expired for ~~six-180 days~~ months or less may be renewed at one-half of the original fee amount, provided no changes have been made to the original plans and specifications. Plans or specifications, which are altered or revised shall require a new plan review at additional cost to the permit applicant. Permits which have expired for more than ~~six months~~ 180 days shall require a new application and permit, at full permit fees.

**The remainder of this Section is unchanged**

**Sec. 14-6. Moving a structure** is amended, as follows:

Sec. 14-6. - Moving a structure.

Any person desiring to relocate an existing structure from the site on which it was constructed to another parcel shall comply with the following regulations:

(a) The applicant shall obtain a permit from the ~~planning and zoning~~ Community Development department prior to relocating the structure. The following information shall be submitted as part of the permit application:

(b) The cost of the permit shall be a minimum of ~~\$100~~ 150.00. A larger amount may be required by the ~~planning director~~ Director of Community Development;

(d) After the structure is moved and prior to the release of the security bond, the petitioner shall reimburse the county sheriff for the cost of support provided for the move, at the following rates:

~~—————(1)~~ \$

(1) \$540.00/officer/hour;

(2)  
\$2535.00/sheriff's vehicle/day;

**The remainder of this Section is unchanged**

2. **ARTICLE II. BUILDING CODE:**

**Sec. 14-26. Adopted** is amended, as follows:

The International Building Code, 2006 2015, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

**Sec. 14-27. Amendments** is amended, as follows:

The International Building Code, 2006 2015, as adopted by the County Board, is hereby amended as follows:

- 1.) In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".
- 2.) In all Chapters and Sections where "International Accessibility Code" is written, insert, "Currently adopted State of Illinois Accessibility Code".

**SECTION 101 GENERAL**

**Section 101.1, Title,-** is amended to read as follows:

**Section [A] 101.1 Title:** These regulations shall be known as the Building Code of DeKalb County, Illinois, hereinafter referred to as "this Code".

**Section 101.4.3, Plumbing** is amended to read as follows:

**Section [A] 101.4.3 Plumbing.** The provisions of the Illinois State Plumbing Code as adopted by the DeKalb County Board shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the Public Health Ordinance as adopted by the DeKalb County Health Department shall apply to private sewage disposal systems and private and non-community water supplies for DeKalb County.

**Section 101.4.6, Energy** is amended to read as follows:

**Section [A] 101.4.6 Energy.** The provisions of the Illinois Energy Conservation Code as adopted by the DeKalb County Board shall apply to all matters governing the design and construction of buildings for energy efficiency.

## **SECTION 102 APPLICABILITY**

**Section 102.6, Existing Structures,** -is amended to read as follows:

### **Section**

**[A] 102.6 Existing Structures:** The legal occupancy of any structure existing on the date of adoption of this Code, or for which it has been heretofore approved, shall be permitted to continue without change, except as is specifically covered in this Code, the DeKalb County Housing Code, ~~and~~ the Illinois rules and regulations for fire safety, ~~and~~ the International Existing Building Code or as deemed necessary by the Building and Development Officer for the general safety and welfare of the occupants and public.

**Section 102.6.2, Buildings previously occupied** is amended to read as follows:

**Section [A] 102.6.2 Buildings previously occupied.** The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and public.

## **SECTION 103 DEPARTMENT OF BUILDING SAFETY**

**Section 103.1, Creation of enforcement agency** is amended to read as follows:

**Section [A] 103.1 Creation of enforcement agency.** The DeKalb County Department of Community Development is hereby created and the official in charge thereof shall be known as the Director of Community Development Department.”

## **SECTION 104 DUTIES OF THE BUILDING OFFICIAL**

**Section 104.2.1, Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas** is amended to read as follows:

**Section [A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, refer to the DeKalb County Stormwater Management Ordinance. When determined that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of

the DeKalb County Stormwater Management Ordinance and Section 1612.”

**Section 104.10.1, Flood hazard areas** is amended to read as follows:

[A] 104.10.1 Flood hazard areas. The building official shall not grant modifications to any provisions required in flood hazard areas as established by Section 1612 unless a determination has been made that the development complies with the DeKalb County Stormwater Management Ordinance.

Delete from **Section 105 Permits**, subsections:

[A] 105.1.1 – Annual Permit

[A] 105.1.2 - Annual Permit Records

[A] 105.5 – Expiration

**Revise Section 105.2 "Work Exempt From Permit"**. The following sections are hereby amended or deleted to read as followed:

**Revise Section 105.2 - Building: 1.**One-story detached accessory structures used for tool and storage sheds, playhouses, and similar uses, that have a maximum floor area of one-hundred twenty (120) square feet and are not located in a floodplain or wetland and comply with all requirements of the DeKalb County Unified Development Ordinance and DeKalb County Stormwater Ordinance and are properly anchored in accordance with this Code or anchored to a minimum 6” x 6” perimeter concrete curb or anchored with 3’-0” guy rods, 3’-0” auger rods, or piers.”

**Delete Section 105.2 - Building: 2.**Fences not over 7 feet (2134 mm) high.

**Revise Section 105.2 Building: 4.** Retaining walls that are not over 4 feet (1219 mm) in height measured from the adjacent grade to the top of the wall, unless supporting a surcharge.”

**Delete Section 105.2 Building: 5** - Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1

**Amend Section 105.2 – Building: 6.** Sidewalks, patios and driveways that comply with all requirements of the DeKalb County Unified Development Ordinance and DeKalb County Stormwater Management Ordinance and not over any basement or story below and not part of an accessible route.

**Revise Section 105.2 – Building: 10.** Agricultural Exempt Structures as defined by the DeKalb County Unified Development Ordinance provided they obtain an Agricultural Exempt Zoning Permit and comply with the building setback requirements of the DeKalb County Unified Development Ordinance and all requirements of the DeKalb County

Stormwater Management Ordinance

Add Section 105.2 – Building: 14. Temporary signs and permanent signs that are designated as not requiring permits in the DeKalb County Unified Development Ordinances provided that they comply with all requirements of the DeKalb County Unified Development Ordinance and DeKalb County Stormwater Management Ordinance.”

SECTION 107 SUBMITTAL DOCUMENTS

Section [A] 107.1, General is amended to read as follows:

Section [A] 107.1 General. Submittal documents consisting of construction documents, detailed description of work, statement of special inspections, geotechnical report and other data shall be submitted in three sets with each permit application. The construction documents shall be prepared by a registered design professional licensed in the State of Illinois. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Section 107.5 Retention of construction documents is amended to read as follows:

Section [A] 107.5 Retention of construction documents. One set of approved construction documents shall be retained by the Department of Community Development for a period not less than that required by the DeKalb County Records Retention Policy.”

SECTION 108 TEMPORARY STRUCTURES AND USES

Section 108.1 General is amended to read as follows:

Section [A] 108.1 General. The building official is authorized to issue a permit for temporary structures for Temporary Use Permits in accord with the DeKalb County Unified Development Ordinance. Such temporary structures shall be limited as to time of service, but shall not be permitted for more than 60 days. The building official is authorized to grant extensions for demonstrated cause.

SECTION 110 INSPECTIONS

Section 110.3.1, Foundation inspection is amended to read as follows:

Section [A] 110.3.1.1 Footing inspection. Inspection of the footings shall be made prior to placement of any piers, footings, or poles and after the full foundation area is excavated to the required depth. The footing inspection shall include excavations for all foundation walls, frost walls, thickened slabs and isolated piers intended for the support of bearing walls, partitions, structural supports, or equipment.

**Add Section 110.3.1.2 “Backfill inspection” to read as follows:**

**Section [A] 110.3.1.2 Backfill inspection.** Inspection made after foundation walls are erected. Prior to backfilling the following systems or components including, but not limited to, damp/waterproofing, subsurface drainage system, exterior insulation, and anchoring shall be placed.

**Revise Section 110.3.2 “Concrete slab and under-floor inspection is amended to read as follows:**

**Section [A] 110.3.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building plumbing, electrical & mechanical systems or service equipment, conduit, piping, accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

**Delete Section 110.3.3 Lowest floor elevation.**

**Delete Section 110.3.5 Lath, gypsum board and gypsum panel product inspection.**

**Section 110.3.10.1, Flood hazard documentation is amended to read as follows:**

**Section [A] 110.3.10.1 Flood hazard documentation.** If located in a flood hazard area, inspections shall be conducted as required and detailed by the DeKalb County Stormwater Management Ordinance.

**Section 110.5, Inspection requests is amended to read as follows:**

**Section [A] 110.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection at least forty eight (48) hours in advance before said inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

## **SECTION 113 BOARD OF APPEALS**

**Section 113 Board of Appeals,** -is amended to add the following:

**Section [A] 113.4 The board of appeals appointments** shall consist of three members appointed by the County Board Chairman as follows: one for five years, one for four years, and one for three years. Thereafter, each new member shall serve for five years or until a successor has been appointed.

## **DELETE SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT**

**Section 903.3.5 Water Supplies,** -is amended to read as follows:

**Section**

**903.3.5 Water Supplies:** The potable water supply shall be protected against backflow in accordance with requirements of the most recent version of the State of Illinois Plumbing Code.

**CHAPTER 11 ACCESSIBILITY**

*Delete Chapter 11 Accessibility in its entirety and replace with the following:*

*Section 1101.1 Scope. The provisions of the current Illinois Accessibility Code shall control the design and construction of facilities for accessibility for individuals with disabilities.*

**CHAPTER 13 ENERGY EFFICIENCY**

*Revise Section 1301.1.1, Criteria as amended to read as follows:*

*Section 1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the Illinois Energy Conservation Code.*

**CHAPTER 16 STRUCTURAL DESIGN**

**SECTION 1604 GENERAL DESIGN REQUIREMENTS**

*Revise Section 1604.8.3, Decks to read as follows:*

*Section 1604.8.3 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall be accomplished by the use of lag bolts or through bolts with a minimum diameter of 1/2 inch. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. Connections of decks with cantilevered framing members to exterior walls or other framing members shall be designed for both of the following:*

- (1) The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on all portions of the deck.*
- (2) The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on the cantilevered portion of the deck, and no live load or snow load on the remaining portion of the deck.”*

**SECTION 1608 SNOW LOADS**

*Revise Section 1608.2, Ground snow loads to read as follows:*

**Section 1608.2 Ground snow loads.** The ground snow loads to be used in determining the design snow loads for roofs shall be 30-psf or as determined in accordance with ASCE 7. Site (project) specific ground snow load determinations shall be based on an extreme value statistical analysis of data available in the vicinity of the site using a value with a 2-percent annual probability of being exceeded (50-year mean recurrence interval)."

## **SECTION 1612 FLOOD LOADS**

Revise Section 1612.2 Definitions to read as follows:

**Section 1612.2 Definitions.** The following terms are defined in Chapter 2 shall act as supplemental definitions to the same or similar terms defined by the DeKalb County Stormwater Management Ordinance. Where conflicts arise the terms defined in the DeKalb County Stormwater Management Ordinance shall supersede:

Revise Section 1612.3 Establishment of flood hazard areas to read as follows:

**Section 1612.3 Establishment of flood hazard areas.** The establishment of flood hazard areas shall comply with the DeKalb County Stormwater Management Ordinance."

Revise Section 1612.3.1 Design flood elevations to read as follows:

**Section 1612.3.1 Design flood elevations.** Where design flood elevations are not included in the flood hazard areas established in Section 1612.3, or where floodways are not designated, the applicant shall comply with the requirements defined by the DeKalb County Stormwater Management Ordinance."

Revise Section 1612.3.2 Determination of impacts to read as follows:

**Section 1612.3.2 Determination of impacts.** In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the applicant shall comply with the requirements defined by the DeKalb County Stormwater Management Ordinance."

Revise Section 1612.4 Design and construction to read as follows:

**Section 1612.4 Design and construction.** The design and construction of buildings and structures located in flood hazard areas shall be in accordance with the DeKalb County Stormwater Management Ordinance and Chapter 5 of ASCE 7 and ASCE 24."

Revise Section 1612.5 Flood hazard documentation to read as follows:

**Section 1612.5 Flood hazard documentation.** The documentation prepared shall be prepared in accordance with the DeKalb County Stormwater Management Ordinance and this code.

## CHAPTER 18 SOILS AND FOUNDATIONS

### SECTION 1804 EXCAVATION, GRADING, AND FILL

*Revise Section 1804.5 Grading and fill in flood hazard areas to read as follows:*

**Section 1804.5 Grading and fill in flood hazard areas.** *In flood hazard areas established in Section 1612.3, grading, fill, or both, shall be qualified and approved in accordance with the DeKalb County Stormwater Management Ordinance.”*

### SECTION 1805 FOUNDATION DRAINAGE

*Revise 1805.4.3 Drainage discharge to read as follows:*

**Section 1805.4.3 Drainage discharge.** *The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with the Illinois Plumbing Code and the ordinances adopted by the DeKalb County Department of Health. Where discharged at grade, the point of discharge of the drainage system shall be diverted in such a manner so as to not create a hazard and shall be no closer than one half (1/2) the distance between the required yard setback and the property line or five (5) feet, whichever is greater.”*

~~Section 1805.2.1 Frost Protection, Exception 2 is hereby amended to read as follows:~~

~~**Section 1805.2.1 Frost Protection, Exception 2.** *Freestanding accessory buildings with an area of 800 square feet or less shall not be required to be protected.*~~

~~Chapter 29 Plumbing Systems~~ **CHAPTER 29 PLUMBING SYSTEMS** -is deleted in its entirety.

## CHAPTER 31 SPECIAL CONSTRUCTION

### SECTION 3103 TEMPORARY STRUCTURES

*Revise paragraph 3103.1 General as follows:*

**Section 3103.1 General.** *The provisions of Sections 3103.1 through 3103.4 shall apply to structures temporarily occupied or erected in conjunction with a Temporary Use Permit. Tents and other membrane structures erected in accord with section 3103.1.2 shall comply with the International Fire Code. Temporary structures shall be erected for a period of less than 60 days, those erected for a longer period of time shall comply with applicable sections of this code.*

Section 3103.1.1 Conformance is amended to read as follows:

**Section 3103.1.1 Conformance.** Existing structures and temporary structures occupied for temporary uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

Section 3103.1.2, Permit required is amended to read as follows:

**Section 3103.1.2 Permit required.** Temporary structures *that are used or intended to be used for the gathering together of 100 or more persons in an Assembly without fixed seats; ‘unconcentrated (tables and chairs)’ function of space (15-sf net) as prescribed in Table 1004.1.2,* shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.

Add Section 3103.1.2.1 Temporary occupancy of existing structures to read as follows:

**Section 3103.1.2.1 Existing structures.** Temporary occupancy of an existing structure in conjunction with a Temporary Use Permit that are used or intended to be used for the gathering of 50 or more persons in an Assembly without fixed seating; ‘standing space’ function of space (5-sf net) as prescribed in Table 1004.1.2, shall not be operated or maintained for any purpose without an inspection by the building official and the fire code official.

Revise Section 3103.2 Construction Documents to read as follows:

**Section 3103.2 Construction documents.** A permit application and construction documents shall be submitted for each installation of a temporary structure. The construction documents shall include a site plan indicating the location of the temporary structure, distance from adjacent structures, and information delineating the means of egress and the occupant load.”

Revise Section 3103.3 Location to read as follows:

**Section 3103.3 Location.** Temporary structures shall be located in accordance with the requirements of the DeKalb County Unified Development Ordinance, International Fire Code, and Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of construction.

## **SECTION 3106 MARQUEES**

Revise Section 3106.1 General to read as follows:

**Section 3106.1 General.** Marquees shall comply with Sections 3106.2 through 3106.5 the DeKalb County Unified Development Ordinance, and other applicable sections of this code.

## **SECTION 3107 SIGNS**

Revise Section 3107.1 General to read as follows:

**Section 3107.1 General.** Signs shall be designed, constructed and maintained in accordance the DeKalb County Unified Development Ordinance and other applicable sections of this code.”

Add Section 3107.2 New Signs to read as follows:

~~**Section 3107 Signs, is hereby amended to add the following:**~~

**Section 3107.2 New Signs.** A new sign shall not hereafter be erected, constructed, altered, or maintained except as herein provided, and until after a permit has been issued by the Code Official.

Add Section 3107.3 Alterations to read as follows:

**Section 3107.3 Alterations.** Except as otherwise stated, no sign as defined shall be erected, constructed, altered or relocated until meeting the requirements of all County ordinances, obtaining a permit from the County, and as necessary from the Illinois Department of Transportation and paying the fees as required in the DeKalb County Zoning Ordinance. Routine maintenance, changing of parts or sign displays designed for changes shall not be considered an alteration.

**Add or Delete Appendixes in PART IX – Reference Standards for Building Code**

- 1) Delete Appendix A “EMPLOYEE QUALIFICATIONS.”
- 2) Delete Appendixes B “BOARD OF APPEALS.”
- 3) Add Appendix C “GROUP U – AGRICULTURAL BUILDINGS” as part of this code.
- 4) Delete Appendix D “FIRE DISTRICTS.”
- 5) Delete Appendix E “SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS.”
- 6) Delete Appendix F “RODENTPROOFING.”
- 7) Delete Appendix G “FLOOD-RESISTANT CONSTRUCTION.”
- 8) Delete Appendix H “SIGNS.”
- 9) Add Appendix I “PATIO COVERS.”
- 10) Delete Appendix J “GRADING.”
- 11) Add Appendix K “ADMINISTRATIVE PROVISIONS” as part of this code.
- 12) Delete Appendix L “EARTHQUAKE RECORDING INSTRUMENTATION.”
- 13) Delete Appendix M “TSUNAMI-GENERATED FLOOD HAZARD.”

### **3. ARTICLE III. ELECTRICAL CODE:**

#### **Sec. 14-51. Adopted.**

The NFPA 70, National Electric Code, ~~2002-2005~~ 2014 Edition, is hereby adopted and

incorporated by reference as if set forth verbatim in this article.

4. **ARTICLE V. MECHANICAL CODE:**

**Sec. 14-141. Adopted.**

The International Mechanical Code, ~~2003-2006~~ 2015, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

**Sec. 14-142. Amendments.**

The International Mechanical Code, ~~2006 2015 2003-2006~~ as adopted by the County Board, is amended as set out in this section.

**SECTION 101 GENERAL**

~~General~~—In all Chapters and Sections where "name of jurisdiction" or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".

**Section 106.5.2 Fees** -is amended to read:

See DeKalb County Building Permit Fee Schedule

**Section 106.5.3 Refunds**- is hereby deleted in its entirety.

5. **ARTICLE VI. ONE- AND TWO-FAMILY DWELLING CODE:**

**Sec. 14-166. Adopted.**

The International Residential Code For One and Two Family Dwellings, ~~2003- 2006 2015~~2006 Edition, except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

~~(O. No. 23023, 12-12-06; Ord. No. 2006-16, § 2, 7-19-06)~~

**Sec. 14-167. Amendments.**

The International Residential Code For One and Two Family Dwellings, ~~2003-2006 2015~~2006 Edition as adopted by the County Board, is amended as set out in this section.

*General* In all Chapters and Sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois."

~~*Section R105.2 "Work Exempt From Permit."* The following sections are hereby deleted:~~

~~*R105.2—1. "detached accessory structure 200 square feet or less."*~~

~~R105.2— 2. "Fences not over 6' in height.~~

## **CHAPTER 1 SCOPE AND ADMINISTRATION**

### **SECTION R101 GENERAL**

Revise section R101.1 Title to read as follows:

**Section R101.1 Title.** These provisions shall be known as the Residential Code for *One- and Two-family Dwellings of DeKalb County*, and shall be cited as such and will be referred to herein as “this code.”

### **SECTION R102 APPLICABILITY**

Revise section R102.7 Existing structures to read as follows:

**Section R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code*, the *International Existing Building Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

### **SECTION R103 DEPARTMENT OF BUILDING SAFETY**

Revise section R103.1 Creation of enforcement agency to read as follows:

**Section R103.1 Creation of enforcement agency.** The *Department of Community Development* is hereby created and the official in charge thereof shall be known as the *Director of Community Development*.

### **SECTION R104 DUTIES OF THE BUILDING OFFICIAL**

Revise section R104.10.1 Flood hazard areas to read as follows:

**Section R104.10.1 Flood hazard areas.** The building official shall not grant modifications to any provisions required in flood hazard areas as established by Table R301.2(l) unless a determination has been made that *the development complies with the DeKalb County Stormwater Management Ordinance*.

### **SECTION R105 PERMITS**

Revise section R105.2 “Work exempt from permit. Building: Exemption 1.” to read as follows:

**Building Exemption 1.** *One-story detached accessory structures that have a maximum floor area of one-hundred twenty (120) square feet and are not located in a floodplain or wetland and comply with all requirements of the DeKalb County Unified Development Ordinance and DeKalb County Stormwater Ordinance and are properly*

anchored in accordance with this Code or anchored to a minimum 6" x 6" perimeter concrete curb or anchored with 3'-0" guy rods, 3'-0" auger rods, or piers.

**Delete section R105.2 "Work exempt from permit. Building: Exemption 2. Fences**

**Revise section R105.2 Work exempt from permit. Building: Exemption 3.** to read as follows:

**Building Exemption 3.** Retaining walls that are not over 4 feet (1219 mm) in height measured from the *adjacent grade* to the top of the wall, unless supporting a surcharge."

**Delete Section R105.2 Work exempt from permit. Building Exemption 4:** ~~Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1~~

**Revise section R105.2 Work exempt from permit. Building: Exemption 5** to read as follows:

**Building Exemption 5.** Sidewalks, *patios* and driveways *that comply with all requirements of the DeKalb County Unified Development Ordinance and DeKalb County Stormwater Management Ordinance.*

**Revise section 105.2 Work exempt from permit. Building: Exemption 10** to read as follows:

**Building Exemption 10.** *Replacement windows and doors of the same size*

**Add section 105.2 Work exempt from permit. Building: Exemption 11** to read as follows:

**Building Exemption 11.** *Roofing and siding replacements without modification to any existing structural systems.*

**Add section 105.2 Work exempt from permit. Building: Exemption 12** to read as follows:

**Building Exemption 12.** *Agricultural Exempt Structures as defined by the DeKalb County Unified Development Ordinance provided they obtain an Agricultural Exempt Zoning Permit and comply with the building setback requirements of the DeKalb County Unified Development Ordinance and all requirements of the DeKalb County Stormwater Management Ordinance.*

**Add section 105.2 Work exempt from permit. Building: Exemption 13** to read as follows:

**Building Exemption 13.** *Temporary signs and permanent signs that are designated as not requiring permits in the DeKalb County Unified Development Ordinances provided that they comply with all requirements of the DeKalb County*

Unified Development Ordinance and DeKalb County Stormwater Management Ordinance.

Add section 105.2 Work exempt from permit. Building: Exemption 14 to read as follows:

Building Exemption 14. Ground signs located on park or conservation land provided that the sign does not include an off-premise commercial advertising message, are non-illuminated, limited to a maximum sign area of thirty-two square feet, and comply with all requirements of the DeKalb County Unified Development Ordinance and DeKalb County Stormwater Management Ordinance.

Revise section R105.3 Application for permit. to read as follows:

Section R105.3 To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Department of Community Development for that purpose. Such application shall:"

Revise section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas. to read as follows:

Section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas. For applications for reconstruction, rehabilitation, addition, alteration, repair or other improvement of existing buildings or structures located in a flood hazard area, refer to the DeKalb County Stormwater Ordinance.

Add section R105.4.1 Validity of Permit to read as follows:

Section R105.4.1 Permits for residential construction on platted, non-improved\* streets/roads will be issued subject to providing access prior to issuance of a Certificate of Occupancy. Access must be provided across the entire frontage of the lot or parcel in a manner equal to or better than the following minimum standards:

- (1) Aggregate surface course to a compacted thickness of ten (10) inches and a width of nineteen (19) feet.
- (2) Adequate provisions for roadway drainage.

\*For purposes of this section, "non-improved" shall mean streets/roads which have not been constructed to state, county or township standards.\*

Delete section R105.5 Expiration.

## SECTION R106 CONSTRUCTION DOCUMENTS

Revise section R106.1.4 Information for construction in flood hazard areas" to read as follows:

Section R106.1.4 Information for construction in flood hazard areas. For

buildings and structures located in whole or in part in flood hazard areas as established by Table R301.2(1), construction documents shall be prepared in accordance with the DeKalb County Stormwater Management Ordinance and this code. Where conflicts exist the more stringent ordinance shall supersede.

**Add section R106.1.5 Roofed structures supported by piers to read as follows:**

**Section R106.1.5 Roofed structures supported by piers.** *Construction plans for roofed structures supported by a structural system other than a continuous footing and attached to a primary structure shall be signed and sealed by a design professional licensed in the State of Illinois.*

## **SECTION R107 TEMPORARY STRUCTURES AND USES**

Delete section R107 “Temporary Structures and Uses.”

## **SECTION R109 INSPECTIONS**

**Section R109.1.1 Foundation inspection** is amended to read as follows:

**Section R109.1.1 Footing inspection.** *Inspection of the footings shall be made prior to placement of any piers, footings, or poles and after the full foundation area is excavated to the required depth. The footing inspection shall include excavations for all foundation walls, frost walls, thickened slabs and isolated piers intended for the support of bearing walls, partitions, structural supports, or equipment.*

**Add section R109.1.1.1 Backfill inspection** to read as follows:

**Section R109.1.1.2 Backfill inspection.** *Inspection made after foundation walls are erected. Prior to backfilling the following systems or components including, but not limited to, damp/waterproofing, subsurface drainage system, exterior insulation, and anchoring shall be placed.*

**Add section R109.1.1.2 Service inspection** to read as follows:

**Section R109.1.3 Service Inspection.** *Service inspection must be conducted prior to any connection by the utility supplier. The service inspection shall include routing of all utilities from the right of way or the utility source to the main distribution point for the structure.*

**Add section R109.1.1.3 Slab plumbing inspections** to read as follows:

**Section R109.1.1.2 Slab plumbing inspections.** *Inspection made prior to the placement of concrete for any and all Plumbing, Electrical & Mechanical installations proposed under concrete slabs.*

**Section R109.1.3 Floodplain Inspections** is amended to read as follows:

*Section R109.1.3 Site development inspections. Inspections as required and detailed by the DeKalb County Stormwater Management Ordinance for building permits.*

**Add section R109.1.4.1 Insulation Inspection** to read as follows:

*Section R109.1.4.1 Insulation Inspection: Inspection of insulation that makes up the thermal envelope and insulation at piping, duct, or other system components prior to application of finishes and general concealment. The final energy performance specifications and tests shall be available during inspection.*

**Section R109.3 Inspection requests** is amended to read as follows:

*Section R109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection at least twenty hours (24hrs) before said inspection. It shall be the duty of the permit holder requesting any inspections required by this code to provide access to and means for inspection of such work.*

**Section R112 Board of Appeals**, - is hereby amended to add the following:

**Section R112.5 The board of appeals** shall consist of three members appointed by the County Board Chairman as follows: one for five years, one for four years, and one for three years. Thereafter, each new member shall serve for five years or until a successor has been appointed.

~~Section R112.2.1 Determination of Substantial Improvement in Areas Prone to Flooding, and Section R112.2.2 Criteria for Issuance of a Variance for Areas Prone to Flooding are hereby deleted.~~

**CHAPTER 3 BUILDING PLANNING**

**SECTION R301 DESIGN CRITERIA**

Delete Table R301.2(1) and replaced as follows:

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

<u>GROUND SNOW LOAD</u>	<u>WIND DESIGN</u>		<u>SEISMIC DESIGN CATEGORY<sup>f</sup></u>	<u>SUBJECT TO DAMAGE FROM</u>			<u>WINTER DESIGN TEMP<sup>e</sup></u>	<u>ICE BARRIER UNDERLAYMENT REQUIRED<sup>b</sup></u>	<u>FLOOD HAZARDS<sup>g</sup></u>	<u>AIR FREEZING INDEX<sup>i</sup></u>	<u>MEAN ANNUAL TEMP<sup>j</sup></u>
	<u>Speed<sup>d</sup>(mph)</u>	<u>Topographic effects<sup>k</sup></u>		<u>Weathering<sup>a</sup></u>	<u>Frost line depth<sup>b</sup></u>	<u>Termite<sup>c</sup></u>					
30	115	NO	B	SEVERE	42	M-H	-4	YES	SMO	2000	50° F

*For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.*

*a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure*

R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The outdoor design dry-bulb temperature shall be selected from the columns of 97<sup>1</sup>/<sub>2</sub>-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

To Table R301.2(1) add:

Ground Snow Load	25 psf
Wind Speed	90 mph
Seismic Design Category	B
Weathering	Severe
Frost Line Depth	42"
Termite	-
Winter Design Temp	-5 degrees F
Ice Barrier Underlayment Required	Yes
Flood Hazards	Per NFIP
Air Freezing Index	1500
Mean Annual Temp	47 degrees F

Revise section R301.2.4 Floodplain construction to read as follows:

**Section R301.2.4 Floodplain construction.** Buildings and structures constructed in whole or in part in flood hazard areas as established by Table R301.2(1), and substantial improvement and restoration of substantial damage of buildings and structures in flood hazard area, shall be designed and constructed in accordance with the requirements of the DeKalb County Stormwater Management Ordinance."

## **SECTION R302 FIRE-RESISTANT CONSTRUCTION**

**Section R302.1 Exterior walls** is amended to read as follows:

Section R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with the DeKalb County Unified Development Ordinance. Where the Unified Development Ordinance does not apply, such structures shall be regulated by Table R302.1(l).

Delete Section R302.1 Exterior Walls. Exception #2. Walls of dwellings and accessory structures located on the same lot

Delete Section R302.1 Exterior Walls. Exception #4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).

Delete Section R302.1 Exterior Walls. Exception #5. Foundation vents installed in compliance with this code are permitted.

Section R302.6 Dwelling-garage fire separation is amended to read as follows:

Section R302.6 Dwelling-garage fire separation. The garage shall be separated from the residence and its attic area by means of minimum 5/8-inch (16.51mm) Fire Code gypsum board applied to the garage side. This application shall be continuous on all walls, ceilings and soffits when habitable space exists above the garage area.

## SECTION R309 GARAGES AND CARPORTS

Section R309.1 Floor surface is amended as follows:

Section R309.1 Floor surface. Garage and carports floor surfaces shall be of approved noncombustible material. That area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids towards the main vehicle entry doorway. The common wall of garage and living space, including stairwells, shall have a four (4) inch concrete curb to protect separation wall from liquids.

Exception: Garage floors with a slope of 1.5% grade that continues to slope from the garage floor down the driveway are not required to have a four (4) inch gas curb

Section R309.3 Flood hazard areas is amended to read as follows:

Section R309.3 Flood hazard areas. For buildings located in flood hazard areas as established by Table R301.2(l), garage floors shall be constructed in accordance with the DeKalb County Stormwater Management Ordinance.

Add Section R309.6 Service door to read as follows:

Section R309.6 Service Door. One (1) service door leading directly to the exterior is required for attached or detached garages.

**Add Section R309.7 Gas Curb** to read as follows:

**Section R309.7 Gas Curb.** A concrete curb extending at least four inches (4”) above the garage floor and around all below grade openings shall be provided for attached garages.

## **SECTION R311 MEANS OF EGRESS**

**Section R311.2 Egress door** is amended to read as follows:

**Section R311.2 Egress doors.** Not less than two egress doors shall be provided for each dwelling unit. At least one of the required egress doors shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The second required egress door shall be permitted to be a side-hinged door or a slider. The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

**Revise section R311.5.1.1 Attachment** to read as follows:

**Section R311.5.1 Attachment.** Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall comply with Table R507.2.”

~~Section R311.5.3 – Stairway Treads & Risers~~ is hereby amended to read as follows:

~~——— R311.5.3.1 Riser height. The maximum riser height shall be 8 1/4.”~~

~~——— R311.5.3.2 Tread depth. The minimum tread depth shall be 9.”~~

## **SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS**

**Section R313 AUTOMATIC FIRE SPRINKLER SYSTEMS** is amended to read as follows:

**Section R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall not be required in townhouses.

**Section R313.1.1 Design and Installation.** Where provided, automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with the Illinois Plumbing Code and NFPA 13 D.

**Section R313.2 One- and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall not be required in one- and two-family dwellings.

**Section R313.2.1 Design and installation.** When provided, automatic residential fire sprinkler systems shall be designed and installed in accordance with the Illinois Plumbing Code and NFPA 13D.

**Add Section R313.3 Other Code Requirements.** All structures built without automatic fire sprinkler systems shall comply with construction and separation requirements for non-sprinklered construction described in this code.

## **SECTION R322 FLOOD RESISTANT CONSTRUCTION**

**Section R322.1.5 General** is amended to read as follows:

**Section R322.1 General.** Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in Table R301.2(1), and substantial improvement and restoration of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions of the DeKalb County Stormwater Management Ordinance and as contained in this section. Construction documents shall be prepared by an architect or appropriate design professional licensed in the State of Illinois. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with the DeKalb County Stormwater Management Ordinance and ASCE 24.

## **SECTION R324 SOLAR ENERGY SYSTEMS**

**Revise Section R324.2 Solar thermal systems** to read as follows:

**Section R324.2 Solar thermal systems.** Solar thermal systems shall be designed and installed in accordance with the DeKalb County Unified Development Ordinance, Chapter 23 and the International Fire Code.

**Revise Section R324.3 Photovoltaic Systems** to read as follows:

**Section R324.3 Photovoltaic systems.** Photovoltaic systems shall be designed and installed in accordance with the DeKalb County Unified Development Ordinance, Sections R324.3.1 through R324.7.2.5 and NFPA 70. Inverters shall be listed and labeled in accordance with UL 1741. Systems connected to the utility grid shall use inverters listed for utility interaction.

Revise Section R324.4.1 Roof live load to read as follows:

Section R324.4.1 Roof live load. Roof structures that provide support for photovoltaic panel systems shall be designed for applicable roof loads. Portions of roof structures not covered by photovoltaic panels shall be designed for dead loads and live loads in accordance with R301.4 and R301.6. Roof structures that provide support for photovoltaic panel systems shall be designed for the following load cases:

- (1) Dead Load (including photovoltaic panel weight) plus snow load in accordance with Table R301.2(1)
- (2) Dead Load (excluding photovoltaic panel weight) plus roof live load or snow load, whichever is greater, in accordance with Section R301.6.

Revise Section R324.6.1 Fire separation distances to read as follows:

Section R324.6.1 Fire separation distances. Ground-mounted photovoltaic systems shall maintain a fire separation distance of 7'-0" from any other accessory or principle structure or as allowed by the DeKalb County Unified Development Ordinance.

~~Section R313.2 Power Source is hereby amended to read as follows:~~

~~R313.2 Power Source. In addition to the required AC primary source, required smoke detectors shall receive power from a battery or other approved secondary power source when AC primary power is interrupted.~~

## CHAPTER 4 FOUNDATIONS

### SECTION R403 FOOTINGS

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

**Section R403.1.1 Minimum size.** The minimum width, W, and thickness, T, for concrete footings shall be no less than 16" x 8" for light-frame construction and 20" x 10" for light-frame construction with brick veneer or in accordance with Tables R403.1(1) through R403.1(3) and Figure R403.1(1) or R403.1.3, as applicable. The footing width shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections, P, shall be not less than 2 inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001.2. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

Add Section R403.1.1.1 Turned down footing to read as follows:

**Section R403.1.1.1 Turned down footing.** The minimum width, W, of a turned down footing shall be no less than 12" or shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. The minimum depth shall be in accordance with Section R403.1.4.

### SECTION R404 FOUNDATION AND RETAINING WALLS

Revise **Section R404.1.2.1 Masonry foundation walls** to read as follows:

**Section R404.1.2.1 Masonry foundation walls.** Concrete masonry and clay masonry foundation walls shall have a minimum nominal thickness of 8" or as set forth in Table R404.1.1(1), R404.1.1(2), R404.1.1(3) or R404.1.1(4) and shall also comply with applicable provisions of Section R606. In buildings assigned to Seismic Design Categories D0, D, and D2, concrete masonry and clay masonry foundation walls shall also comply with Section R404.1.4.1. Rubble stone masonry foundation walls shall be constructed in accordance with Sections R404.1.8 and R606.3.2. Rubble stone masonry walls shall not be used in Seismic Design Categories D0, D, and D2.

### SECTION R405 FOUNDATION DRAINAGE

Add Section R405.2.4 “Point of discharge” to read as follows:

**Section R405.2.4 Point of discharge.** The point of discharge of the drainage system shall be diverted in such a manner so as to not create a hazard and shall be no closer than one half (1/2) the distance between the required yard setback and the property line or five (5) feet, whichever is greater.

### **SECTION R408 UNDER-FLOOR SPACE**

Section R408.5 Removal of debris is amended to read as follows:

**Section R408.5 Removal of debris.** The under-floor grade shall be cleaned of all vegetation and organic material and granular fill, pea gravel, or a concrete slab placed over a vapor barrier that complies with R506.2.3. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.

Revise section R408.7 “Flood resistance” to read as follows:

**Section R408.7 Flood resistance.** For buildings located in the flood hazard areas refer to the requirements of the DeKalb County Stormwater Management Ordinance.”

## CHAPTER 5 FLOORS

### Section R507 EXTERIOR DECKS

Revise Table R507.2 Deck Ledger connection to Band Joist to read as follows:

**Table R507.2 DECK LEDGER CONNECTION TO BAND JOIST<sup>a, b</sup> (Deck live load = 40 psf, deck dead load = 10**

<u>JOIST SPAN</u>	<u>6' and less</u>	<u>6' 1" to 8'</u>	<u>8' 1" to 10'</u>	<u>10' 1" to 12'</u>	<u>12' 1" to 14'</u>	<u>14' 1" to 16'</u>	<u>16' 1" to 18'</u>
<u>Connection details</u>	<u>On-center spacing of fasteners<sup>d, e</sup></u>						
<u>1/2-inch diameter lag screw with 1/2-inch maximum sheathing<sup>c, d</sup></u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>
<u>1/2-inch diameter bolt with 1/2-inch maximum sheathing<sup>d</sup></u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>
<u>1/2-inch diameter bolt with 1-inch maximum sheathing<sup>e</sup></u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. 1 pound per square foot = 0.0479 kPa.

a. Ledgers shall be flashed in accordance with Section R703.8 to prevent water from contacting the house band joist.

b. Snow load shall not be assumed to act concurrently with live load.

c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.

d. Sheathing shall be wood structural panel or solid sawn lumber.

e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

psf)

Revise Section R507.2.4 Deck lateral load connection to read as follows:

Section R507.2.4 Deck lateral load connection. Where a lateral load connection is provided, the connection shall be permitted to be in accordance with Figure R507.2.3(1) or R507.2.3(2). Where the lateral load connection is provided in accordance with Figure R507.2.3(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds (6672 N). Where the lateral load connections are provided in accordance with Figure R507.2.3(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).

~~Section R403.1.4.1 Frost Protection, is hereby amended to read as follows:~~

~~R403.1.4.1 Frost Protection, Exception 1. Freestanding accessory buildings with an area of 800 square feet or less and an eave height of 10 feet or less shall not be required to be protected.~~

~~———R403.1.4.1 Frost Protection, Exception 2. Is deleted in its entirety.~~

~~Section R404.1, Concrete and masonry foundation walls, is amended to read, as follows:~~

~~**R404.1 Concrete and masonry foundation walls.** Concrete and masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404 or in accordance with ACI 318, ACI 332, NCMA TR68-A or ACI 530/ASCE 5/TMS 402 or other approved standards. When ACI 318, ACI 332 or ACI 530/ASCE 5/TMS 402 or the provisions of Section R404 are used to design concrete or masonry foundation walls, project drawings, typical details and specifications are not required for design, unless otherwise required by the state law of the jurisdiction having authority. (Delete remaining paragraph.) Foundation walls that meet all of the following shall be considered laterally supported: Items (1 through 4).~~

~~Delete Tables R404.1(1) Top Reaction and prescriptive Support for Foundation  
R404.1(2) Maximum Plate Anchor bolt Spacing for Supported foundation  
R404.1(3) Maximum Aspect ratio, L/W for Unbalanced Foundations~~

Chapter 11 is hereby deleted in its entirety and replaced with:

See the Illinois Energy Conservation Code

Delete CHAPTER 25 THROUGH 32 regarding plumbing:

~~Chapters 25-32 are hereby deleted in their entirety.~~

The following appendices are adopted in their ~~entirety~~entirety for the Residential Code

Appendix C Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems

Appendix E Manufactured Housing Used As Dwellings

Appendix F Passive Radon Control Methods

~~Appendix G Swimming Pools, Spas and Hot Tubs~~

Appendix H Patio Covers

Appendix J Existing Buildings And Structures

Appendix T Recommended Procedure for Worst-Case Testing of Atmospheric Venting Systems Under N1102.4 or N1105 Conditions  $\leq 5ACH_{50}$

**6.. ARTICLE VII. PLUMBING CODE:**

The provisions of the Illinois Plumbing Code as adopted separately by the DeKalb County Board shall govern the erection, installation, alteration, repairs, relocation, and replacement, addition to, use or maintenance of plumbing equipment.

**67. ARTICLE VIII. FIRE CODE:**

**Sec. 14-201. Adopted.**

The International Fire Code, ~~2003-2006~~ 2015~~2006~~ Edition except as amended in this article, is hereby adopted and incorporated by reference as if set forth verbatim in this article.  
(~~Ord. No. 2006-16, § 2, 7-19-06~~)

**Sec. 14-202. Amendments.**

The International Fire Code, ~~2003-2006~~ 2015~~2006~~ Edition as adopted by the County Board, is amended as set out in this section.

*General* -In all Chapters and Sections where "name of jurisdiction" or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois".

*Section 103.2 Appointment* -is amended as follows.

The fire code official shall be the fire chief of the local fire protection district in which the subject property is located.

**SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES**

Revise Section 307 "Open burning, recreational fires, and portable outdoor fireplaces" to read as follows:

**Section 307.1 General.** *Open burning, recreational fires, and portable outdoor fireplaces shall comply with the DeKalb County Health Department Open Burning Ordinance and with the fire prevention district(s) having jurisdiction in which the activity is to occur.*

**SECTION 308 OPEN FLAMES**

Revise Section 308 Open flames to read as follows:

**Section 308.1 General.** Open flame, fire, and burning on all premises shall comply with the DeKalb County Department of Health Open Burning Ordinance and with the fire prevention district(s) having jurisdiction in which the activity is to occur.”

**SECTION 310 SMOKING**

Delete Section 310 “Smoking” in its entirety.

**78. ARTICLE IX. ENERGY CODE:**

**Sec. 14-211. Adopted.**

The most recent Illinois Energy Conservation Code ~~for Commercial Buildings~~ and the most recent Supplements thereto currently in force as mandated by the State of Illinois, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article. ~~(Ord. No. 2006-16, § 2, 7-19-06)~~

**~~Sec. 14-212. Amendments.~~**

~~The most recent Illinois Energy Conservation Code for Commercial Buildings currently in force as mandated by the State of Illinois, as adopted by the County Board, is amended as set out in this section.~~

~~General - All residential sections set forth in the Illinois Energy Conservation Code and its supplements currently in force are hereby deleted.~~

**89. ARTICLE X. FUEL GAS CODE:**

**Sec. 14-221. Adopted.**

The International Fuel Gas Code, ~~2003-2006~~ 2015 Edition, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article. ~~(Ord. No. 2006-16, § 2, 7-19-06)~~

**Sec. 14-222. Amendments.**

The International Fuel Gas Code, ~~2006 2015 2003-2006~~ Edition, as adopted by the County Board, is amended as set out in this section.

*General* - In all chapters and sections where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb."

Section 106.~~56~~.2 *Fee Schedules* -is amended to read:

See DeKalb County Building Permit Fee Schedule.

Section 106.~~56~~.3 *Refunds*- is hereby deleted in its entirety.

109. ~~A new~~ **ARTICLE XII. EXISTING BUILDING CODE**, is hereby ~~added~~ amended, as follows:

## **ARTICLE XII. EXISTING BUILDING CODE**

### **Sec. 14-232. Adopted.**

The International Existing Building Code, ~~2006-2006~~ 2015 Edition, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

### **CHAPTER 1 GENERAL**

#### **SECTION 103 DEPARTMENT OF BUILDING SAFETY**

Revise Section 103.1 “Creation of enforcement agency” to read as follows:

**Section [A] 103.1 Creation of enforcement agency.** The *Department of Community Development* is hereby created and the official in charge thereof shall be known as the *Director of Community Development*.”

#### **SECTION 104 DUTIES OF THE BUILDING OFFICIAL**

Revise Section 104.2.1 **Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas** to read as follows:

**Section [A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.** For applications for reconstruction, rehabilitation, *repair, alteration, addition* or other improvement of existing buildings or structures located in *flood hazard areas, refer to the DeKalb County Stormwater Management Ordinance. When determined that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of the DeKalb County Stormwater Management Ordinance and Section 1612.*”

Revise Section 104.10.1 Flood hazard areas to read as follows:

**Section [A] 104.10.1 Flood hazard areas.** *For existing buildings located in flood hazard areas for which repairs, alterations, and additions constitute substantial improvement, the building official shall not grant modifications to provisions related to flood resistance unless a determination has been made that the development complies with the DeKalb County Stormwater Management Ordinance.*

## **SECTION 105 PERMITS**

Revise Section 105.2 “Work exempt from permit.” to read as follows:

**Section 105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for work exempt by the *International Building Code or the International Residential Code.*

Revise Section 105.3 “Application for permit.” to read as follows:

**Section [A] 105.3 Application for permit.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Department of Community Development for that purpose and shall include the required information prescribed in the *International Building Code or the International Residential Code as adopted by DeKalb County.*”

Revise Section 105.5 “Expiration” to read as follows:

**Section [A] 105.5 Expiration.** *The permit is valid for a period as prescribed in the International Building Code or the International Residential Code as adopted by DeKalb County.*”

## **SECTION 107 TEMPORARY STRUCTURES AND USES**

Revise Section 107.1 “General.” To read as follows:

**Section [A] 108.1 General.** The building official is authorized to issue a permit for temporary structures for *Temporary Use Permits in accord with the DeKalb County Unified Development Ordinance.* Such temporary structures shall be limited as to time of service as prescribed in the *International Building Code.*”

## **SECTION 109 INSPECTIONS**

Revise Section 109.1 “General” to read as follows:

Section [A] 109.1 General. Inspections shall be conducted as prescribed by the International Building Code and International Residential Code as adopted by DeKalb County.”

## **SECTION 110 CERTIFICATE OF OCCUPANCY**

Revise Section 110.2 “Certificate issued” to read as follows:

**Section [A] 110.2 Certificate issued.** Certificates of occupancy shall be issued as prescribed by the International Building Code and the International Residential Code.

## **Delete SECTION 115 UNSAFE STRUCTURES AND EQUIPMENT**

## **CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS**

### **SECTION 302 GENERAL PROVISIONS**

Revise Section 302.2 “Additional codes” to read as follows:

**Section 302.2 Additional codes.** Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocations, respectively, in this code and the building codes and ordinances as adopted by DeKalb County.”

## **CHAPTER 4 PRESCRIPTIVE COMPLIANCE METHOD**

### **SECTION 402 ADDITIONS**

Revise Section 402.2 “Flood hazards areas.” to read as follows:

**Section [BS] 402.2 Flood hazard areas.** For buildings or structures in flood hazard areas established in the DeKalb County Stormwater Management Ordinance, any addition that constitutes substantial improvement shall comply the flood design requirements defined in the DeKalb County Stormwater Management Ordinance. Additions that do not constitute substantial improvement shall be documented in accordance with the DeKalb County Stormwater Ordinance and the International Building Code or International Residential Code as adopted by DeKalb County.”

### **SECTION 403 ALTERATIONS**

Revise Section 403.2 “Flood hazards areas.” to read as follows:

**Section [BS] 403.2 Flood hazard areas.** For buildings or structures in flood hazard areas established in *the DeKalb County Stormwater Management Ordinance*, any alteration that constitutes substantial improvement shall comply the flood design requirements defined in *the DeKalb County Stormwater Management Ordinance*. *Alterations that do not constitute substantial improvement shall be documented in accordance with the DeKalb County Stormwater Ordinance and the International Building Code or International Residential Code as adopted by DeKalb County.”*

## **SECTION 404 REPAIRS**

Revise Section 404.5 “Flood hazards areas.” to read as follows:

**Section [BS] 404.5 Flood hazard areas.** For buildings or structures in flood hazard areas established in *the DeKalb County Stormwater Management Ordinance*, any repair work that requires permits in accordance the *International Building Code* or the *International Residential Code* and that constitutes substantial improvement shall comply the flood design requirements defined in *the DeKalb County Stormwater Management Ordinance*. *Repairs that do not constitute substantial improvement shall be documented in accordance with the DeKalb County Stormwater Ordinance and the International Building Code or International Residential Code as adopted by DeKalb County.”*

## **SECTION 410 ACCESSIBILITY FOR EXISTING BUILDINGS**

Delete Chapter 410 “ACCESSIBILITY FOR EXISTING BUILDINGS” and replace as follows:

**Section 410.1 Accessibility for Existing Buildings.** *Accessibility requirements for additions, alterations, and change of occupancy within existing buildings shall be designed and constructed in accordance with the Illinois Accessibility Code and the International Building Code.”*

## **CHAPTER 6 REPAIRS**

### **SECTION 606 STRUCTURAL**

Revise Section 606.2.4 “Flood hazards areas.” to read as follows:

**Section [BS] 606.2.4 Flood hazard areas.** In flood hazard areas, buildings that have sustained substantial damage shall be brought into compliance with *the DeKalb County Stormwater Management Ordinance*.”

## **CHAPTER 7 ALTERATIONS – LEVEL 1**

### **SECTION 701 GENERAL**

*Revise Section 701.3 “Flood hazard areas.” to read as follows:*

**Section [BS] 701.3 Flood hazard areas.** *In flood hazard areas established in the DeKalb County Stormwater Management Ordinance, alterations that constitute substantial improvement shall require that the building comply with the DeKalb County Stormwater Management Ordinance and the International Building Code or International Residential Code as applicable.”*

### **SECTION 705 ACCESSIBILITY**

*Delete Chapter 705 “ACCESSIBILITY” and replace as follows:*

**Section 705.1 General.** *Accessibility requirements for Level 1 alterations within existing buildings shall be designed and constructed in accordance with the Illinois Accessibility Code and the International Building Code.”*

## **CHAPTER 8 ALTERATIONS – LEVEL 2**

### **SECTION 806 ACCESSIBILITY**

*Revise Section 806.2 “Stairways and escalators in existing buildings.” and replace as follows:*

**“806.2 Stairways and escalators in existing buildings.** *In alterations where an escalator or stairway is added where none existed previously, an accessible route shall be provided in accordance with the Illinois Accessibility Code and the International Building Code.”*

### **SECTION 810 PLUMBING**

*Revise Section 810.1 “Minimum Fixtures.” to read as follows:*

**Section 810.1 Minimum Fixtures.** *The minimum number of plumbing fixtures shall be calculated and installed in accordance with the Illinois Plumbing Code and Illinois Accessibility Code.”*

## **CHAPTER 9 ALTERATIONS – LEVEL 3**

### **SECTION 906 ACCESSIBILITY**

Delete Section 906.2 “Type B dwelling or sleeping units.”

## **CHAPTER 11 ADDITIONS**

### **SECTION 1105 ACCESSIBILITY**

Delete Section 1105.2 “Accessible dwelling units and sleeping units.”

Delete Section 1105.3 “Type A dwelling or sleeping units.”

Delete Section 1105.4 “Type B dwelling or sleeping units.”

## **CHAPTER 14 PERFORMANCE COMPLIANCE METHODS**

### **SECTION 1401 GENERAL**

Revise Section 1401.2 “Applicability” to read as follows:

**Section 1401.2 Applicability.** Structures existing prior to *the adoption of this ordinance* in which there is work involving additions, alterations, or changes of occupancy shall be made to confirm to the requirements of this chapter or the provisions of Chapters 5 through 13 or *Section 1401.4*. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.”

## **CHAPTER 15 CONSTRUCTION SAFEGUARDS**

Delete Chapter 15 “Construction Safeguards” in its entirety.

## **PART IX – Reference Standards for Existing Buildings**

Delete Appendix A “GUIDELINES FOR THE SEISMIC RETROFIT OF EXISTING BUILDINGS.”

Delete Appendix B “SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES.”

Add Appendix C “GABLE END RETROFIT FOR HIGH-WIND AREAS.”

Delete Appendix D “SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS.”

Delete Resource A “GUIDELINES ON FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES.”

**11. ADD NEW ARTICLE XIII. SWIMMING POOL AND SPA CODE:**

**Sec. 14-233. Adopted.**

The International Swimming Pool and Spa Code 2015 Edition, as amended herein, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

The following sections of the International Swimming Pool and Spa Code, 2015 Edition are hereby revised as follows:

In all Chapters and Sections, where "name of jurisdiction" and/or "chief appointing authority of the jurisdiction" is written, insert "County of DeKalb, Illinois."

**SECTION 202 DEFINITIONS.**

Add in Section 202 the following words or groups of words shall have the meanings assigned to them as hereinafter listed:

**SWIMMING POOL.** Any structure intended for swimming or recreational bathing that contains water over twenty (24) inches deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, and spas

—SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of DeKalb County, Illinois.

ADOPTED BY THE COUNTY BOARD THIS X17TH DAY OF MARCHXXX, 20102019, A.D.

Chairman, DeKalb County Board

ATTEST:

County Clerk

|  
|