

Chapter 14 - BUILDINGS AND BUILDING REGULATIONS

Sec. 14-A BUILDING PERMITS

Sec. 14-A-1 Building Permit Applications Generally

A person desiring the building permit required by the building codes adopted in this chapter shall make written application to the office of the building and development officer upon a form approved by such officer, giving such information as is required on the form and such other information as the building officer requires to determine whether the permit should be issued.

(Code 1979, § 5-3; Ord. No. 2010-08, § 2, 3-17-2010)

State Law reference — Authority to adopt technical codes by reference, 55 ILCS 5/5-6001—5/5-6006

Sec. 14-A-2 Building Permit Fees

Any person desiring a building permit as required shall pay a fee according to the following schedule:

1. *Residential (one- and two-family) principal structures:*
 - a. New:
 1. Floor area above-ground, per square foot \$0.30
 2. Floor area below-ground, attached garage, per square foot 0.25
 3. Mobile homes 110.00
 4. Electric 150.00
 5. Plumbing 150.00
 6. Mechanical 150.00
 7. Temporary occupancy permit (\$250.00 will be refunded upon successful completion of final inspection and issuance of final occupancy permit) 500.00
 - b. Additions, remodeling, alterations:
 1. Heated structures:
 - i. Floor area, per square foot 0.30
 - ii. Electrical 100.00
 - iii. Plumbing 100.00
 - iv. Mechanical 100.00
 - v. Minimum fee 100.00
 2. Unheated structures:
 - i. Floor area, per square foot 0.25
 - ii. Electrical 100.00
 - iii. Minimum fee 100.00
 3. Independent revisions:
 - i. Electrical 50.00
 - ii. Plumbing 50.00
 - iii. Mechanical 50.00
 - iv. Re-roofing 100.00

- c. Accessory structures:
 - 1. Fences and permanent signs 50.00
 - 2. Other accessory structures and accessory buildings greater than 120 square feet in area and additions to such accessory buildings 100.00 or
Per square foot, whichever is greater 0.25
 - 3. Accessory structures and buildings 120 square feet or less and additions to such accessory buildings 50.00
 - 4. Independent electrical revision 50.00
 - 5. Independent plumbing revision 50.00
 - 6. Independent mechanical revision 50.00
 - 7. Deck, per square foot (\$80.00 minimum) 0.25
 - 8. Pool, above ground with electric 115.00
 - 9. Pool, in-ground with electric 150.00
 - 10. Pool fencing, if none exists 50.00
 - d. First "failed" inspection No charge
Each additional "failed" inspection 50.00
2. *Residential (multi-family) principal structures:*
- a. New:
 - 1. Floor area above-ground, per square foot 0.30
 - 2. Floor area below-ground, attached garage, per square foot 0.25
 - 3. Electrical, per dwelling unit under construction 150.00
 - 4. Plumbing, per dwelling unit under construction 150.00
 - 5. Mechanical, per dwelling unit under construction 150.00
 - 6. Temporary occupancy permit, per dwelling unit 50.00
 - b. Additions, remodeling, alterations:
 - 1. Heated structures:
 - i. Floor area, per square foot 0.30
 - ii. Electrical, per dwelling under construction 75.00
 - iii. Plumbing, per dwelling unit under construction 75.00
 - iv. Mechanical, per dwelling under construction 75.00
 - v. Temporary occupancy permit, per dwelling unit 50.00
 - vi. Minimum fee 100.00
 - 2. Unheated structures:
 - i. Floor area, per square foot 0.25
 - ii. Electrical, per dwelling unit under construction 75.00
 - iii. Minimum fee 100.00
 - 3. Independent revisions:
 - i. Electrical, per dwelling unit 75.00
 - ii. Plumbing, per dwelling unit 75.00
 - iii. Mechanical, per dwelling unit 75.00

- c. Accessory structures (new, additions, alterations); except independent electrical, plumbing, and mechanical revisions:
 - 1. Fences and permanent signs 50.00
 - 2. Other accessory structures and accessory buildings greater than 120 square feet in area and additions to such accessory buildings 100.00 or
Per square foot, whichever is greater \$0.25
 - 3. Accessory structures and buildings 120 square feet or less and additions to such accessory buildings 50.00
 - 4. Independent electrical revision 50.00
 - 5. Independent plumbing revision 50.00
 - 6. Independent mechanical revision 50.00
 - 7. Deck, per square foot (\$80.00 minimum) 0.25
 - 8. Pool, above ground with electric 115.00
 - 9. Pool, in-ground with electric 150.00
 - 10. Pool fencing, if none exists 50.00
 - d. First "failed" inspection No charge
Each additional "failed" inspection 50.00
3. *Commercial, industrial, institutional:*
- a. Principal structures—New, additions, remodeling, alterations, except independent electrical, plumbing and mechanical revisions:
 - 1. All floor areas, per square foot 0.30
 - 2. Electrical, First five fixtures 75.00
Each additional fixture 10.00
 - 3. Plumbing, First five fixtures, openings 75.00
Each additional fixture/opening 10.00
 - 4. Mechanical, first five openings 75.00
Each additional opening 10.00
 - 5. Temporary occupancy permit (\$250.00 will be refunded upon successful completion of final inspection and issuance of final occupancy permit) 500.00
 - b. Accessory structures (new, additions, alterations); except independent electrical, plumbing, and mechanical revisions:
 - 1. Structure storing machinery, goods, and merchandise only 150.00
 - 2. Structures having areas devoted to human uses (offices, bathrooms) 175.00
 - 3. Minimum fee 150.00
 - c. Independent revisions:
 - 1. Electrical, first five fixtures 75.00
Each additional fixture 10.00
 - 2. Plumbing, first five fixtures/openings 75.00
Each additional fixture/opening 10.00
 - 3. Mechanical, first five openings 75.00
Each additional opening 10.00

- d. Telecommunication towers and accessory structures including mechanical equipment buildings, fences, and electric meters 7,000.00
- e. Telecommunication tower co-locates and upgrades/improvements 2,000.00
- f. Commercial Wind Energy Conversion System, new site \$25 per foot of tower height
Commercial Wind Energy Conversion System, modifications \$1,200
(Modifications that result in increase in height or wattage will be treated as a new site)
- g. Small wind energy systems 150.00
- h. First "failed" inspection No charge
Each additional "failed" inspection 50.00

4. *Fire safety:*

- a. Sprinkler systems (includes plan reviews and field inspections):

Number of Sprinklers	Pipe Schedule	Hydraulic Calculated
1—25	\$50.00	\$100.00
26—200	250.00	500.00
201—300	300.00	575.00
301—500	400.00	775.00
Over 500	450.00	850.00
Plus, for each sprinkler over 500	0.60/each	0.95/each

- b. Standpipe, per standpipe riser 175.00
- c. Specialized extinguisher agent (dry or other chemical agent), per 50# agent 150.00
- d. Hood and duct cooking extinguisher agent, flat rate per system 150.00

5. *Demolition Permit Fees:*

- a. The removal/demolition of residences, residential accessory structures greater than 120 square feet in area, and commercial structures shall require a demolition permit. The fees for these applications shall be:
 - 1. Residential 100.00
 - 2. Residential Accessory Greater than 120 SF, or containing utilities 50.00
 - 3. Commercial 250.00

- 6. *Outside assistance:* The County reserves the right to engage professional assistance other than the County staff in order to thoroughly and expeditiously review and inspect any project requiring a building permit in accordance with applicable regulations. The Planning Director may engage professional assistance other than County staff to provide such review and inspection services. The applicant for a building permit shall reimburse the County for costs associated with such professional review and inspection services.
- 7. *Fee waiver:* In the case of an application for a building permit received from any unit of local government or school district, the fees listed herein shall be waived.
- 8. *Penalty:* In order to defray the additional costs incurred by the County when work for which a permit is required is started prior to obtaining a permit, the fees specified in the fee schedule above shall be doubled. The payment of such additional fee shall not relieve any person from fully complying with the requirements of this chapter, nor from any penalties described in this chapter.

(Ord. No. 2015-15, §§ 2, 3, 12-16-2015; Ord. No. 2018-02, 2-21-2018 [PDF](#) ; Ord. No. 2018-41, 10-24-2018 [PDF](#) ; Ord. No. 2019-45, 11-20-2019 [PDF](#))

Editor's note — Ord. No. 2015-15, §§ 2, 3, adopted December 16, 2015, amended the Code by, in effect, repealing former §§ 14-2 and 14-3, and adding a new § 14-2. Former § 14-2 pertained to permit procedure for development located in F-1 district, and derived from the Code of 1979, § 5-4. Former § 14-3 pertained to building permit fees, and derived from the Code of 1979, § 5-5; Ord. No. 92-35, adopted November 18, 1992; Ord. No. 96-19, adopted June 19, 1996; Ord. No. 97-27, adopted November 19, 1997; Ord. No. 98-16, adopted May 20, 1998; Ord. No. 98-32, adopted October 26, 1998; Ord. No. 99-17, adopted September 15, 1999; Ord. No. 2003-09, adopted May 21, 2003; Ord. No. 2004-13, adopted March 17, 2004; Ord. No. 2009-12, adopted August 19, 2009; and Ord. No. 2010-08, adopted March 17, 2010.

Sec. 14-A-3 Building Permit Expiration, Extension, Renewal

- A. *Permit expiration.* Construction shall begin within 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 180-day period following commencement of work to ensure that progress is being made. If no inspections are performed during any 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, 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 180 days 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 180 days shall require a new application and permit, at full permit fees.

(Ord. No. 2015-15, § 4, 12-16-2015; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-A-4 Reserved

Editor's note — Sec. 14-4 VA/FHA Inspection Fee – Deleted as per Ord No. 2017-03, 3-15-2017

Sec. 14-A-5 Penalty

Any person who violates a provision of this chapter or fails to comply with its requirements or who erects, constructs, alters or repairs a building or structure in violation of an approved plan or directive of the building officer shall upon conviction be fined not less than \$50.00 nor more than \$500.00 for each offense.

(Code 1979, § 5-7)

Sec. 14-A-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 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 \$150.00. A larger amount may be required by the Director of Community Development;
- C. No axle on the vehicle(s) moving the structure shall bear a load exceeding 20,000 lbs.;
- 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. \$50.00/officer/hour;
 - 2. \$35.00/sheriff's vehicle/day;

- E. The petitioner shall be responsible for restoring any damage done to public or private property as a consequence of moving the structure. In addition to its other recourses, the County shall have the right to draw on the security bond to correct such damage in the event the petitioner fails to satisfactorily meet the requirements of this section.

(Ord. No. 1997-14, § 2, 7-16-1997)

Sec. 14-A-7 Demolition Permit Fees

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 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 \$150.00. A larger amount may be required by the Director of Community Development;
- C. No axle on the vehicle(s) moving the structure shall bear a load exceeding 20,000 lbs.;
- 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. \$50.00/officer/hour;
 2. \$35.00/sheriff's vehicle/day;
- E. The petitioner shall be responsible for restoring any damage done to public or private property as a consequence of moving the structure. In addition to its other recourses, the County shall have the right to draw on the security bond to correct such damage in the event the petitioner fails to satisfactorily meet the requirements of this section.

(Ord. No. 1997-14, § 2, 7-16-1997)

Sec. 14-B BUILDING CODE

Sec. 14-B-1 Adopted

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

(Code 1979, § 5-1; Ord. No. 1990-14, § 1, 5-16-1990; Ord. No. 1997-5, § 1, 2-19-1997; Ord. No. 2002-15, § 1, 6-19-2002; Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-B-2 Amendments

The International Building Code, 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, 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 ½ 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.”

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 3107.2 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.”

(Code 1979, § 5-1; Ord. No. 1990-14, § 1B, 5-16-1990; Ord. No. 1993-14, 6-16-1993; Ord. No. 1997-5, § 1, 2-19-1997; Ord. No. 2002-15, § 1, 6-19-2002; Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-C ELECTRICAL CODE

Sec. 14-C-1 Adopted

The NFPA 70, National Electric Code, 2014 Edition, is hereby adopted and incorporated by reference as if set forth verbatim in this article.

(Code 1979, § 5-1; Ord. No. 1990-14, § 1, 5-16-1990; Ord. No. 97-5, § 1, 2-19-1997; Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-D HOUSING CODE

Sec. 14-D-1 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Authorized representative means a designated employee of DeKalb County as mutually agreed upon by the Health Department and Planning, Zoning and Building Department of DeKalb County.

Dwelling means any building which is wholly or partly used or intended to be used for living or sleeping by human occupants, provided that temporary housing shall not be regarded as a dwelling.

Dwelling unit means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking or eating.

Extermination means that control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food, by poisoning, spraying, trapping or fumigating; or by any other recognized legal method of pest elimination approved by the authorized representative.

Garbage means the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Habitable room means a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closets, laundries, pantries, foyers or communicating corridors, closets and storage spaces.

Infestation means the presence within a dwelling of any insects, rodents or other pests.

Multiple dwelling means any dwelling, or that part of any dwelling, containing three or more dwelling units.

Occupant means any person living, sleeping, cooking or eating in, or having possession of a dwelling unit or rooming unit.

Operator means any person who has charge, care or control of a building or part thereof in which dwelling units or rooming units are let.

Ordinary conditions mean a temperature 15 degrees Fahrenheit above the lowest reported temperature over the previous ten-year period.

Owner means any person who, alone or jointly or severally with others:

1. Shall have legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or
2. Shall have charge, care, or control of any dwelling or dwelling unit, or owner or agent of the owner, or as executor, administrator, trustee, beneficiary of a land trust, conservator or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this article, as if he were the actual owner.

Plumbing means and includes all of the following supplied facilities and equipment: gas pipes, gas-burning equipment, water pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, installed clothes washing machines, shower baths, catch basins, drains, vents and other similar supplied fixtures, together with all connections to water, sewer or gas lines.

Rooming unit means any room or group of rooms that form a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Roominghouse means any dwelling or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to three or more persons.

Rubbish means combustible and noncombustible waste materials, except garbage; and the term shall include the tree stumps, limbs and scrap lumber and the residue or ashes from the burning of any substance.

Temporary housing means any tent, trailer or other structure used for human shelter, designated to be transportable, which is not attached to the ground or to another structure, or to any utilities system on the same premises for more than 30 consecutive days.

Whenever the words "dwelling," "dwelling unit," "rooming unit" or "premises" are used in this article, they shall be construed as though they were followed by the words "or any part thereof."

(Code 1979, § 10.5-1, Ord No. 2017-03, 3-15-2017)

Sec. 14-D-2 Scope

The provisions of this article shall apply throughout the County, except in those municipalities which adopt and enforce Ordinances or codes which are at least as stringent as the provisions of this article.

(Code 1979, § 10.5-2)

Sec. 14-D-3 Inspections

- A. The authorized representative is hereby authorized and directed to make inspections after receiving a complaint from concerned individuals, and when he has reasonable cause to believe that a violation of this article exists, to determine the condition of the dwellings, dwelling units, rooming units and premises located within the County in order that he may perform his duty of safeguarding the health and safety of the occupants of dwellings and of the general public. For the purpose of making such inspections, the authorized representative is hereby authorized to enter, examine and survey at all reasonable times all dwellings, dwelling units, rooming units and premises.
- B. The owner or occupant of every dwelling, dwelling unit or other person in charge thereof, shall give the authorized representative free access to such dwelling, dwelling unit, rooming unit or premises at all reasonable times for the purpose of such inspection, examination and survey. Every occupant of a dwelling or a dwelling unit shall give the authorized representative thereof, or his agent or employee access to any part of such dwelling or dwelling unit or its premises, at all reasonable times for the purpose of making such repairs or alteration as are necessary to effect compliance with the provision of this article.
- C. The authorized representative is further authorized to use necessary force to gain entry into such dwelling, dwelling unit or rooming unit when and to the extent he reasonably believes it is necessary to prevent eminent loss of life or serious injury.

(Code 1979, § 10.5-3, Ord No. 2017-03, 3-15-2017)

Sec. 14-E BASIC EQUIPMENT AND FACILITIES

Sec. 14-E-1 Generally

No person shall occupy as owner-occupant or let to another for occupancy any dwelling or dwelling unit, or rooming unit, for the purpose of living, sleeping, cooking or eating therein, which by lack of one or more of the requirements of this division creates a serious hazard to the health or safety of the occupants or the public.

(Code 1979, § 10.5-16)

Sec. 14-E-2 Kitchen Sink

Every dwelling unit shall contain a kitchen sink in good working condition and properly connected to a water and sewage system which conforms to the provisions of Chapter 74 of this Code.

(Code 1979, § 10.5-17)

Sec. 14-E-3 Flush Water Closet and Lavatory Basin

Every dwelling unit shall contain a room which affords privacy to a person within the room and which is equipped with a flush water closet and a lavatory basin in good working condition and properly connected to a water and sewer system, which conforms to the provisions of Chapter 74 of this Code.

(Code 1979, § 10.5-18)

Sec. 14-E-4 Shower or Bathtub

Every dwelling unit shall contain within a room which provides privacy to a person within the room a bathtub or shower in good working condition and properly connected to a water and sewer system which conforms to the provisions of Chapter 74 of this Code.

(Code 1979, § 10.5-19)

Sec. 14-E-5. - Hot and Cold-Water Lines

Every kitchen sink, lavatory basin and bathtub or shower required under the provisions of this division shall be properly connected with both hot and cold-water lines.

(Code 1979, § 10.5-20)

Sec. 14-E-6 Water-Heating Facilities

Every dwelling unit shall have water-heating facilities which are properly connected with hot water lines, and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than 110 degrees Fahrenheit.

(Code 1979, § 10.5-21)

Sec. 14-E-7. - Heating Facilities

Every dwelling shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments in every dwelling unit located therein to a temperature of at least 65 degrees Fahrenheit, at a distance of three feet above floor level under ordinary conditions.

(Code 1979, § 10.5-22)

Sec. 14-E-8 Protection Against Rodents

Every basement or cellar window used or intended to be used for ventilation and every other opening to a basement which might provide an entry for rodents shall be supplied with a screen or such other device as will effectively prevent their entrance.

(Code 1979, § 10.5-23)

Sec. 14-E-9 Foundation, Floor, Wall, Ceiling, Roof

Every foundation, floor, wall, ceiling and roof shall be reasonably weathertight, watertight and rodentproof; shall be capable of affording privacy; and shall be kept in good repair.

(Code 1979, § 10.5-24)

Sec. 14-E-10 Windows, Exterior Doors, Basement Hatchways

Every window, exterior door and basement hatchway shall be reasonably weathertight, watertight, rodentproof; and in good repair.

(Code 1979, § 10.5-25)

Sec. 14-E-11 Plumbing Fixtures

Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.

(Code 1979, § 10.5-26)

Sec. 14-E-12 Facilities and Equipment Must Function Safely and Effectively

Every supplied facility, piece of equipment or utility which is required under this division shall be so constructed or installed that it will function safely and effectively, and shall be maintained in satisfactory working condition.

(Code 1979, § 10.5-27)

Sec. 14-E-13 Discontinuance of Service

No owner, operator or occupant shall cause any service, facility, equipment or utility which is required under this division to be removed from or shut off from or discontinued for any occupied dwelling let or occupied by him, except for such temporary interruptions as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the authorized representative.

(Code 1979, § 10.5-28)

Sec. 14-E-14 Electrical Outlets

Every habitable room of a dwelling or dwelling unit shall contain at least two separate and remote outlets, one of which may be a ceiling or wall-type electric light fixture. Every public hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one electric light fixture.

(Code 1979, § 10.5-29)

Sec. 14-E-15 Ventilation

Every habitable room shall have at least one window or skylight which can easily be opened, or such other device as will adequately ventilate the room. The total of openable window area in every habitable room shall be equal to at least 45 percent of the minimum window area size or minimum skylight type window size, or where there is supplied some other device affording ventilation and approved by the authorized representative.

(Code 1979, § 10.5-30)

Sec. 14-E-16 Floor Space

Every dwelling unit shall contain at least 150 square feet of floor space for the first occupant thereof, and at least 100 additional square feet of floor space for every additional occupant thereof. Floor space shall be calculated on the basis of total habitable room area.

(Code 1979, § 10.5-31)

Sec. 14-E-17 Vacant Dwelling Units

No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary and fit for human occupancy, as set forth in this division.

(Code 1979, § 10.5-32)

Sec. 14-E-18 Insects, Rodents, Other Pests

Every owner of a dwelling shall be responsible for the extermination of any insects, rodents or other pests therein or on the premises whenever infestation is caused by failure of the owner to maintain the dwelling in rodentproof or reasonable insect proof condition. Furthermore, whenever infestation exists in the shared or public parts of any dwelling, extermination shall be the responsibility of the owner. However, every occupant of a dwelling unit shall be responsible for extermination within that dwelling unit when such occupant shall be responsible for infestation.

(Code 1979, § 10.5-33)

Sec. 14-E-19 Penalty

Any person who violates, disobeys, omits, neglects or refuses to comply with the provisions of this division shall upon conviction be subject to punishment as provided in section 1-13 of this Code.

(Code 1979, § 10.5-34)

Sec. 14-E-20 Alternate Remedies

In addition to the penalties set forth in this division, the County may proceed to abate the violation of any provision of this article pursuant to the provisions of Article III of Chapter 30 of this Code or file an appropriate action in the Circuit Court of the County to enjoin and restrain further violation of the provisions of this division, or both.

(Code 1979, § 10.5-35)

Sec. 14-E-21 Smoke Detectors

At least one operable photoelectric smoke detector device shall be installed in each dwelling unit of a multiple dwelling and in each rooming unit of a roominghouse, and in every common stairway, hallway, corridor and other common area appurtenant to such dwelling units and rooming units, except for those multiple dwellings and roominghouses having fully automated and operating sprinkler and/or smoke and heat detection systems compliant with the County building code. Such smoke detector devices shall be placed in close proximity to sleeping areas, mounted in accordance with manufacturers' specifications, be listed with the Underwriters' Laboratories, Inc., conform to the Underwriters' Laboratories, Inc., standard no. 217 requirements in effect on February 17, 1982, and be capable of emitting an audible alarm having minimum sound intensity of 85 dbA at a ten-foot distance. Existing multiple dwellings and roominghouses not equipped as aforesaid shall have installed therein such devices as are required by this section not later than August 1, 1982, or at the time of any change in ownership, or when a structural change is made costing \$1,000.00 or more, whichever occurs first. Initial installation and maintenance thereafter of such required devices shall be the responsibility of the owner. Notwithstanding, the regular testing of such devices installed in dwelling units and rooming units and the reporting of any malfunctions thereof to the owner or his representative shall be the responsibility of the tenant.

(Code 1979, § 10.5-37)

Sec. 14-E-22 Relocation of Single-Family Dwellings

Any existing dwelling that is raised off of its foundation and moved to another site for intended residence shall require a building permit and be subject to all proper inspections and regulations as outlined in this Code.

(Ord. No. 1996-25, 8-21-1996)

Sec. 14-F UNFIT DWELLINGS

Sec. 14-F-1 Condemnation.

Any dwelling or dwelling unit which does not comply with any one or more of the minimum standards set forth in this article shall be condemned as unfit for human habitation and shall be so designated and placarded by the authorized representative.

(Code 1979, § 10.5-46, Ord. No. 2017-03, 3-15-2017)

Sec. 14-F-2 Notice Generally

Notice of the declaration of any building under this article as unfit for human occupancy and order to vacate it shall be served as provided in this division.

(Code 1979, § 10.5-47)

Sec. 14-F-3 Posting of Notice

Any structure declared as unfit for human occupancy shall be posted with a placard by the authorized representative.

The placard shall include the following:

1. The name of the authorized department having jurisdiction.
2. The section of this article under which it was issued.
3. An order that the structure when vacated shall remain vacant until the provisions of the order are complied with and the order to vacate is withdrawn.
4. The date that the placard is posted.
5. A statement of the penalty for defacing or removing the placard.

(Code 1979, § 10.5-48)

Sec. 14-F-4 Form of Notice

Whenever the authorized representative has declared a structure as unfit for human habitation, he shall give notice to the owner of such declaration and placarding of the structure as unfit for human occupancy. Such notice shall:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the reason why it is being issued.
4. State the time to correct the conditions.
5. State the time occupants shall vacate the structure, which shall be ten days unless the authorized representative in his discretion designates a shorter or longer period in the interests of the health and safety of the occupants and the public.

(Code 1979, § 10.5-49)

Sec. 14-F-5 Service of Notice

The service of a notice to vacate shall be as follows:

1. By delivery to the owner personally, or by leaving notice at the usual place of abode of the owner with a person of suitable age and discretion;
2. By certified or registered mail addressed to the owner at his last address with postage prepaid thereon; or
3. By posting and keeping posted for 24 hours a copy of the notice in placard form in a conspicuous place on the premises to be vacated.

(Code 1979, § 10.5-50)

Sec. 14-F-6 Removal of Placards

No person shall deface or remove the placard from any dwelling or dwelling unit which has been condemned as unfit for human habitation and placarded as such except as provided in this division.

(Code 1979, § 10.5-51)

Sec. 14-F-7 Vacant Dwellings

Any dwelling or dwelling unit which is vacant and in such a rundown or dilapidated state of repair shall be either razed and removed to an approved solid waste landfill, or brought into compliance with this article within 120 days. Upon such failure to comply, a suit will be instituted by the appropriate agency.

(Code 1979, § 10.5-52)

Sec. 14-F-8 Written Approval for Occupancy

No dwelling or dwelling unit which has been condemned and placarded as unfit for human habitation shall again be used for human habitation until written approval is secured from and such placard removed by the authorized representative. The authorized representative shall remove such placard whenever the defects upon which the condemnation and placarding action were based have been eliminated.

(Code 1979, § 10.5-53)

Sec. 14-G MECHANICAL CODE

Sec. 14-G-1 Adopted

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

(Code 1979, § 5-1; Ord. No. 1990-14, § 1, 5-16-1990; Ord. No. 1997-5, § 1, 2-19-1997; Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-G-2 Amendments

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

SECTION 101 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.

(Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-H ONE- AND TWO-FAMILY DWELLING CODE

Sec. 14-H-1 Adopted

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

(Ord. No. 2002-15, § 2, 6-19-2002; Ord. No. 2003-13, § 1, 5-21-2003; Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Editor's note — Ord. No. 2002-15, § 2, adopted June 19, 2002, amended the Code by repealing former art. VI, §§ 14-166—14-170, and adding a new art. VI to read as herein set out. Former art. VI pertained to similar subject matter, and derived from the Code of 1979, § 5-1; Ord. No. 1990-14, adopted May 16, 1990; Ord. No. 1993-14, adopted June 16, 1993; Res. of September 18, 1996; Ord. No. 1997-5, § 1, adopted February 19, 1997.

Sec. 14-H-2 Amendments

The International Residential Code for One- and Two-Family Dwellings, 2015 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."

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 down 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(I), 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.

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c					
30	115	NO	B	SEVERE	42	M-H	-4	YES	SMO	2000	50 ^o 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^{1/2}-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.
- 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.
- 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.

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(l), 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 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(l), 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.

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(l) through R403.1(3) and Figure R403.1(l) 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(l), 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 ^{a, b} (Deck live load = 40 psf, deck dead load = 10 psf)

JOIST SPAN	6' and less	6' 1" to 8'	8' 1" to 10'	10' 1" to 12'	12' 1" to 14'	14' 1" to 16'	16' 1" to 18'
Connection details	On-center spacing of fasteners ^{d, e}						
½-inch diameter lag screw with ½-inch maximum sheathing ^{c, d}	16	16	16	8	8	8	8
½-inch diameter bolt with ½-inch maximum sheathing ^d	16	16	16	8	8	8	8
½-inch diameter bolt with 1-inch maximum sheathing ^e	16	16	16	8	8	8	8

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.

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).

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

See the Illinois Energy Conservation Code

Delete CHAPTER 25 THROUGH 32 regarding plumbing:

The following appendices are adopted in their 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 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 $\leq 5ACH_{50}$

(*Ord. No. 2002-15, § 2, 6-19-2002; Ord. No. 2003-13, § 2, 5-21-2003; Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2010-14, § 1, 7-21-2010; Ord. No. 2019-33, 6-19-2019 [PDF](#) ; Ord. No. 2019-44, 11-20-2019 [PDF](#))*

Editor's note — Ord. No. 2006-16, § 2, adopted July 19, 2006, amended the Code by repealing former § 14-168 in its entirety. Former § 14-168 pertained to the Illinois Accessibility Code, and derived from Ord. No. 2002-15, adopted June 19, 2002.

Sec. 14-I PLUMBING CODE

Sec. 14-I-1 Adopted

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.

(*Code 1979, § 5-1; Ord. No. 1990-14, § 1, 5-16-1990; Ord. No. 1997-5, 2-19-1997; Ord. No. 2006-03, § 2, 12-21-2005; Ord. No. 2006-16, § 2, 7-19-2006; Ord. No. 2019-33, 6-19-2019 [PDF](#))*

Sec. 14-J FIRE CODE

Sec. 14-J-1 Adopted

The International Fire Code, 2015 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, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 [PDF](#))*

Sec. 14-J-2 Amendments

The International Fire Code, 2015 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.

(Ord. No. 2006-16, 2, 7-19-2006; Ord. No. 2010-08, § 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-K ENERGY CODE

Sec. 14-K-1 Adopted

The most recent Illinois Energy Conservation Code 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, 7-19-2006; Ord. No. 2010-08, 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Editor's note — Ord. No. 2010-08, § 2, adopted March 17, 2010, amended the Code by repealing former § 14-212 in its entirety. Former § 14-212 pertained to amendments to the energy code, and derived from Ord. No. 2006-16, adopted July 19, 2006.

Sec. 14-L FUEL GAS CODE

Sec. 14-L-1 Adopted

The International Fuel Gas Code, 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, 7-19-2006; Ord. No. 2010-08, 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-L-2 Amendments

The International Fuel Gas Code, 2015 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 106.6.2 Fee Schedule is amended to read:

See DeKalb County Building Permit Fee Schedule.

Section 106.6.3 Refunds is hereby deleted in its entirety.

(Ord. No. 2006-16, 2, 7-19-2006; Ord. No. 2010-08, 2, 3-17-2010; Ord. No. 2019-33, 6-19-2019 )

Sec. 14-M ILLINOIS ACCESSIBILITY CODE

Sec. 14-M-1 Adopted

The most recent Illinois Accessibility Code currently in force as mandated by the Illinois Capital Development Board, along with any subsequent amendments and updates thereto, are hereby adopted and incorporated by reference as if set forth verbatim in this article.

(Ord. No. 2006-16, § 2, 7-19-2006)

Sec. 14-N EXISTING BUILDING CODE

Sec. 14-N-1 Adopted

The International Existing Building Code, 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 conform 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.”

([Ord. No. 2010-08, § 2, 3-17-2010](#); [Ord. No. 2019-33, 6-19-2019](#) )

Sec. 14-O SWIMMING POOL AND SPA CODE

Sec. 14-O-1 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

([Ord. No. 2006-16, § 2, 7-19-2006](#); [Ord. No. 2019-33, 6-19-2019](#) )